

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2022 Legislative Session

Reference No.: CR-041-2022

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 05/31/2022

Action: FAV

REPORT:

Committee Vote: Favorable, 8-0-1 (In favor: Council Members Hawkins, Burroughs, Glaros, Harrison, Ivey, Medlock, Streeter, and Turner. Abstain: Council Member Dernoga)

The Committee of the Whole convened on May 31, 2022, to consider CR-41-2022. This resolution was transmitted by the County Executive for the Council's consideration to approve the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for the Residences at Springbrook Project, an eligible activity not originally funded, in the amount of seven hundred fifty dollars (\$750,000).

The Residences at Springbrook is a new construction project previously approved through Council Resolution CR-038-2021 for the use of HOME Program funds in the amount of three million dollars (\$3,000,000). That Resolution, adopted May 18, 2021, amended the County's FY 2021 Annual Action Plan. On May 18, 2022, the development team, consisting of Housing Initiative Partnership, Inc., Parallax Development Group, LLC, and Banc of America Community Development Corporation, submitted a request to DHCD seeking additional funding in the amount of seven hundred fifty thousand dollars (\$750,000) due to a significant increase to the project's construction budget as a result of current economic crises such as supply chain disruptions, inflation, and rising interest rates. At this time, DHCD proposes the allocation of an additional seven hundred fifty thousand dollars (\$750,000) from the HITF to support this Project.

The Residences at Springbrook project involves the land acquisition and new construction of ninety (90) units of affordable rental housing for seniors, ages sixty-two (62) and over, located at 8230 Schultz Road in Clinton.

The Planning, Housing and Economic Development (PHED) Committee Director gave a brief overview of the purpose of the resolution and turned to Department of Housing and Community Development (DHCD) Director Xypolia who introduced members of the Residences at Springbrook Project development team who were present. Maryann Dillon, Executive Director of Housing Initiative Partnership, provided a PowerPoint presentation with project details and timeline.

Following discussion, the Committee voted favorable on CR-41-2022 as drafted.