

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2020 Legislative Session

Resolution No. CR-94-2020

Proposed by The Council Chair (by request – County Executive)

Introduced by Council Members Turner, Taveras, Streeter, Davis, Harrison, Franklin
and Glaros

Date of Introduction September 22, 2020

RESOLUTION

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and Community Development
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2021 Annual
4 Action Plan for Housing and Community Development by adding the Woodyard Station Senior
5 Apartments project, an eligible activity not originally funded or described in the FY 2021 Annual
6 Action Plan, and the reprogramming and reallocating of three million dollars (\$3,000,000) in
7 HOME Investment Partnerships (“HOME”) Program funds from the FY 2019 Annual Action
8 Plan to support the Woodyard Station Senior Apartments 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

22 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County

1 Executive and the County Council of Prince George’s County, Maryland adopted CR-047-2020,
2 which set forth the County’s FY 2021-2025 Consolidated Plan, along with the County’s FY
3 2021-2025 Citizen Participation Plan; and

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

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

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

21 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2021 Annual
22 Action Plan must be amended to include the estimated cost of projects, the total cost to bring
23 them to completion, and an identification of the sources of funds; and

24 WHEREAS, the Woodyard Station Senior Apartments project involves the land acquisition
25 and new construction of one hundred and twelve (112) apartments for seniors, ages sixty-two
26 (62) years and older, located at 8999 Woodyard Road, Clinton, MD 20735; and

27 WHEREAS, Attachments “A1-A3” describe the Woodyard Station Senior Apartments
28 project, the associated costs and the source(s) of funding for the project, as attached hereto and
29 made part hereof; and

30 WHEREAS, Attachment “B” includes a summary of the reprogramming and reallocation of
31 three million dollars (\$3,000,000) in HOME Program funds from the FY 2019 Annual Action

1 Plan to support the Woodyard Station Senior Apartments project, attached hereto and made part
2 hereof; and

3 WHEREAS, Attachment “C,” consists of the County’s FY 2021 Annual Action Plan, and
4 attached hereto and made part hereof; and

5 WHEREAS, the addition of the Woodyard Station Senior Apartments project constitutes a
6 “substantial change” to the County’s FY 2021 Annual Action Plan because it is an eligible
7 activity not originally funded or described in the FY 2021 Annual Action Plan; and

8 WHEREAS, the reprogramming and reallocation of three million dollars (\$3,000,000) in
9 HOME Program funds constitutes a “substantial change” to the County’s FY 2021 Annual
10 Action Plan because it is a change in the allocation priorities or a change in the method of
11 distribution of funds; and

12 WHEREAS, the County Executive recommends the amendments to the FY 2021 Annual
13 Action Plan to include the addition of the Woodyard Station Senior Apartments project, and the
14 reprogramming and reallocation of three million dollars (\$3,000,000) in HOME funds to support
15 this project.

16 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
17 County, Maryland, that the Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and
18 Community Development, a copy of which shall be marked for identification by the Clerk of the
19 County Council and maintained as a permanent record, is hereby amended to include the
20 Woodyard Station Senior Apartments project, and to reflect the reprograming and reallocation of
21 three million dollars (\$3,000,000) in HOME Program funds, as described in Attachments “A1 –
22 A3,” “B,” and “C.”

23 BE IT FURTHER RESOLVED that the County Executive or her designee is hereby
24 authorized and empowered as the official representative of Prince George’s County to submit the
25 amended FY 2021 Annual Action Plan to U.S. Department of Housing and Urban Development
26 (“HUD”), and to provide such additional information to HUD as may be required.

Adopted this 10th day of November, 2020.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

WOODYARD STATION SENIOR APARTMENTS

8999 Woodyard Road

Clinton, MD 20735

COUNCILMAN DISTRICT 9

PROJECT DESCRIPTION:	Woodyard Station 4, LLC plans to acquire land for construction of a one hundred and twelve (112) unit affordable apartment community for seniors ages sixty-two (62) and over.
PROPOSED OWNER:	Woodyard Station 4, LLC
DEVELOPER:	Pax-Edwards, LLC Osprey Property Company II, LLC
CONTACT:	Jeff Paxson, President Pax-Edwards, LLC 141 North Main Street Belair, Maryland 21014 410-925-2923
NEIGHBORHOOD/LOCALITY:	Clinton, Maryland Prince George’s County District 9
UNIT MIX:	Seventy-five (75) one-bedroom and thirty-seven (37) two-bedroom units
AFFORDABILITY BAND:	Mixed Income
PROPOSED RENTS:	One-bedroom – Range of \$520 to \$1,100 per month Two-bedroom – \$1,450 per month

ATTACHMENT A-2

PROJECT INFORMATION SHEET

WOODYARD STATION SENIOR APARTMENTS

8999 Woodyard Road

Clinton, MD 20735

COUNCILMAN DISTRICT 9

PROJECT DESCRIPTION:

Woodyard Station 4, LLC plans to acquire land and construct one hundred and twelve (112) units of affordable apartment housing community for seniors, ages sixty-two (62) and over, in Clinton, Prince George’s County, Maryland (hereinafter referred to as “Woodyard Station Senior Apartments”) as part of a larger mixed-income development. The total development cost of this senior project is expected to be twenty seven million, nine hundred twenty four thousand, eight hundred sixty-two dollars (\$27,924,862).

Located four miles outside the Capital Beltway and southeast of the Anacostia section of Washington, District of Columbia (DC), less than a half (1/2) mile from Woodyard Road’s intersection with Branch Avenue, Woodyard Station Senior Apartments will be constructed as part of the development of a larger master-planned mixed-income community that will include the construction of a neighboring forty six (46) unit affordable general occupancy apartment building, and approximately one hundred and twenty three (123) for-sale, market rate townhomes. Woodyard Station Senior Apartments will be located within a walkable community near local amenities, offering residents a convenient location for employment, healthcare, retail, and transit. A Metrobus stop located one block away from the community’s entrance will offer transit to the Branch Avenue Metro Station located six and a half (6.5) miles away from the site. Significant nearby employment centers include Andrews Air Force Base, which is located three (3) miles from the site and the US Census Bureau headquarters at the Suitland Federal Center that is approximately nine (9) miles away from the site and also home to approximately four thousand, four hundred (4,400) employees.

Local amenities include the Woodyard Crossing Shopping Center located one quarter (1/4) mile away at the intersection of Woodyard Road and Branch Avenue, which is home to retail options, such as a Safeway supermarket, Walmart, and a Lowe’s Home Improvement store. Other nearby amenities less than one half (1/2) mile away, include a post office, a Walgreens

pharmacy, several banks, various restaurants and eateries, a Patient First clinic and other medical offices. The MedStar Southern Maryland Hospital Center is also located at the intersection of Surratts Road and Branch Avenue two (2) miles from the site.

Woodyard Station Senior Apartments is designed as a four-story, elevator-served building. Of the one hundred and twelve (112) units, seventy five (75) are one-bedroom units and thirty seven (37) are two-bedroom units. The one-bedroom units will have one bathroom and the two-bedroom units will have two bathrooms. Woodyard Station Senior Apartments was designed with sustainability in mind. Each unit will feature open floor plans, be EnergyStar certified and will have EnergyStar rated appliances including dishwashers and microwaves, and energy efficient HVAC systems. The monthly utility allowances are conservatively estimated at seventy dollars (\$70) for the one-bedroom units and ninety dollars (\$90) for the two-bedroom units. Woodyard Station Senior Apartments is reserving one (1) unit for senior households whose income is at thirty percent (30%) of the Area Median Income (“AMI”), which translates into an income of 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 whose income is at forty percent (40%) of the AMI, which translates into incomes of 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. Eight (8) units will be reserved for senior households whose incomes are at fifty percent (50%) of the AMI, which translates into incomes of 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. The remaining one hundred and one (101) units will be reserved for senior households whose incomes are at sixty percent (60%) of the AMI, which translates into incomes of 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.

Onsite amenities available to the residents will include a large multi-purpose community room with a kitchen, a business center with computers and internet access, a fitness room, and

laundry facilities. The community will also have a playground. The managing agent, Severn Management Company, LLC, will maintain an onsite management office. The development team plans to engage Rainbow Housing Assistance Corporation (“RHAC”) to provide supportive services. RHAC will provide a calendar of monthly events, programs, and services that will initially be determined by surveys offered to residents. Programming will be offered in a group setting in the community room with subject matters including topics such as financial literacy, employment readiness, health and nutrition, computer training, continuing education, senior workshops, crisis intervention, and parenting workshops. Additionally, programming will be available on-demand twenty-four hours a day, seven days per week. Vocational programming will also be available in an online format. Qualifying residents will be able to receive employment training and achieve certifications.

The addition of these one hundred and twelve (112) units of high-quality affordable senior housing, as part of a larger mixed-income community, will help address housing needs within the Clinton community. The construction of the Woodyard Station Senior Apartments project and the larger community will contribute many economic benefits including, but not limited to, the addition of at least four hundred and twenty-four (424) jobs during construction. Additionally, it will contribute to the expansion of Prince George’s County tax base through the investment of over forty six million dollars (\$46,000,000) in new residential rental housing.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

WOODYARD STATION SENIOR APARTMENTS
8999 Woodyard Road
Clinton, MD 20735

COUNCILMANIC DISTRICT 9

SOURCES	Amount	Percentage
Tax-Exempt Bonds - Long Term	\$ 13,095,000	46.89%
LIHTC Equity Proceeds	\$ 9,000,195	32.23%
State DHCD Rental Housing Works	\$ 2,500,000	8.95%
PGC DHCD Home Loan	\$ 3,000,000	10.74%
Developer's Equity - Deferred	\$ 329,667	1.18%
TOTAL	\$ 27,924,862	100.00%
USES	Amount	Percentage
Construction Costs	\$ 17,282,351	61.89%
Fees Related to Construction	\$ 2,379,219	8.52%
Financing Fees and Charges	\$ 2,234,189	8.00%
Acquisition Costs	\$ 2,500,000	8.95%
Developer's Fee	\$ 2,500,000	8.95%
Syndication Related Costs	\$ 134,181	0.48%
Guarantees and Reserves	\$ 894,722	3.20%
TOTAL	\$ 27,924,662	100.00%