

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2022 Legislative Session

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**Reference No.:** CR-036-2022

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 6/7/2022

**Action:** FAV

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### REPORT:

Committee Vote: Favorable, 10-0 (In favor: Council Members Hawkins, Burroughs, Franklin, Glaros, Harrison, Ivey, Medlock, Streeter, Taveras, and Turner)

The Committee of the Whole convened on June 7, 2022, to consider CR-36-2022. This resolution was transmitted by the County Executive for the Council's consideration to amend the Prince George's County Fiscal Year ("FY") 2022 Annual Action Plan for Housing and Community Development by adding the Birchwood at Upper Marlboro 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 two million dollars (\$2,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2017, FY 2018, FY 2019, FY 2020, FY 2021, and FY 2022 Annual Action Plans to support the project.

The Birchwood at Upper Marlboro project involves the land acquisition and new construction of ninety (90) affordable rental housing units for seniors, 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 Birchwood at Upper Marlboro will be reserved for senior households at various income levels up to eighty percent (80%) of the Area Median Income ("AMI"). Across the Project, there will be a unit mix of sixty-two (62) one-bedroom units and twenty-eight (28) two-bedroom units. Additionally, the sixty-two (62) one-bedroom units will have rents ranging from six hundred seventy-five dollars (\$675) to one thousand, four hundred fifty-two dollars (\$1,452), while the twenty-eight (28) two-bedroom units will have rents ranging from eight hundred one dollars (\$801) to one thousand, six hundred eighty dollars (\$1,680).

The Planning, Housing, and Economic Development (PHED) Committee Director summarized the purpose of the resolution and turned to Department of Housing and Community Development (DHCD) Director Xypolia who introduced members of the Birchwood at Upper Marlboro project development team. David Holden and Elizabeth Kim, representatives from Ingerman, were present for introductory remarks and to respond to questions. Maryann Dillon, Executive Director of HIP, provided a PowerPoint presentation with project details including unit mix, amenities, funding sources and uses, and Section 3/MWBE/CBSB Goals .

Council Member Medlock expressed support for the proposed high quality and affordable project to be developed in his district.

Following discussion, the Committee voted favorable on CR-36-2022 as drafted.