



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

April 12, 2022

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

Dear Chairman Hawkins:

Enclosed for the County Council's consideration is a Resolution for the purpose of amending the Prince George's County Fiscal Year ("FY") 2022 Annual Action Plan ("AAP") for the Department of Housing and Community Development ("DHCD") by adding the Glenarden Hills Phase 3, (9%) project, an eligible activity not originally funded or described in the FY 2022 Annual Action Plan. Additionally, this Resolution will amend the FY 2022 Annual Action Plan by reprogramming and reallocating one million, five hundred thousand dollars (\$1,500,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2021 and FY 2022 Annual Action Plans to support the project.

The Glenarden Hills Phase 3, (9%) project involves the land acquisition and new construction of a forty-four (44) unit affordable rental community for families, located at 8405 Hamlin Street, Lanham, MD 20706. These apartments will be built and constructed by the development team consisting of Pennrose LLC, the Redevelopment Authority of Prince George's County, B&W Solutions, Inc., and SHABACH! Ministries, Inc.

The units in Glenarden Hills Phase 3, (9%) will be reserved for families; of the forty-four (44) units, twenty-eight (28) units will be two-bedroom units and sixteen (16) units will be three-bedroom units. Glenarden Hills Phase 3, (9%) is reserving thirty-eight (38) units for family households whose incomes are at thirty percent (30%) of the Area Median Income ("AMI"), three (3) units for family households whose incomes are at forty percent (40%) of the AMI, two (2) units for family households whose incomes are at fifty percent (50%) of the AMI, and one (1) unit for family households whose incomes are at sixty percent (60%) of the AMI.

Across the Project, there will be twenty-eight (28) two-bedroom units with rents ranging from five hundred-fifty one dollars (\$551) to one thousand, five-hundred twenty one dollars (\$1,521). Additionally, there will be sixteen (16) three-bedroom units with rents ranging from six hundred fifty-two dollars (\$652) to eight hundred eleven dollars (\$811).

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This Resolution requires at least one (1) public hearing because the proposed amendment to the FY 2022 Annual Action Plan would constitute a “substantial change” under the 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, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development (DHCD), at (301) 883-6511.

Sincerely,



Angela D. Alsobrooks
County Executive

Enclosures