

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2022 Legislative Session

Reference No.: CR-034-2022

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 6/7/2022

Action: FAV

REPORT:

Committee Vote: Favorable, 11-0 (In favor: Council Members Hawkins, Burroughs, Dernoga Franklin, Glaros, Harrison, Ivey, Medlock, Streeter, Taveras and Turner)

The Committee of the Whole convened on June 7, 2022, to consider CR-34-2022. This resolution was transmitted by the County Executive for the Council's consideration to add the Glenarden Hills Phase 3, (9%) 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 one million, five hundred thousand dollars (\$1,500,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2021 and FY 2022 Annual Action Plans to support the project.

The Glenarden Hills Phase 3, (9%) project involves the land acquisition and new construction of a forty-four (44) unit affordable rental community for families, located at 8405 Hamlin Street, Lanham, MD 20706. These apartments will be built and constructed by the development team consisting of Pennrose LLC, the Redevelopment Authority of Prince George's County, B&W Solutions, Inc., and SHABACH! Ministries, Inc.

The units in Glenarden Hills Phase 3, (9%) will be reserved for families; of the forty-four (44) units, twenty-eight (28) units will be two-bedroom units and sixteen (16) units will be three-bedroom units. Glenarden Hills Phase 3, (9%) is reserving thirty-eight (38) units for family households whose incomes are at thirty percent (30%) of the Area Median Income ("AMI"), three (3) units for family households whose incomes are at forty percent (40%) of the AMI, two (2) units for family households whose incomes are at fifty percent (50%) of the AMI, and one (1) unit for family households whose incomes are at sixty percent (60%) of the AMI. Across the Project, there will be twenty-eight (28) two-bedroom units with rents ranging from five-hundred fifty-one dollars (\$551) to one thousand, five-hundred twenty-one dollars (\$1,521). Additionally, there will be sixteen (16) three-bedroom units with rents ranging from six hundred fifty-two dollars (\$652) to eight-hundred eleven dollars (\$811).

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 Glenarden Hills Phase 3, (9%) development team who were present. Patrick Stewart, Regional Vice President,

Pennrose, commented on the public/private partnership and provided a PowerPoint presentation with project details including unit mix, bedroom sizes, amenities, and rent ranges. Patrick Bateman, Developer at Pennrose, was also present for the discussion and to respond to questions.

Council Member Taveras applauded DHCD and the development team on providing units at 30% AMI within this project.

Following discussion, the Committee voted favorable on CR-34-2022 as drafted.