

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2016 Legislative Session**

Resolution No. CR-74-2016

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Davis, Harrison, Glaros and Patterson

Co-Sponsors \_\_\_\_\_

Date of Introduction September 27, 2016

**RESOLUTION**

1 A RESOLUTION concerning

2 Fiscal Year 2016 Annual Action Plan for Housing and Community Development  
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2016 Annual  
4 Action Plan for Housing and Community Development by adding The Belnor project, an eligible  
5 activity not originally funded or described in the FY 2016 Annual Action Plan, and  
6 reprogramming and reallocating seven hundred fifty thousand dollars (\$750,000) in HOME  
7 Investment Partnerships (HOME) Program funds from the FY 2015 and FY 2016 Annual Action  
8 Plans to support The Belnor project.

9 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires  
10 jurisdictions that receive assistance under certain community planning and development  
11 programs to submit a five-year consolidated plan and an annual action plan to the Secretary of  
12 HUD that outlines ways to develop viable communities by providing decent housing, a suitable  
13 living environment, and expanding economic opportunities principally for low- and moderate-  
14 income persons; and

15 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its  
16 five-year consolidated plan and annual action plans; and

17 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures  
18 for citizen participation, and must provide for and encourage citizens to participate in the  
19 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair  
20 Housing, the five-year consolidated plan, any substantial amendment to the consolidated plan,  
21 and the performance report; and

22 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County

1 Executive and the County Council of Prince George’s County, Maryland adopted CR-8-2015,  
2 which set forth the County’s FY 2016-2020 Consolidated Plan, along with the County’s FY  
3 2016-2020 Citizen Participation Plan; and

4 WHEREAS, the County’s 2016-2020 Citizen Participation Plan requires the County to  
5 submit to HUD, any amendments to the County’s five-year consolidated plan or annual action  
6 plan that constitute a “substantial change”; and

7 WHEREAS, pursuant to the County’s 2016-2020 Citizen Participation Plan, the following  
8 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change  
9 in the method of distribution of funds; (2) the addition of an eligible activity not originally  
10 funded or described in the Annual Action Plan; (3) a change in the location, description,  
11 regulatory reference, national objective citation, or status of an activity originally described in  
12 the Annual Action Plan; and (4) a change in the use of Community Development Block Grant  
13 (CDBG), HOME, or Emergency Solutions Grant (ESG) funds, exceeding twenty-five percent  
14 (25%), from one existing activity to another existing eligible activity in any category within the  
15 applicable Program Year; and

16 WHEREAS, the County Council shall hold a public hearing for public input on any revision  
17 or amendment to the Consolidated Plan and the Annual Action Plan, and approve the amendment  
18 by resolution pursuant to Section 15A-106 of the County Code; and

19 WHEREAS, The Belnor project involves the land acquisition and new construction of one  
20 hundred twenty-two (122) apartment units for seniors age sixty-two (62) and older, located at  
21 3800 St. Barnabas Road in Suitland, Maryland; and

22 WHEREAS, the unit mix for The Belnor project consists of ninety-six (96) units with one  
23 bedroom, and twenty-six (26) units with two bedrooms; and

24 WHEREAS, Attachments “A1-A3” describe The Belnor project, the associated costs and  
25 the sources of funding for the project, as attached hereto and made part hereof; and

26 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of  
27 seven hundred fifty thousand dollars (\$750,000) in HOME Program funds from the FY 2015 and  
28 FY 2016 Annual Action Plans to support The Belnor project, as attached hereto and made part  
29 hereof; and

30 WHEREAS, Attachment “C” consists of the County’s FY 2016 Annual Action Plan, as  
31 amended, and as attached to and made part hereof; and

1           WHEREAS, the U.S. Department of Housing and Urban Development (HUD) invests  
2 millions of federal funds into distressed communities for projects that build and rehab housing  
3 for very low, low, and moderate income persons and has set forth a requirement for all recipient  
4 jurisdictions receiving federal housing and community development assistance to comply fully  
5 with Section 3 of the Housing and Urban Development Act of 1968 §12 U.S.C. 1701(u)  
6 (hereinafter referred to as “Section 3”) and 24 CFR Part 135 which represents HUD’s policy for  
7 providing to the greatest extent feasible a documented good faith effort to (a) train, and (b)  
8 employ low and moderate income individuals in the project covered area (also referred to as a  
9 Section 3 resident) for new job opportunities; as well as, to the greatest extent feasible contract  
10 with Section 3 certified business concerns that provide economic opportunities for Section 3  
11 residents in the service area of the covered project; and

12           WHEREAS, HUD has established a Section 3 Business Registry Self Certifying designation  
13 online tool which has been implemented by HUD to have a repository of locally certified Section  
14 3 businesses that is made available to connect HUD entitlement jurisdictions (cities, counties,  
15 and State governments), public housing authorities, prime contractors, and other recipients of  
16 federally assisted resources to assist these entities to meet their Section 3 obligations; and

17           WHEREAS, CR-12-2012 set forth the requirement that Prince George’s County develop  
18 and submit to the Council for approval a Section 3 Plan; and

19           WHEREAS, CR-8-2015 recognizes the County’s HUD Section 3 strategy as a key element  
20 of the 2016-2020 Prince George’s County Consolidated Plan’s Anti-Poverty strategy that was  
21 submitted and approved by HUD; and

22           WHEREAS, CR-15-2016 approves the County’s HUD Section 3 Action Plan that will  
23 implement Section 3 of the Housing and Urban Development Act of 1968, as amended; and

24           WHEREAS, Section 3 states, “contractors or subcontractors that receive contracts in excess  
25 of \$100,000” for Section 3 covered projects/activities are required to fully comply with the  
26 Section 3 regulations at 24 CFR Part 135; and

27           WHEREAS, it is a Section 3 priority of the County to maximize opportunities for  
28 participation of County-based businesses and County-based minority businesses and the hiring of  
29 County residents in publically-assisted projects in the County, especially by Section 3 businesses  
30 and residents.

1 WHEREAS, the addition of The Belnor project constitutes a “substantial change” to the  
2 County’s FY 2016 Annual Action Plan because it is an eligible activity not originally funded or  
3 described in the FY 2016 Annual Action Plan; and

4 WHEREAS, the reprogramming and reallocation of seven hundred fifty thousand dollars  
5 (\$750,000) in HOME Program funds constitutes a “substantial change”; and

6 WHEREAS, the County Executive recommends the amendments to the FY 2016 Annual  
7 Action Plan to include the addition of The Belnor project and the reprogramming and  
8 reallocation of seven hundred fifty thousand dollars (\$750,000) in HOME funds to support The  
9 Belnor project.

10 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
11 County, Maryland that the FY 2016 Annual Action Plan for Housing and Community  
12 Development, is hereby amended to include The Belnor project, and to reflect the  
13 reprogramming and reallocation of seven hundred fifty thousand dollars (\$750,000) in HOME  
14 Program funds as described in Attachments “A1-A3”, “B”, and “C.”

15 BE IT FURTHER RESOLVED that the developers of The Belnor project shall exercise  
16 best efforts to meet or exceed a goal that 30% of the work hours for any contracts or subcontracts  
17 for building trades work for maintenance, repair, modernization work arising in connection with  
18 housing rehabilitation, housing construction, and other public construction activities for The  
19 Belnor project be worked by County residents (as defined under Subtitle 10A of the County  
20 Code).

21 BE IT FURTHER RESOLVED that the County establishes a numerical requirement that at  
22 least 10% of the work hours for all contracts or subcontracts for building trades work for  
23 maintenance, repair, modernization work arising in connection with housing rehabilitation,  
24 housing construction, and other public construction activities of The Belnor project be worked by  
25 Section 3 residents who are also County residents.

26 BE IT FURTHER RESOLVED that the developers of The Belnor project shall exercise best  
27 efforts to meet or exceed a goal that 30% of the total dollar value of all contracts or subcontracts  
28 for building trades work for maintenance, repair, modernization work arising in connection with  
29 housing rehabilitation, housing construction, and other public construction activities of The  
30 Belnor project be paid to County-based Minority Business Enterprises (CMBE) (as defined  
31 under Subtitle 10A of the County Code).

1 BE IT FURTHER RESOLVED that for The Belnor project, the County has established a  
2 numerical requirement that at least 10% of the total dollar value of all contracts or subcontracts  
3 for building trades work for maintenance, repair, modernization work arising in connection with  
4 housing rehabilitation, housing construction, and other public construction activities of The  
5 Belnor project be paid to Section 3 business concerns that are County-based businesses (as  
6 defined under Subtitle 10A of the County Code).

7 BE IT FURTHER RESOLVED that the developers of The Belnor project shall submit a  
8 Section 3 Implementation and Subcontracting Plan to facilitate compliance with the (i) Local  
9 Hiring Goals and Requirements; (ii) County Minority Business Enterprise (CMBE) Participation  
10 Goals; and (iii) Section 3 Local Business Participation Requirements of this resolution and  
11 receive approval of such plan by the Prince George's County Minority Business Enterprise  
12 (MBE) Compliance Manager prior to the issuance of any County building permits for The  
13 Belnor project.

14 BE IT FURTHER RESOLVED that compliance with the Section 3 Implementation and  
15 Subcontracting Plan by the developers of The Belnor project shall be a condition of approval for  
16 the use of HOME Program funds in the project.

17 BE IT FURTHER RESOLVED that upon the adoption of this Resolution, it shall be  
18 transmitted to the County Executive by the Clerk of the Council to submit the amended Annual  
19 Action Plan to the U.S. Department of Housing and Urban Development.

Adopted this 15th day of November, 2016.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Derrick Leon Davis  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**

**The Belnor  
3800 St. Barnabas Road  
Suitland, MD 20746**

**COUNCILMANIC DISTRICT 7**

**PROJECT DESCRIPTION:** Belnor Residences, LLC plans to acquire land and construct a 122-unit apartment community for low-to-moderate-income seniors, over the age of sixty two (62), in the Suitland/Marlow Heights neighborhood of Prince George’s County, Maryland.

**PROPOSED OWNER:** Belnor Residences, LLC

**DEVELOPER:** Mission First Housing Development Corporation  
The LAB Group, Inc.  
The Henson Development Company, Inc.

**CONTACT:** Sarah Constant  
Managing Director  
Mission First Development Corporation  
202-223-3401

**NEIGHBORHOOD/LOCALITY:** Suitland, Maryland (District 7)

**UNIT MIX:** The unit mix is ninety six (96) units with one bedroom and twenty six (26) units with two bedrooms

**PROPOSED RENTS:** Average one- bedroom \$970 per month  
Average two-bedroom \$1305 per month

**ATTACHMENT A-2****PROJECT INFORMATION SHEET**

**The Belnor**  
**3800 St. Barnabas Road**  
**Suitland, MD 20746**

**COUNCILMANIC DISTRICT 7****PROJECT DESCRIPTION:**

Belnor Residences, LLC plans to develop a 122-unit apartment community for low-to-moderate-income seniors, over the age of sixty two (62), in the Suitland/Marlow Heights neighborhood of Prince George's County, Maryland (hereinafter referred to as "The Belnor").

Located inside the capital beltway, east of the Anacostia section of District of Columbia (DC), The Belnor will offer residents a convenient location regarding employment, transportation, healthcare, and retail, as well as other important neighborhood amenities. Significant employment centers nearby include the Suitland Federal Center, the Smithsonian and other commercial and retail centers along the major transportation routes of Branch Avenue, St. Barnabas Road and Silver Hill Road. Additionally, the nearest hospital, United Medical Center, is only two and one half (2.5) miles west of The Belnor. Other neighborhood amenities include close proximity to: two large shopping centers, Marlow Heights Shopping Center and Iverson Mall, which include numerous retail stores, fast food restaurants, a movie theater, and a supermarket; a public storage facility; a small real estate office adjacent on the south; Victory Christian Ministries International; and multiple retail shopping centers such as Silver Hill Executive Plaza, St. Barnabas Square and St. Barnabas Plaza.

The Belnor is designed as a four-story, elevator-served building with high-quality brick and vinyl exterior finishes. Of the one hundred twenty two (122) units, ninety six (96) units have one bedroom and twenty six (26) units have two bedrooms. Each unit consists of a spacious kitchen with a dishwasher, garbage disposal, microwave, EnergyStar appliances, and spacious closets. The Belnor will be *Enterprise Green Community Certified*, which will provide a direct benefit to residents' electric bills, as each unit is powered entirely by electricity. The project's monthly utility allowances are conservatively estimated at seventy dollars (\$70) for units with one



bedroom and ninety dollars (\$90) for units with two bedrooms. Unlike other newer properties in the area, which almost exclusively target seniors with incomes at sixty percent (60%) Average Median Income (“AMI”), sixty percent of the units at The Belnor will be reserved for seniors whose income is fifty percent (50%) of the AMI. This translates into incomes of roughly fifty five thousand dollars (\$55,000) and rents at \$948 for one bedroom and \$1,135 for two bedroom units. The balance of units at The Belnor will be reserved for those earning 60% AMI, which translates into incomes of roughly \$66,000 and rents ranging from \$1,045 for units with one bedroom and \$1,315 for units with two bedrooms.

Amenities at The Belnor include: a putting green; walking paths; a business center/cyber-café; a library; a club room; a fitness room; laundry facilities on each floor and laundry hook-ups in each unit; a billiards/theater area; and pet-friendly policies. These amenities were included to assure that residents at The Belnor are part of a “*Healthy Living Community*”, whereby access to healthy living options is incorporated into the design of the building. Accordingly, The Belnor will have a wellness area for health screenings and holistic medical treatments, healthy diet amenities, including: a healthy living garden, greenhouse, and common area kitchen for healthy cooking classes. The building’s fitness center also will offer weekly fitness classes. Other services for residents at The Belnor will be determined with resident input after The Belnor is fully developed and occupied.

Security for residents at The Belnor is extremely important. An access key will be provided for all residents. The Belnor will also feature security cameras throughout the building (i.e. front door, rear door, parking, interior corridors, etc). Main security cameras will tie into televisions so that residents can see who is entering and exiting the building. There also will be 24-hour on-call staff in the event of emergency.

In addition to meeting the need of low and moderate income seniors in Prince George’s County, specifically in the Suitland area, The Belnor will contribute many economic benefits including, but not limited to, the addition of over two hundred (200) jobs during construction and six (6) full-time employees and contract positions after construction.

**ATTACHMENT A-3****PROJECT FINANCING ESTIMATE**

**The Belnor  
3800 St. Barnabas Road  
Suitland, MD 20746**

**COUNCILMANIC DISTRICT 7**

SOURCES	AMOUNT	%
FHA Insured Bonds	13,735,000.00	50.85%
MD CDA Rental Housing Works	2,500,000.00	9.25%
LIHTC	8,044,025.00	29.78%
Deferred Dev. Fee	823,468.00	3.05%
Prince George's County HOME Loan	750,000.00	2.78%
FHLB Grant	1,160,000.00	4.29%
<b>TOTAL</b>	<b>27,012,493.00</b>	<b>100.00%</b>

USES	AMOUNT	%
Acquisition Costs (includes transfer tax & recordation)	1,815,000.00	6.72%
Construction Costs	17,404,722.00	64.43%
Fees Related to Construction	1,618,738.00	5.99%
Financing Fees and Charges	2,383,539.00	8.82%
Developers Fee	2,500,000.00	9.25%
Syndication Related Costs	481,952.00	1.78%
Guarantees and Reserves	808,542.00	2.99%
<b>TOTAL</b>	<b>27,012,493.00</b>	<b>100.00%</b>