



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 Willows at Upper Marlboro multi-family development, an eligible activity, in the amount of two million, five hundred thousand dollars (\$2,500,000).

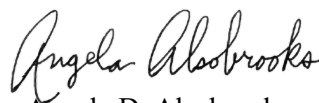
The Willows at Upper Marlboro project involves the land acquisition and new construction of sixty (60) units of multi-family rental housing for mixed income families, especially those with low- and moderate-income, located at 15402 Marlboro Pike, Upper Marlboro, Maryland 20772. These apartments will be built and constructed by the development team consisting of MBID of Delaware, LLC (d/b/a/ Ingerman) and Housing Initiative Partnership, Inc.

The units in Willows at Upper Marlboro will be reserved for families. Of the sixty units, the Project will reserve fifty-one (51) units for families at various income levels up to eighty percent (80%) of the Area Median Income ("AMI"). Additionally, nine (9) units will be at market rate. Across the Project, there will be a unit mix of thirteen (13) one-bedroom units, twenty-nine (29) two-bedroom units, and eighteen (18) three-bedroom units. One-bedroom rents will range from three hundred seventy dollars (\$370) to one thousand, four hundred forty-four dollars (\$1,444); two-bedroom will range from four hundred seventy dollars (\$470) to one thousand, seven hundred ten dollars (\$1,710); and three-bedroom rents will range from five hundred fifty dollars (\$550) to two thousand, ten dollars (\$2,010).

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

Enclosures

Wayne K. Curry Administration Building • 1301 McCormick Drive, Largo, MD 20774  
(301) 952-4131 • [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov)