



Description: The purpose of the project is to provide conduit debt financing to a 245-unit garden style apartment building in Hyattsville, Maryland. The 8.76-acre site was acquired through a joint venture between the Washington Housing Conservancy and National Housing Trust Communities under the County's Right of First Refusal (ROFR) program in 2021. The financing will allow for the conversion of mezzanine debt to tax-exempt debt.

Justification: Pursuant to the Revenue Authority Act, the Revenue Authority is authorized to issue bonds for purposes of financing or refinancing the "cost" of a "project" (as such terms are defined in the Revenue Authority Act), including financing of such authority, the Revenue Authority expects to issue the bonds for purposes of refinancing existing debt related to the Housing Manor Project. The project will include 40% of the units at 60% of Area Median Income (AMI) and 35% of the units at 80% of AMI.

Highlights: The conduit debt transaction is expected to close in August 2023. For 2024 "Other" funding is tax-exempt, conduit debt financing issued by the Revenue Authority.

Enabling Legislation: Not Applicable

Location		Status	
Address	3326,3342 Lancer Drive, Hyattsville	Project Status	Design Not Begun
Council District	Two	Class	Rehabilitation
Planning Area	Hyattsville	Land Status	No Land Involved

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2024
1 st Year in Capital Budget		FY 2024
Completed Design		FY 2022
Began Construction		FY 2022
Project Completion		FY 2022

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$0	\$10,000	\$10,000

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	—	—	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	10,000	—	—	10,000	10,000	—	—	—	—	—	—
TOTAL	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	