

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2026 Legislative Session**

Resolution No. CR-045-2026

Proposed by The Chair (by request County Executive)

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**RESOLUTION**

1 A RESOLUTION concerning  
2 Housing Investment Trust Fund (“HITF”) for Housing and Community Development  
3 For the purpose of committing and allocating the amount of two million, five hundred thousand  
4 dollars (\$2,500,000) in Prince George’s County Housing Investment Trust Fund (“HITF”)  
5 Program funds to the Herman Apartments project, an eligible activity, for gap financing of new  
6 affordable rental housing construction.

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

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

18 WHEREAS, pursuant to Sections 10-295, 10-297, 10-298 and 10-299 of the Prince  
19 George’s County Code, and adopted in County Bill CB-057-2017, the Housing Investment Trust  
20 Fund Program was amended to include the provision of gap financing to support the  
21 development of new construction, rehabilitation and preservation of workforce and affordable  
22 housing, consistent with the adopted Prince George’s County Five-Year Consolidated Housing

1 and Community Development Plan. In addition to serving as a vehicle to address foreclosures  
2 with the County, the purpose of the amendment was to enable the County to support the  
3 development of new construction and preservation of existing workforce and affordable housing  
4 which would allow Prince George's County to provide Workforce Housing Gap Financing with  
5 an emphasis on supporting the development of new construction, rehabilitation and preservation  
6 of workforce and affordable housing while targeting households earning up to 120% of the area  
7 median income ("AMI"); and

8 WHEREAS, the Herman Apartments project involves the acquisition and new construction  
9 of one hundred forty five (145) units of new affordable multi-family rental housing for low-  
10 income to moderate-income families, known as the Herman Apartments, located at 6203 Ager  
11 Road, Hyattsville, Maryland 20782; and

12 WHEREAS, Attachments "A-1," "A-2," and "A-3," describe the Herman Apartments  
13 project, the associated costs and the source(s) of funding for the project, as attached hereto and  
14 made a part hereof; and

15 WHEREAS, Attachment "B" describes a summary of the financial commitment and  
16 allocation of two million, five hundred thousand dollars (\$2,500,000) in HITF Program funds to  
17 support the Herman Apartments project, as attached hereto and made a part hereof; and

18 WHEREAS, the commitment and allocation of two million, five hundred thousand dollars  
19 (\$2,500,000) in HITF Program funds will provide gap financing necessary to construct and  
20 complete the Herman Apartments project; and

21 WHEREAS, the County Executive recommends the County's financial commitment to the  
22 Herman Apartments project and an allocation of two million, five hundred thousand dollars  
23 (\$2,500,000) in HITF Program funds to support this project.

24 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
25 County, Maryland, that the commitment and allocation of the Housing Investment Trust Fund for  
26 Housing and Community Development to the Herman Apartments project is hereby approved in  
27 the amount of two million, five hundred thousand dollars (\$2,500,000), as more particularly  
28 described in Attachments "A-1 – A-3," and "B," respectively, as attached hereto and made a part  
29 hereof.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Krystal Oriadha  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**

**The Herman Apartments  
6203 Ager Road  
Hyattsville, MD 20782**

**COUNCILMANIC DISTRICT 2**

**PROJECT DESCRIPTION:** A one hundred forty five (145) unit affordable rental apartment community will be constructed for families in Hyattsville, Maryland. All units will be affordable, and rents will be restricted for forty (40) years

**OWNER:** Community Housing Initiative, Inc.

**DEVELOPERS:** Community Housing Initiative, Inc.  
Dogwood Development Company, LLC

**CONTACT:** Joseph Byrne  
Vice President  
Community Housing Initiative, Inc.  
703-407-1626  
jbyrne@chidc.org

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

**UNIT MIX:** A mix of one (1) bedroom, two (2) bedroom and three (3) bedroom units

**AFFORDABILITY:** All units will be priced at levels affordable to households earning sixty percent (60%) or less of the Area Median Income (“AMI”) for forty (40) years

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

**The Herman Apartments  
6203 Ager Road  
Hyattsville, MD 20782**

**COUNCILMANIC DISTRICT 2****PROJECT DESCRIPTION:**

The Herman Apartments project (the “Project”) is a proposed one hundred forty five (145) unit multifamily affordable housing development to be located in unincorporated Hyattsville, Maryland, adjacent to Rosa Parks Elementary School. The Property is located within a designated Priority Funding Area and a Qualified Census Tract (“QCT”), consistent with State and County reinvestment strategies. The site is well-served by public transportation, with two (2) Metrorail stations located within approximately 0.9 miles and five (5) Metrobus routes operating within one quarter (1/4) mile of the Property.

The development will consist of a total of one hundred forty five (145) residential units, including sixty four (64) one (1) bedroom units, seventy six (76) two (2) bedroom units, and five (5) three (3) bedroom units. All one hundred forty five (145) units will be restricted to households earning up to sixty percent (60%) of the Area Median Income (“AMI”), in accordance with the federal Low-Income Housing Tax Credits (“LIHTC”) program requirements. Ten (10) units will be constructed to meet mobility accessibility standards, and three (3) units will be designed for residents with visual impairments.

Resident amenities will include a community gathering room, a reading and sitting area, a fitness center, a secure mail and package room, and exterior walking paths designed to enhance resident well-being and community engagement.

The development team is led by Community Housing Initiative, Inc. (“CHI”), an experienced LIHTC developer with a demonstrated track record of delivering affordable housing in the County. The architect, Studio K, has significant experience designing State of Maryland Department of Housing and Community Development, Community Development Administration (“State of Maryland CDA”) financed projects and is familiar with County development requirements. The general contractor, Morgan-Keller Construction, has extensive

experience constructing affordable housing in Maryland and is currently engaged in a similar County project sponsored by CHI.

The project was submitted to the Maryland CDA in October 2024 seeking tax-exempt bond allocation, four percent (4%) Low-Income Housing Tax Credits, and Rental Housing Program financing. A Detailed Site Plan has been filed, and the development team is targeting first quarter of 2026 approval of site-related entitlements, with architectural permits to proceed concurrently. The developer intends to retain a permit expeditor and third-party plan reviewer to ensure timely readiness for construction.

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

**The Herman Apartments  
6203 Ager Road  
Hyattsville, MD 20782**

**COUNCILMANIC DISTRICT 2**

<b>SOURCES</b>	<b>Amount</b>	<b>Percentage</b>
Tax-exempt Bonds (FTEL)	\$ 21,450,000	41.36%
CDA - Rental Housing Works	\$ 3,500,000	6.75%
Prince George's County HITF	\$ 2,500,000	4.82%
LIHTC Proceeds	\$ 20,030,693	38.62%
Deferred Developer Fee	\$ 2,400,000	4.63%
Developer Equity	\$ 1,982,918	3.82%
<b>TOTAL</b>	<b>\$ 51,863,611</b>	<b>100.00%</b>

<b>USES</b>	<b>Amount</b>	<b>Percentage</b>
Construction costs	\$ 32,903,410	63.44%
Fees related to construction or rehab	\$ 5,001,915	9.64%
Total financing fees and charges	\$ 6,066,531	11.70%
Acquisition costs / Ground Lease Costs	\$ 958,500	1.85%
Developer's fee	\$ 4,812,341	9.28%
Syndication related costs - legal	\$ 433,507	0.84%
Guarantees and reserves	\$ 1,687,407	3.25%
<b>TOTAL</b>	<b>\$ 51,863,611</b>	<b>100.00%</b>