

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2020 Legislative Session

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**Reference No.:** CR-094-2020

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 10/29/2020

**Action:** FAV

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### REPORT:

Committee Vote: Favorable, 7-0 (In favor: Council Members Turner, Davis, Franklin, Glaros, Hawkins, Streeter and Taveras)

The Committee of the Whole convened on October 29, 2020 to discuss CR-94-2020, a Resolution for the purpose of amending the Prince George's County Fiscal Year 2021 Annual Action Plan for the Department of 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 (\$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.

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.

Ms. Estella Alexander, Director of the Department of Housing and Community Development (DHCD) gave a brief overview of the purpose of the resolution and introduced Ms. Pamela Wilson, Senior Manager, Housing Development Division, DHCD. Ms. Wilson provided a PowerPoint presentation with details and renderings of the project. Mr. Scott Link, VP Development, Pax Edwards, LLC, was also present for the meeting and responded to Council Members' questions concerning the project.

The Office of Law reviewed CR-94-2020 and found it to be in proper legislative form with no legal impediments to its adoption. The Office of Audits and Investigations submitted a Policy Analysis and Fiscal Impact Statement dated October 28, 2020 which indicated that adoption of CR-94-2020 would represent no direct fiscal impact to the County Expenditures as the \$3,000,000 funds proposed to support this project are being re-allocated from activities under the FY 2019 Annual Action Plan. Over time, adoption of CR-94-2020 could potentially represent a positive impact on the County's revenue as it would collect program income from repayment of the HOME loan funds, which can be reinvested in other projects, and expansion of the County's tax base. Adoption of CR-94-2020 may promote positive indirect impact through the increase of new retail and amenities in the overall community. Additionally, the agency reports that Woodyard Station Senior Apartments and the larger community will contribute many economic benefits included but not limited to, the addition of at least four hundred and twenty (420) jobs during construction and will contribute to the expansion of Prince George's County's tax base through the investment of over forty-six million (\$46,000,000) in new residential rental housing.

Following the presentation, and Ms. Wilson's and Mr. Link's responses to Council Members' questions, the Committee of the Whole voted favorable, 7-0, on CR-94-2020 Draft-1.