

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Resolution No. CR-037-2023
Proposed by The Chair – (by request – County Executive)
Introduced by Council Member Harrison
Co-Sponsors _____
Date of Introduction May 9, 2023

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 Hamlet Woods project, an eligible activity, for gap financing of new
6 affordable 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 Hamlet Woods project involves the land acquisition and new construction
9 of fifty nine (59) units of new affordable townhouse-style multi-family rental housing for low-
10 income to moderate-income families, known as Hamlet Woods, on a 13.3 acre parcel located at
11 57th Avenue, Bladensburg, Maryland 20710; and

12 WHEREAS, Attachments "A-1," "A-2," and "A-3," describe the Hamlet Woods project,
13 the associated costs and the source(s) of funding for the project, as attached hereto and made a
14 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 Hamlet Woods 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 acquire and
20 complete the Hamlet Woods project; and

21 WHEREAS, the County Executive recommends the County's financial commitment to the
22 Hamlet Woods 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 Hamlet Woods Project is hereby approved in the
27 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 22nd day of June, 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**Hamlet Woods
57th Avenue
Bladensburg, Maryland 20710**

COUNCILMANIC DISTRICT 5

PROJECT DESCRIPTION: A fifty nine (59) unit rental apartment community that will be constructed in five (5) townhouse-style buildings on a 13.3 acre site in Bladensburg, Maryland. All units will be affordable, and rents will be restricted for thirty (30) years.

OWNER: An entity to be formed by the Developer

DEVELOPER: Osprey Property Company II LLC
Parallax Development Group, LLC

CONTACT: James Riggs
Executive Vice President
Osprey Property Company II LLC
410-245-9781
jriggs@ospreypc.com

NEIGHBORHOOD/LOCALITY: Bladensburg, Prince George’s County, District 4

UNIT MIX: A mix of three-bedroom and four-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 thirty (30) years.

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**Hamlet Woods
57th Avenue
Bladensburg, Maryland 20710**

COUNCILMANIC DISTRICT 5**PROJECT DESCRIPTION:**

The Hamlet Woods project (the “Project”) is a proposed fifty nine (59) unit townhouse-style affordable housing project to be located at the end of 57th Avenue in Bladensburg, Prince George’s County, Maryland, by a development team consisting of Osprey Property Company II LLC (“OPC”) and Parallax Development Group, LLC (“PDG”) (together, the “Developer”). The target population will be families that qualify at sixty percent (60%) or less of the Area Median Income (“AMI”). Of the fifty nine (59) units, three (3) units will be set aside to meet the Uniform Federal Accessibility Standards (UFAS) requirements, and two (2) units will be built to accommodate residents with sensory impairments. This development is located within a mile of two planned stations along the Purple Line and is within a Qualified Census Tract. The Project will have easy access to public transportation, and major arterial roads including MD-295, MD-410, MD-450, Rt 1 and Rt 50. The site is surrounded by a wide variety of recreational and retail amenities, and Washington, D.C. is 2.5 miles away.

The Project will consist of five (5) sticks of townhouse-style buildings providing a mix of three-bedroom and four-bedroom units. The three-bedroom units are planned to be two floors over two floors in a single townhouse, and the four-bedroom units will be in single two-floor townhouses. In addition to the residential units, the first floor of one of the two-over-two style townhouses will be converted into a management and leasing office for the community. The basement level will include a maintenance shop and storage. The project will be designed to meet National Green Building Standard (NGBS) standards to promote a high level of energy efficiency, a healthy indoor environment and sustainable construction practices.

The Developer of the proposed Hamlet Woods will form a limited liability corporation that will own the Project. OPC has over thirty (30) years of experience as a full-service real estate

development company with a successful track record in the development, construction, and ownership of affordable housing. Osprey Property Company II LLC has been successful in developing fifty (50) affordable communities consisting of nearly 5,000 units. Parallax Development Group, LLC is a certified minority business enterprise whose principals have over twenty (20) years of combined experience in the development and management of multifamily properties.

The total cost of acquisition and construction of the Project is anticipated to be approximately twenty nine million, one hundred ten thousand, four hundred thirty-four dollars (\$29,110,434). The Developer is applying for a Prince George's County Payment in lieu of Taxes ("PILOT"), for a period of at least thirty (30) years, and a Housing Investment Trust Fund ("HITF") loan in the amount of two million, five hundred thousand dollars (\$2,500,000). Additional funding for the Project will be provided by the State of Maryland Department of Housing and Community Development.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**Hamlet Woods
57th Avenue
Bladensburg, Maryland 20710**

COUNCILMANIC DISTRICT 5

SOURCES	Amount	Percentage
Tax exempt bond financing	\$ 9,803,373	33.68%
CDA - Rental Housing Works	\$ 3,500,000	12.02%
PGC - Housing Investment Trust Fund	\$ 2,500,000	8.59%
LIHTC - investor equity	\$12,401,588	42.60%
Deferred developer's fee	\$ 905,473	3.11%
TOTAL	\$29,110,434	100.00%

USES	Amount	Percentage
Construction costs	\$20,073,376	68.96%
Fees related to construction or rehab	\$ 3,079,457	10.58%
Total financing fees and charges	\$ 1,785,336	6.13%
Acquisition costs	\$ 470,000	1.61%
Developer's fee	\$ 2,939,979	10.10%
Syndication related costs - legal	\$ 177,398	0.61%
Guarantees and reserves	\$ 584,888	2.01%
TOTAL	\$29,110,434	100.00%