

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2022 Legislative Session

Resolution No. CR-095-2022
Proposed by The Chair (by request - County Executive)
Introduced by Council Members Hawkins, Harrison, Turner, Glaros, Taveras, Medlock, Franklin
Co-Sponsors _____
Date of Introduction September 6, 2022

RESOLUTION

1 A RESOLUTION concerning

2 Housing Investment Trust Fund for Housing and Community Development

3 For the purpose of committing and allocating to the Addison Park project, an eligible activity not
4 originally funded, the amount of two million, two hundred fifty thousand dollars (\$2,250,000) in
5 Housing Investment Trust Fund (“HITF”) Program funds for gap financing of new housing
6 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-21-2012, 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-57-2017, 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 within 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 Addison Park project involves the land acquisition and new construction
9 of two hundred forty-six (246) units of affordable rental housing community for seniors ages 62
10 and older, especially those with low- and moderate-income, located at 216 Yolanda Avenue,
11 Capitol Heights, Maryland 20743; and

12 WHEREAS, Attachments “A1-A3” describe the Addison Park project, the associated costs
13 and the source(s) of funding for the project, as attached hereto and made part hereof; and

14 WHEREAS, the commitment and allocation of two million, two hundred fifty thousand
15 dollars (\$2,250,000) in HITF Program funds will provide gap financing necessary to complete
16 the Addison Park project; and

17 WHEREAS, the County Executive recommends the County’s financial commitment to the
18 Addison Park project and an allocation of two million, two hundred fifty thousand dollars
19 (\$2,250,000) in HITF Program funds to support this project.

20 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
21 County, Maryland, that the commitment and allocation of the Housing Investment Trust Fund for
22 Housing and Community Development to the Addison Park Project is hereby approved in the
23 amount of two million, two hundred fifty thousand dollars (\$2,250,000) as described in
24 Attachments “A1 – A3,” respectively, as attached hereto and made a part hereof.

Adopted this ____ day of _____, 2022.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

PROJECT INFORMATION SHEET

**Addison Park
216 Yolanda Avenue
Capitol Heights, Maryland 20743**

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION: A two hundred forty-six (246) unit affordable senior rental apartment community that will be constructed in two buildings on a 4.46 acre site in Capitol Heights, Maryland. All units will be affordable, and rents will be restricted for 40 years.

OWNER: Addison Park, L.P.

DEVELOPER: Atlantic Pacific Communities
Cober Johnson Romney

CONTACT: Scott Kriebel
Vice President
Atlantic Pacific Communities
615-306-3800
skriebel@apcompanies.com

NEIGHBORHOOD/LOCALITY: Capitol Heights, Prince George’s County, District 7

UNIT MIX: One-bedroom: 171 units
Two-bedrooms: 75 units

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

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**Addison Park
216 Yolanda Avenue
Capitol Heights, Maryland 20743**

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION:

The Addison Park project (the “Project”) is a proposed 246-unit transit-oriented senior affordable housing development to be located on two scattered sites at 216 Yolanda Ave, Capitol Heights, Prince George’s County by a development team consisting of Atlantic Pacific Communities (“APC”) and Cober Johnson Romney (“CJR”) (together, the “Development Team”). The target population will be seniors ages 62 and older with household incomes that are 60% or less of the Area Median Income (“AMI”). This development is located just 0.25 miles from the Addison Park Metro Station along the Blue Line, locating it within the Blue Line Transit Corridor, one of the county’s funding priorities. There have been multiple recent single-family home and townhome developments within the greater community. This development will be a further step in the revitalization of the Blue Line Corridor neighborhood in Capitol Heights.

The Project will consist of 174 one-bedroom and 72 two-bedroom units between two 4-story panelized wood frame, elevator-served buildings. An approximate 4,000 square foot community service facility will be included for Mission of Love Charities (“MOLC”) which will utilize the space to provide educational programs for the neighborhood. This space will also be available for the Addison Park residents when not in use by MOLC. Planned amenities include community rooms, a courtyard, fitness center, and business center. The development team currently plans to partner with the non-profit Communities Together, Inc. (“CTI”) to create a resident services plan tailored for the needs of the seniors. Additionally, the MOLC community service facility will provide the space for some of the supportive services and the opportunity to partner with MOLC for any potential overlapping programming.

The affordable housing development is the main component of the Addison Park master-planned community which is envisioned to include 56 for-sale townhomes, buildout of a community nonprofit education facility within an existing civic building on site, and a municipal

office building for the City of Capitol Heights to be developed and built by a separate development team. Only the two affordable senior multifamily buildings were a subject of the application. The Development Team has worked closely with the Redevelopment Authority of Prince George's County ("RDA") through the predevelopment process, and they remain an engaged partner to affect the development of the site. The RDA will convey a portion of the land for the project through a purchase and sale agreement and will have consent rights to significant changes in the Master Development plan.

APC and CJR formed a partnership to complete this Project. APC is a Florida-based fourth-generation family-operated real estate firm that builds and operates high quality housing to serve every income level. CJR is a local, experienced, minority business enterprise ("MBE") real estate development and consulting firm with experience in public-private partnership management and experience serving as legal counsel. The Development Team previously worked together on The Woodlands at Reid Temple, an affordable senior rental community that was completed in mid-2021.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**Addison Park
216 Yolanda Avenue
Capitol Heights, Maryland 20743**

COUNCILMANIC DISTRICT 7

SOURCES	Amount	Percentage
Tax exempt bond financing	\$ 36,000,000	41.30%
CDA - Multifamily Capital Fund	\$ 10,000,000	11.47%
CDA - Rental Housing Works	\$ 3,500,000	4.02%
PGC - Housing Investment Trust Fund	\$ 2,250,000	2.58%
LIHTC - investor equity	\$ 30,077,535	34.51%
Deferred developer's fee	\$ 5,340,890	6.13%
TOTAL	\$ 87,168,425	100.00%
USES	Amount	Percentage
Construction costs	\$ 64,919,371	74.48%
Fees related to construction or rehab	\$ 3,394,734	3.89%
Total financing fees and charges	\$ 6,734,165	7.73%
Acquisition costs	\$ 1,600,000	1.84%
Developer's fee	\$ 7,855,687	9.01%
Syndication related costs - legal	\$ 573,525	0.66%
Guarantees and reserves	\$ 2,090,943	2.40%
TOTAL	\$ 87,168,425	100.00%