



Angela D. Alsobrooks  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

April 15, 2022

The Honorable Calvin S. Hawkins, II  
Chair  
Prince George's County Council  
County Administration Building  
Upper Marlboro, Maryland 20772

Dear Chair Hawkins:

Enclosed for the County Council's consideration is a Resolution for the purpose of approving and adopting the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for Housing and Community Development to the Residences at Springbrook senior development (formerly known as 8230 Schultz Road) (the "Project"), an eligible activity, in the amount of seven hundred fifty thousand dollars (\$750,000).

As you may know, the Residences at Springbrook is a new construction project previously approved through Council Resolution CR-038-2021 for the use of HOME Program funds in the amount of three million dollars (\$3,000,000). The Council Resolution, adopted May 18, 2021, amended the County's FY 2021 Annual Action Plan. On May 18, 2022, the development team, consisting of Housing Initiative Partnership, Inc., Parallax Development Group, LLC, and Banc of America Community Development Corporation, submitted a request to DHCD seeking additional funding in the amount of seven hundred fifty thousand dollars (\$750,000) due to a significant increase to the project's construction budget as a result of current economic crises such as supply chain disruptions, inflation, and rising interest rates. At this time, DHCD proposes the allocation of an additional seven hundred fifty thousand dollars (\$750,000) from the HITF to support this Project.

The Residences at Springbrook project involves the land acquisition and new construction of ninety (90) units of affordable rental housing for seniors, ages sixty-two (62) and over, located at 8230 Schultz Road, Clinton, Maryland 20735. Of the ninety (90) units, the Project will reserve thirty-six (36) units will be reserved for senior households at sixty percent (60%) of the AMI, forty-four (44) units will be reserved for senior households whose income are at fifty percent (50%) of the AMI, and ten (10) units will be reserved for senior households whose incomes are at forty percent (40%) of the AMI.

Across the Project, there will be a unit mix of seventy-two (72) one-bedroom units and eighteen (18) two-bedroom units. One-bedroom rents will range from one thousand, one hundred thirty-seven dollars (\$1,137) to one thousand, two hundred seven dollars (\$1,207) and

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two-bedroom will range from one thousand, three hundred sixty dollars (\$1,360) to one thousand, four hundred twenty-nine dollars (\$1,429).

This Resolution requires at least one (1) public hearing consistent with the County's FY 2021-2025 County Citizen Participation Plan, as described in the County's FY 2021-2025 Consolidated Plan.

The Council's favorable consideration of this legislation is greatly appreciated. If you have any questions or concerns, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development at (301) 883-6511.

Sincerely,



Angela D. Alsobrooks  
County Executive