

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

Resolution No. CR-047-2023

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Dernoga, Harrison, Watson, Ivey, Fisher, Olson, Oriadha,
Hawkins and Franklin

Co-Sponsors _____

Date of Introduction May 16, 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 three million dollars (\$3,000,000) in
 4 Prince George’s County Housing Investment Trust Fund (“HITF”) Program funds to the 210 on
 5 the Park project, an eligible activity, for gap financing of new affordable housing construction.

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

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

17 WHEREAS, pursuant to Sections 10-295, 10-297, 10-298 and 10-299 of the Prince
 18 George’s County Code, and adopted in County Bill CB-057-2017, the Housing Investment Trust
 19 Fund Program was amended to include the provision of gap financing to support the
 20 development of new construction, rehabilitation and preservation of workforce and affordable
 21 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 210 on the Park project involves the land acquisition and new construction
9 of one hundred fifty eight (158) units of new mixed use and mixed-income multi-family rental
10 housing, known as 210 on the Park, on a 3.78 acre parcel located at 210 Maryland Park Drive,
11 Capitol Heights, Maryland 20743; and

12 WHEREAS, Attachments "A-1," "A-2," and "A-3," describe the 210 on the Park 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 three million dollars (\$3,000,000) in HITF Program funds to support the 210 on the
17 Park project, as attached hereto and made a part hereof; and

18 WHEREAS, the commitment and allocation of three million dollars (\$3,000,000) in HITF
19 Program funds will provide gap financing necessary to acquire and complete the 210 on the Park
20 project; and

21 WHEREAS, the County Executive recommends the County's financial commitment to the
22 210 on the Park project and an allocation of three million dollars (\$3,000,000) in HITF Program
23 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 210 on the Park Project is hereby approved in the
27 amount of three million dollars (\$3,000,000), as more particularly described in Attachments "A-
28 1 – A-3," and "B," respectively, as attached hereto and made a part hereof.

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

Adopted this 20th 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

**210 on the Park
210 Maryland Park Drive
Capitol Heights, MD 20743**

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION: A one hundred fifty eight (158) unit mixed-use, mixed-income apartment community. This is new construction rental housing development located on 3.78 acres on Maryland Park Drive in Capitol Heights, Maryland. Ownership proposes to restrict rents for one hundred twenty eight (128) of the units for at least fifty (50) years.

OWNER: 210 MPD Partners, LLC

DEVELOPER: Community First Development Corporation

CONTACT: Anthony Wash, Managing Member
Community First Development Corporation
202-388-4000

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

UNIT MIX: A mix of one- and two-bedroom units

AFFORDABILITY: 80% or less of the AMI: 128 units
Market Rate: 30 units

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**210 on the Park
210 Maryland Park Drive
Capitol Heights, MD 20743**

COUNCILMANIC DISTRICT 7**PROJECT DESCRIPTION:**

210 on the Park (the “Project”) is a proposed new construction transit oriented, mixed-income, mixed-use rental apartment community located .3 miles from the Capitol Heights Metro Station along the Blue Line, within the Blue Line Transit Corridor. Community First Development Corporation, (the “Developer”) proposes to restrict rent levels for a period of at least fifty (50) years. The newly constructed Project will consist of one hundred fifty eight (158) residential dwelling units, of which one hundred twenty one (121) units will be income-restricted to family households that qualify at eighty percent (80%) or less of the Area Median Income (“AMI”). It is anticipated that an additional seven (7) units will be provided for youth transitioning out of foster care earning not more than forty percent (40%) of the AMI. An additional thirty (30) units will be market-rate. The unit mix will include a mix of one-bedroom and two-bedrooms units. The Project site was acquired from the Redevelopment Authority of Prince George’s County by Community First Development Corporation in July 2022.

The apartment units will be modern in design with stainless steel appliances and vinyl plank tile. Each unit will also be equipped with a washer and dryer. Amenity spaces include a 3,500 square foot community/club room with a kitchen, a fitness center, and a Wi-Fi lounge. The buildings will be LEED Silver Certified. All appliances and fixtures will be fully energy efficient, as will the building’s HVAC system, windows, insulation, and roof. The development includes approximately 8,000 square feet of retail/commercial space located on the first floor with seven (7) live/work units targeted to small businesses such as artists.

The total cost of acquisition and construction of the Project is anticipated to be approximately sixty million, one hundred eighty seven thousand, four hundred eighty-four dollars (\$60,187,484).

The Developer is applying for a Prince George's County Payment in Lieu of Taxes ("PILOT") and a Housing Investment Trust Fund ("HITF") loan since these subsidies will allow eighty percent (80%) of the Project's units to be income-restricted and ensure the Project is able to adequately service its debt and equity capital. This additionally provides affordable workforce housing for families in the Blue Line Transit Corridor, one of the funding priority areas of the County.

In addition to the location of the Project being ideally positioned just 0.3 miles from the Capitol Heights Metro Station, it is serviced by bus routes. These public transit routes serve as a vital transportation conduit that connects the area with Washington D.C. to the west, and northern Prince George's County's outer suburbs to the east. The Prince George's County subsidies consisting of a payment in lieu of taxes ("PILOT") and a loan from its Housing Investment Trust Fund will provide affordable workforce housing for at least fifty (50) years and is a key investment in revitalization efforts within the Blue Line Transit Corridor.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**210 on the Park
210 Maryland Park Drive
Capitol Heights, MD 20743**

COUNCILMANIC DISTRICT 7

SOURCES	Amount	Percentage
Private Lender- Berkadia/Freddie Forward	\$33,330,613	55.38%
Amazon Loan	\$12,000,000	19.94%
County - Housing Investment Trust Fund	\$3,000,000	4.98%
Equity - A. Wash & Associates	\$11,856,871	19.70%
TOTAL	\$60,187,484	100.00%
USES	Amount	Percentage
Construction costs	\$42,137,898	70.01%
Fees related to construction	\$7,383,413	12.27%
Financing fees	\$7,166,173	11.91%
Acquisition costs	\$1,500,000	2.49%
Developer's fee	\$2,000,000	3.32%
TOTAL	\$60,187,484	100.00%