

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2021 Legislative Session

Resolution No. CR-089-2021
Proposed by The Chair (by request --- County Executive)
Introduced by Council Members Hawkins, Taveras, Glaros, Turner, Davis and Harrison
Co-Sponsors _____
Date of Introduction September 14, 2021

RESOLUTION

1 A RESOLUTION concerning

2 Housing Investment Trust Fund (“HIFT”) for Housing and Community Development
3 For the purpose of committing and allocating the Hamilton Manor project, an eligible activity
4 not originally funded, the amount of One million dollars (\$1,000,000) in Housing Investment
5 Trust Fund (“HITF”) Program funds for gap financing of preservation of affordable housing.

6 WHEREAS, pursuant to Sections 10-295, 10-297, 10-298 and 10-299 of the Prince
7 George’s County Code, the County Executive and the County Council of Prince George’s
8 County, Maryland adopted County Bill CB-021-2012, which set forth the County’s Housing
9 Investment Trust Fund Program; and

10 WHEREAS, the County established the Housing Investment Trust Fund, in order to
11 authorize a funding and program mechanism to address foreclosure related issues facing
12 residents in the County. The County sought to establish a Foreclosure Recovery Initiative Fund
13 to allow Prince George’s County to support private investments, attract new homebuyers, and
14 expand partnerships with the non-profit community by providing critically needed financial
15 assistance for housing rehabilitation projects, first time homebuyers, and foreclosure mediation
16 counseling agencies; and

17 WHEREAS, pursuant to Sections 10-295, 10-297, 10-298 and 10-299 of the Prince
18 George’s County Code and CB-057-2017, the Housing Investment Trust Fund Program was
19 amended to include the provision of gap financing to support the development of new
20 construction, rehabilitation and preservation of workforce and affordable housing, consistent
21 with the adopted Prince George’s County Five-Year Consolidated Housing and Community
22 Development Plan. In addition to serving as a vehicle to address foreclosures with the County,

1 the purpose of the amendment was to enable the County to support the development of new
2 construction and preservation of existing workforce and affordable housing which would allow
3 Prince George’s County to provide Workforce Housing Gap Financing with an emphasis on
4 supporting the development of new construction, rehabilitation and preservation of workforce
5 and affordable housing while targeting households earning up to 120% of the area median
6 income (“AMI”); and

7 WHEREAS, pursuant to Section 15A-107 – Citizen Participation Plan of the Prince
8 George’s County Code, the County Executive and the County Council of Prince George’s
9 County, Maryland adopted CR-047-2020, which set for the County’s Fiscal Year (“FY”) 2021-
10 2025 Consolidated Plan, as amended, along with the County’s FY 2021-2025 Citizen
11 Participation Plan; and

12 WHEREAS, consistent with the County’s FY 2021-2025 Citizen Participation Plan, the
13 County Council shall hold a public hearing for public input regarding the commitment of the
14 Housing Investment Trust Fund to an eligible project; and

15 WHEREAS, the Hamilton Manor project involves the acquisition and preservation of a
16 mid-rise two hundred forty-five (245) unit apartment adjacent to the Queens Chapel Manor
17 commercial district located at 3342 and 3326 Lancer Drive, Hyattsville, Maryland 20782; and

18 WHEREAS, Attachments “A-1”, “A-2”, and “A-3” describe the Hamilton Manor project,
19 the associated costs and the sources of funding for the project, as attached hereto and made a part
20 of the record hereof; and

21 WHEREAS, the commitment and allocation of One million dollars (\$1,000,000) in HITF
22 Program funds will provide gap financing necessary to complete the Hamilton Manor project;
23 and

24 WHEREAS, the County Executive recommends the County’s financial commitment to the
25 Hamilton Manor project and an allocation of One million dollars (\$1,000,000) in HITF Program
26 funds to support this project.

27 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
28 County, Maryland, that the commitment and allocation of the Housing Investment Trust Fund for
29 Housing and Community Development to the Hamilton Manor Project is hereby approved, in the
30 amount of One million dollars (\$1,000,000), as described in Attachments “A1-A3,” respectively,
31 as attached hereto and made a part of the record hereof.

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BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of its adoption.

Adopted this 26th day of October, 2021.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

Hamilton Manor
3342 and 3326 Lancer Drive
Hyattsville, Maryland 20782

COUNCILMANIC DISTRICT 2

PROJECT DESCRIPTION: Acquisition of a 245-garden style apartment community on 8.76 acres in Hyattsville, Maryland.

PROPOSED OWNER: Hamilton Manor Preservation Partners, LLC
A Delaware Limited Liability Corp.

DEVELOPER: Washington Housing Conservancy and National Housing Trust Communities

CONTACT: James T. Engelhardt, Director of Real Estate
NHT Communities
1101 30th St. NW, Suite 100A
Washington, DC 20007

Kimberly Driggins, Executive Director
Washington Housing Conservancy
1310 L Street NW, Suite 325
Washington, DC 20005

NEIGHBORHOOD/LOCALITY: Hyattsville, Maryland
Prince George’s County
Councilmanic District 2

UNIT MIX: Unit Size:
One-Bedrooms

- 47 units at 60% AMI
- 41 units at 80% AMI
- 29 units at Market

Two-Bedrooms

- 51 units at 60% AMI
- 45 units at 80% AMI
- 32 units at Market

AFFORDABILITY BAND: 75% Affordable (184 units) at <80% AMI
25% Market Rate (61 units) Unrestricted Income

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**Hamilton Manor
3342 and 3326 Lancer Drive
Hyattsville, Maryland 20782**

COUNCILMANIC DISTRICT 2**PROJECT DESCRIPTION:**

National Housing Trust Communities (“NHTC”) and the Washington Housing Conservancy (“WHC”), together as Hamilton Manor Preservation Partners, LLC, proposes to acquire Hamilton Manor Apartments, pursuant to the County’s assignment of its Right of First Refusal (ROFR). Hamilton Manor apartments is a mid-rise two hundred and forty-five (245) unit affordable apartment community adjacent to the Queens Chapel Manor commercial district in Hyattsville, Prince George’s County. The community built in 1945 consists of sixteen (16) low-rise, two and three-story brick structures. Unit sizes are one- and two-bedrooms. Of the 245 units, seventy-five percent (75%) will be rent restricted for individuals and families at sixty percent (60%) and eighty percent (80%) of the area median income (“AMI”). The remaining twenty-five percent (25%) of the units will have no income restrictions. The rental increase to market rate rents will be gradual and will occur over time as existing leases expire and the market shows a demand for units at a higher price point. Hamilton Manor was first occupied in 1965. As such, it is not subject to the Fair Housing Amendment Act (“FHAA”) of 1991. Hamilton Manor is subject to the American with Disabilities Act (“ADA”) regarding the public facing areas of the development (leasing office and leasing office restroom). These spaces will need to be modernized to comply with ADA.

The Lancer street location of this project is convenient to the West Hyattsville Metro station and to several bus lines that service the Queens Chapel commercial district. The

acquisition partnership will make significant improvements to the building's interiors (apartment and common area upgrades) and to the exterior community layout (parking areas repaving and walkway repairs). Also planned, are long term maintenance items such as roof replacement. A significant focus of the development partnership is to reduce the carbon footprint of the community through the implementation of energy saving initiatives. Energy saving initiative will include converting the entrance wall sconces (porch lights) to light emitting diodes ("LED") and replacing the 32-year-old boiler (manufactured and in operation since 1989) with a newer energy efficient unit. The site is well landscaped with mature trees and native grasses on lawns and green areas. The community design provides a calming green aesthetic for residents' enjoyment. This acquisition of Hamilton Manor apartments will result in a long-term housing affordability commitment.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

HAMILTON MANOR
 3342 and 3326 Lancer Drive
 Hyattsville, Maryland 20782

COUNCILMANIC DISTRICT 2

ACQUISITION BUDGET SOURCES AND USES	
SOURCES	
Berkadia (1 st Mortgage)	\$29,443,000
Washington Impact Pool (Mezzanine loan)	\$8,604,424
HITF	\$1,000,000
Deferred Develop Fee	\$2,857,075
TOTAL	\$41,904,499
USES	
Acquisition Cost	\$39,500,000
Closing Costs	\$1,185,000
Financing Fees	\$662,468
Impact Pool Cost Reimbursement	\$245,334
Resident Support Reserve	\$154,623
Upfront Capital Reserves (energy value added)	\$157,074
TOTAL	\$41,904,499