

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2022 Legislative Session**

Resolution No. CR-034-2022

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Streeter, Dernoga, Taveras, Glaros, Harrison, Ivey,  
Turner, Franklin, and Hawkins

Co-Sponsors \_\_\_\_\_

Date of Introduction April 26, 2022

**RESOLUTION**

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2022 Annual Action Plan for Housing and Community Development  
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2022 Annual  
4 Action Plan for Housing and Community Development by adding the Glenarden Hills Phase 3,  
5 9% project, an eligible activity not originally funded or described in the FY 2022 Annual Action  
6 Plan, and the reprogramming and reallocating of one million, five hundred thousand dollars  
7 (\$1,500,000) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2021  
8 and FY 2022 Annual Action Plans to support the Glenarden Hills Phase 3, 9% project.

9 WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires  
10 jurisdictions that receive assistance under certain community planning and development  
11 programs to submit a Five-Year Consolidated Plan and an Annual Action Plan to the Secretary  
12 of HUD that outlines ways to develop viable communities by: providing decent housing, a  
13 suitable living environment, and expanding economic opportunities principally for low- and  
14 moderate-income persons; and

15 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its  
16 Five-Year Consolidated Plan and Annual Action Plans; and

17 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures  
18 for citizen participation, and must provide for and encourage citizens to participate in the  
19 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair  
20 Housing, the Five-Year Consolidated Plan, any substantial amendment to the Consolidated Plan,  
21 and the Performance Report; and

1 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County  
2 Executive and the County Council of Prince George’s County, Maryland adopted CR-047-2020,  
3 which set forth the County’s FY 2021-2025 Consolidated Plan, along with the County’s FY  
4 2021-2025 Citizen Participation Plan; and

5 WHEREAS, the County’s 2021-2025 Citizen Participation Plan requires the County to  
6 submit to HUD, any amendments to the County’s five-year Consolidated Plan or Annual Action  
7 Plan that constitutes a “substantial change;” and

8 WHEREAS, pursuant to the County’s 2021-2025 Citizen Participation Plan, the following  
9 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change  
10 in the method of distribution of funds; (2) the addition of an eligible activity not originally  
11 funded or described in the Annual Action Plan; (3) a change in the location, description,  
12 regulatory reference, national objective citation, and status of an activity originally described in  
13 the Annual Action Plan; (4) a change in the use of CDBG, HOME, Program Income, or ESG  
14 funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity  
15 in any category within the applicable Program. All activities must have been in an approved  
16 Annual Action Plan; (5) designations for Neighborhood Revitalization Strategy Areas (NRSAs);  
17 and (6) a change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program  
18 Income; and

19 WHEREAS, the County Council shall hold a public hearing for public input on any  
20 revision or amendment to the Consolidated Plan and the Annual Action Plan, and approve the  
21 amendment by resolution pursuant to Section 15A-106 of the County Code; and

22 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2022 Annual  
23 Action Plan must be amended to include the estimated cost of projects, the total cost to bring  
24 them to completion, and an identification of the sources of funds; and

25 WHEREAS, the Glenarden Hills Phase 3, 9% project involves the land acquisition and new  
26 construction of forty-four (44) affordable housing units for families, located at 8405 Hamlin  
27 Street, Lanham, Maryland 20706; and

28 WHEREAS, Attachments “A1-A3” describe the Glenarden Hills Phase 3, 9% project, the  
29 associated costs and the source(s) of funding for the project, as attached hereto and made part  
30 hereof; and

31 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of

1 one million, five hundred thousand dollars (\$1,500,000) in HOME Program funds from the FY  
2 2021 and FY 2022 Annual Action Plans to support the Glenarden Hills Phase 3, 9% project,  
3 attached hereto and made part hereof; and

4 WHEREAS, Attachment “C,” consists of the County’s FY 2022 Annual Action Plan, and  
5 attached hereto and made part hereof; and

6 WHEREAS, the addition of the Glenarden Hills Phase 3, 9% project constitutes a  
7 “substantial change” to the County’s FY 2022 Annual Action Plan because it is an eligible  
8 activity not originally funded or described in the FY 2022 Annual Action Plan; and

9 WHEREAS, the reprogramming and reallocation of one million, five hundred thousand  
10 dollars (\$1,500,000) in HOME Program funds constitutes a “substantial change” to the County’s  
11 FY 2021 Annual Action Plan because it is a change in the allocation priorities or a change in the  
12 method of distribution of funds; and

13 WHEREAS, the County Executive recommends the amendments to the FY 2022 Annual  
14 Action Plan to include the addition of the Glenarden Hills Phase 3, 9% project, and the  
15 reprogramming and reallocation of one million, five hundred thousand dollars (\$1,500,000) in  
16 HOME Program funds to support this project.

17 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
18 County, Maryland, that the FY 2022 Annual Action Plan for Housing and Community  
19 Development, a copy of which shall be marked for identification by the Clerk of the County  
20 Council and maintained as a permanent record, is hereby amended to include the Glenarden Hills  
21 Phase 3, 9% project, and to reflect the reprogramming and reallocation of one million, five  
22 hundred thousand dollars (\$1,500,000) in HOME Program funds, as described in Attachments  
23 “A1 – A3,” “B,” and “C,” respectively, as attached hereto and made a part hereof.

24 BE IT FURTHER RESOLVED that the County Executive or her designee is hereby  
25 authorized and empowered as the official representative of Prince George’s County to submit the  
26 amended FY 2022 Annual Action Plan to U.S. Department of Housing and Urban Development  
27 (“HUD”), along with all assurances contained therein, to act as necessary in connection with the  
28 submission, and to provide such additional information to HUD as may be required.

Adopted 7<sup>th</sup> day of June, 2022.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**

**Glenarden Hills Phase 3, 9%  
8405 Hamlin Street  
Lanham, MD 20706**

**COUNCILMANIC DISTRICT 5**

**PROJECT DESCRIPTION:** Glenarden Hills Phase 3, Nine, LLC plans to acquire land and construct a forty-four (44) unit affordable rental community for families composed of townhouse units and stacked apartment units for families in Lanham, Prince George’s County.

**OWNER:** Glenarden Hills Phase 3, Nine, LLC

**DEVELOPERS:** Pennrose LLC  
The Redevelopment Authority of Prince George’s County  
B&W Solutions, Inc.  
SHABACH! Ministries, Inc.

**CONTACT:** Patrick Bateman, Developer  
Pennrose LLC  
443-423-1102

**NEIGHBORHOOD/LOCALITY:** Lanham, Prince George’s County, District 5

**UNIT MIX & AFFORDABILITY:** Unit Size:  
Two Bedrooms: 28 units  

- 22 units at 30% of the AMI
- 3 units at 40% of the AMI
- 2 units at 50% of the AMI
- 1 unit at 60% of the AMI

Three Bedrooms: 16 units  

- 16 units at 30% of the AMI

**PROPOSED RENTS:**

Two-bedroom ranges from \$551 to \$1,521; and three-bedroom ranges from \$652 to \$811.

**ATTACHMENT A-2****PROJECT INFORMATION SHEET**

**Glenarden Hills Phase 3, 9%  
8405 Hamlin Street  
Lanham, MD 20706**

**COUNCILMANIC DISTRICT 5****PROJECT DESCRIPTION:**

Pennrose LLC, the Redevelopment Authority of Prince George’s County, B&W Solutions, Inc., and SHABACH! Ministries, Inc. (together, the “Development Team”) plans to acquire land and construct a forty-four (44) unit affordable apartment community as part of a larger mixed-income development in Lanham, Prince George’s County, Maryland (hereinafter referred to as “Glenarden Phase 3, 9%” or the “Project”). The total development cost of this Project is expected to be eighteen million, five hundred ninety two thousand, two hundred eighty-six dollars (\$18,592,286).

The 44-unit Glenarden Phase 3, 9% project is part of the Glenarden Master Redevelopment which altogether will provide high-quality, affordable, workforce and market rate housing opportunities, resulting in a richly diverse, mixed-use, mixed-income, livable, and well-connected community. Glenarden Phase 3, 9% itself will be a two-phased project; a neighboring one hundred fourteen (114) unit mixed-income rental community will be separately constructed (“Glenarden Phase 3, 4%”). This forty-four (44) unit Project will be comprised of six (6) apartment buildings that include a mix of both townhouse units and stacked apartment units and amenity spaces. The Project will be certified under the National Green Building Standards, Energy Star Version 3.1, and Zero Energy Ready Homes (ZERH).

The forty-four (44) unit Project will be entirely affordable. Thirty-eight (38) units will serve households earning thirty percent (30%) of the Area Median Income (“AMI”); three (3) units will serve households earning forty percent (40%) of the AMI; two (2) units will serve

households earning fifty percent (50%) of the AMI; and one (1) unit will serve households earning sixty percent (60%) of the AMI. Across the Project, there will be twenty-eight (28) two-bedroom units and sixteen (16) three-bedroom units. Two-bedroom rents will range from five hundred fifty one dollars (\$551) to one thousand, five hundred twenty one dollars (\$1,521); and three-bedroom rents will range from six hundred fifty two dollars (\$652) to eight hundred eleven dollars (\$811).

All residents of Phase 3 will have access to the previously constructed community clubhouse and its amenities via a shared use agreement between Phases 1, 2A, both phases of Phase 3, and future phases. The 5,700 square foot community clubhouse built in Phase 1 features a community space, a fitness center, on-site management and leasing suite, a resource center, locker rooms, a kitchenette, an outdoor patio with a grill area, and a tot-lot. A community lap pool, children's pool, community green space, and an athletic surface will be added as part of Phase 3.

The site is located immediately adjacent to three MetroBus stops on Brightseat Road, offering convenient access to regional transportation via the Beltway, and nearby WMATA Metro stops. The site is in a predominately residential neighborhood, while still offering access to shopping and other services and amenities less than one mile away.

**ATTACHMENT A-3****PROJECT FINANCING ESTIMATE**

**Glenarden Hills Phase 3, 9%**  
**8405 Hamlin Street**  
**Lanham, MD 20706**

**COUNCILMANIC DISTRICT 5**

<b>Sources</b>	<b>Amount</b>	
AGM - FHA 221(d)4 Freddie Loan	\$1,760,000	9.47%
Prince George's County HOME Loan	\$1,500,000	8.07%
Prince George's County Infrastructure Funds	\$225,000	1.21%
Investor Equity - LIHTC	\$13,873,613	74.62%
Deferred Developer's Fee	\$1,198,473	6.45%
Return of Commitment Fee	\$35,200	0.19%
<b>TOTAL</b>	<b>\$18,592,286</b>	<b>100%</b>
<b>Uses</b>	<b>Amount</b>	
Construction or Rehabilitation Costs	\$11,176,701	60.11%
Fees Related to Construction or Rehabilitation	\$2,243,804	12.07%
Financing Fees and Charges	\$1,163,262	6.26%
Acquisition Costs	\$1,400,000	7.53%
Developer's Fee	\$2,039,854	10.97%
Syndication Related Costs	\$183,040	0.98%
Guarantees and Reserves	\$385,625	2.07%
<b>TOTAL</b>	<b>\$18,592,286</b>	<b>100.00%</b>