

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Resolution No. CR-031-2025

Proposed by The Chair (by request - County Executive)

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

Co-Sponsors _____

Date of Introduction March 18, 2025

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 one million, nine hundred thousand
4 dollars (\$1,900,000) in Prince George’s County Housing Investment Trust Fund (“HITF”)
5 Program funds to the Park Place at Addison Road Metro project, an eligible activity, for gap
6 financing of new affordable rental 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

1 housing, consistent with the adopted Prince George’s County Five-Year Consolidated Housing
2 and Community Development Plan. In addition to serving as a vehicle to address foreclosures
3 with the County, the purpose of the amendment was to enable the County to support the
4 development of new construction and preservation of existing workforce and affordable housing
5 which would allow Prince George’s County to provide Workforce Housing Gap Financing with
6 an emphasis on supporting the development of new construction, rehabilitation and preservation
7 of workforce and affordable housing while targeting households earning up to 120% of the area
8 median income (“AMI”); and

9 WHEREAS, the Park Place at Addison Road Metro project involves the new construction
10 of one hundred ninety three (193) units of new affordable multi-family rental housing for low-
11 income to moderate-income families, known as the Park Place at Addison Road Metro, on a 3.70
12 acre parcel located at 6301 Central Avenue, Capitol Heights, Maryland 20743; and

13 WHEREAS, Attachments “A-1,” “A-2,” and “A-3,” describe the Park Place at Addison
14 Road Metro project, the associated costs and the source(s) of funding for the project, as attached
15 hereto and made a part hereof; and

16 WHEREAS, Attachment “B” describes a summary of the financial commitment and
17 allocation of one million, nine hundred thousand dollars (\$1,900,000) in HITF Program funds to
18 support the Park Place at Addison Road Metro project, as attached hereto and made a part
19 hereof; and

20 WHEREAS, the commitment and allocation of one million, nine hundred thousand dollars
21 (\$1,900,000) in HITF Program funds will provide gap financing necessary to construct and
22 complete the Park Place at Addison Road Metro project; and

23 WHEREAS, the County Executive recommends the County’s financial commitment to the
24 Park Place at Addison Road Metro project and an allocation of one million, nine hundred
25 thousand dollars (\$1,900,000) in HITF Program funds to support this project.

26 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
27 County, Maryland, that the commitment and allocation of the Housing Investment Trust Fund for
28 Housing and Community Development to the Park Place at Addison Road Metro project is
29 hereby approved in the amount of one million, nine hundred thousand dollars (\$1,900,000), as
30 more particularly described in Attachments “A-1 – A-3,” and “B,” respectively, as attached
31 hereto and made a part hereof.

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

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**Park Place at Addison Road Metro
6301 Central Avenue
Capitol Heights, MD 20743**

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION: A one hundred ninety three (193) unit newly constructed, six-story, elevator-serviced apartment building on a 3.70-acre site in Capitol Heights. The rents for one hundred percent (100%) of the units are restricted until February 17, 2122. There will be one hundred fifty four (154) units for households with incomes at or below sixty percent (60%) of the Area Median Income (“AMI”), no less than thirty two (32) units reserved for households with incomes at or below fifty percent (50%) of AMI, and seven (7) units for households with incomes at or below forty percent (40%) of the AMI.

OWNER: 6301 Central Avenue, LLC

DEVELOPER: Banneker Ventures, LLC

CONTACT: Omar Karim, Managing Member
(301) 408-0802

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

UNIT MIX: Studio: sixteen (16) units
One bedroom: one hundred twenty seven (127) units
Two bedroom: fifty (50) units

AFFORDABILITY: Sixty percent (60%) or less of the AMI: 154 units
Fifty percent (50%) or less of the AMI: 32 units
Forty percent (40%) or less of the AMI: 7 units

LOAN AMOUNT: Loan amount up to one million, nine hundred thousand dollars (\$1,900,000).

LOAN CONDITIONS:

Contingent upon interest rate.

The developer's deferred fee will not be less than two million, six hundred thousand dollars (\$2,600,000).

The sponsor loan will not be less than five hundred forty two, nine hundred twenty nine dollars (\$542,929).

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**Park Place at Addison Road Metro
6301 Central Avenue
Capitol Heights, MD 20743**

COUNCILMANIC DISTRICT 7**PROJECT DESCRIPTION:**

Banneker Ventures, LLC (the “Developer”) proposes to restrict rent levels for one hundred ninety three (193) rental units at Park Place at Addison Road Metro (the “Project”) to serve households with incomes at or below sixty percent (60%) of the Area Median Income (“AMI”) for a period of at least forty (40) years. Of the one hundred ninety three (193) units, no less than thirty two (32) units will be reserved for households with incomes at or below fifty percent (50%) AMI, and an additional seven (7) units will be provided for youths transitioning out of foster care earning no more than forty percent (40%) AMI.

The Project is a proposed one hundred ninety three (193) unit family affordable housing development to be newly constructed on a 3.70-acre parcel at 6301 Central Avenue in Capitol Heights. The Project will be located approximately one (1) mile east of the Washington D.C. border within 0.1 mile of a bus stop. The Project is also located adjacent to the Addison Road Metro Rail Station along the Blue Line, located within the Blue Line Transit Corridor, one of the County’s development priority areas. To the north of the Project is the Addison Plaza Shopping Center which includes a CVS and grocery store. The unit mix includes sixteen (16) studio units, one hundred twenty seven (127) one-bedroom units, and fifty (50) two-bedroom units. The Project is in a mixed-use neighborhood surrounded by single-family homes, retail and commercial spaces, and residential apartment complexes.

In total, the Project will contain approximately one hundred sixty five thousand (165,000) square feet of living space on six (6) elevator-serviced floors. Each unit will contain a washer/dryer hookup, dishwasher, garbage disposal, microwave, and high-speed internet access. A structured parking garage containing approximately forty (40) spaces and off-street parking of one hundred twenty (120) spaces, contiguous to the Project, will be available to provide the residents with free, easily accessed parking. In addition to the one hundred ninety three (193) residential units, the

Project will include approximately ten thousand (10,000) square feet of retail space on the ground floor, an array of amenities to include community rooms, a fitness center, a yoga room club room, an on-site leasing office, Wi-Fi lounge/media room, business center, theatre, rooftop deck and an outdoor green park with a picnic area.

The Developer is applying for additional Prince George's County Housing Investment Trust Funds ("HITF") in the amount up to one million, nine hundred thousand dollars (\$1,900,000). In June 2023, the Project was approved for HITF loan funds in the amount of three million, five hundred thousand dollars (\$3,500,000) and a Payment in Lieu of Taxes ("PILOT") since both the loan funds and PILOT subsidy would allow one hundred percent (100%) of the Project's units to be income- and rent-restricted and ensure the Project is able to adequately service its debt and equity capital. Additional funding for the Project will be provided by Amazon and the State of Maryland Department of Housing and Community Development.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE
Park Place at Addison Road Metro
6301 Central Avenue
Capitol Heights, MD 20743

COUNCILMANIC DISTRICT 7

SOURCES	Amount	Percentage
Tax-exempt Bond Financing	\$ 28,755,000	30.23%
Amazon NV Investment Holdings	\$ 4,246,000	4.46%
Maryland Rental Housing Works	\$ 3,500,000	3.68%
Prince George's County HITF	\$ 5,400,000	5.68%
MEEHA Funds	\$ 135,100	0.14%
Amazon NV Investment Holdings	\$ 16,984,000	17.85%
Deferred Developer Fee	\$ 2,634,627	2.77%
Reinvestment Income	\$ 4,866,192	5.12%
Sponsor Loan 1	\$ 2,939,502	3.09%
LIHTC - Investor Equity	\$ 25,667,860	26.98%
TOTAL	\$ 95,128,282	100.00%

USES	Amount	Percentage
Construction Costs	\$ 53,177,249	55.90%
Fees Related to Construction	\$ 5,202,381	5.47%
Financing Fees and Charges	\$ 19,362,173	20.35%
Acquisition Cost	\$ 8,450,000	8.88%
Developer's Fee	\$ 5,605,590	5.89%
Syndication Costs	\$ 230,883	0.24%
Guarantees and Reserves	\$ 3,100,006	3.26%
TOTAL	\$ 95,128,282	100.00%