



Angela D. Alsobrooks  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

September 16, 2020

The Honorable Todd M. Turner  
Council Chair  
Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear Council Chair Turner:

Enclosed for the County Council's consideration is a Resolution for the purpose of amending the Prince George's County Fiscal Year (FY) 2021 Annual Action Plan for Housing and Community Development by adding the Woodyard Station Senior Apartments project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan. Additionally, this Resolution will amend the FY 2021 Annual Action Plan by reprogramming and reallocating three million dollars (\$3,000,000) in HOME Investment Partnerships Program funds from the FY 2019 Annual Action Plan to support the project.

The Woodyard Station Senior Apartments project involves the land acquisition and new construction of a one hundred and twelve (112) unit affordable apartment community for seniors ages sixty-two (62) and over, located at 8999 Woodyard Road, Clinton, MD 20735. These apartments will be built and constructed by the development team consisting of Pax-Edwards, LLC and Osprey Property Company II, LLC.

The units in Woodyard Station Senior Apartments will be reserved for seniors, ages sixty-two (62) years and older. Of the one hundred and twelve (112) apartment units, one (1) unit will be reserved for a low-to-moderate-income senior household earning thirty percent (30%) of the Area Median Income (AMI), which translates into an income of approximately thirty thousand, two hundred fifty dollars (\$30,250) for a household of two, and sixty three thousand dollars (\$63,000) for a household of four, with rents at five hundred twenty dollars (\$520) for a one-bedroom unit. Two (2) units will be reserved for senior households earning forty percent (40%) of the AMI, which translates into incomes of approximately forty thousand, three hundred twenty dollars (\$40,320) for a household of two, and fifty thousand, four hundred dollars (\$50,400) for a household of four, with rents at seven hundred sixty dollars (\$760) for the one-bedroom units.

Additionally, eight (8) units will be reserved for senior households earning fifty percent (50%) of the AMI, which translates into incomes of approximately fifty thousand, four hundred dollars (\$50,400) for a household of two, and sixty three thousand dollars (\$63,000) for a household of four, with rents at one thousand dollars (\$1,000) for the one-bedroom units.

Wayne K. Curry Administration Building • 1301 McCormick Drive, Largo, MD 20774  
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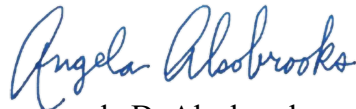
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Lastly, the remaining one hundred and one (101) apartment units will be reserved for senior households earning sixty percent (60%) of the AMI, which translates into incomes of approximately sixty thousand, four hundred eighty dollars (\$60,480) for a household of two, and seventy five thousand, six hundred dollars (\$75,600) for a household of four, with rents at one thousand, one hundred dollars (\$1,100) for the one-bedroom units and one thousand, four hundred fifty dollars (\$1,450) for the two-bedroom units.

This Resolution requires at least one (1) public hearing because the proposed amendment to the FY 2021 Annual Action Plan would constitute a substantial change under the FY 2021-2025 County Citizen Participation Plan, as described in the County's FY 2021-2025 Consolidated Plan.

The Council's favorable consideration of this legislation is greatly appreciated. If you have any questions or concerns, please contact my office or Estella Alexander, Director, Department of Housing and Community Development at, (301) 883-5531.

Sincerely,



Angela D. Alsobrooks  
County Executive

Enclosures