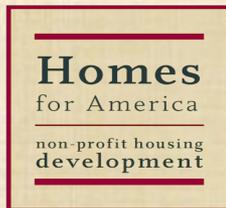


HOMES AT OXON HILL

May 4, 2021

Prince George's County Council – Committee of the Whole

Homes for America, Inc.



Housing Authority of Prince George's County

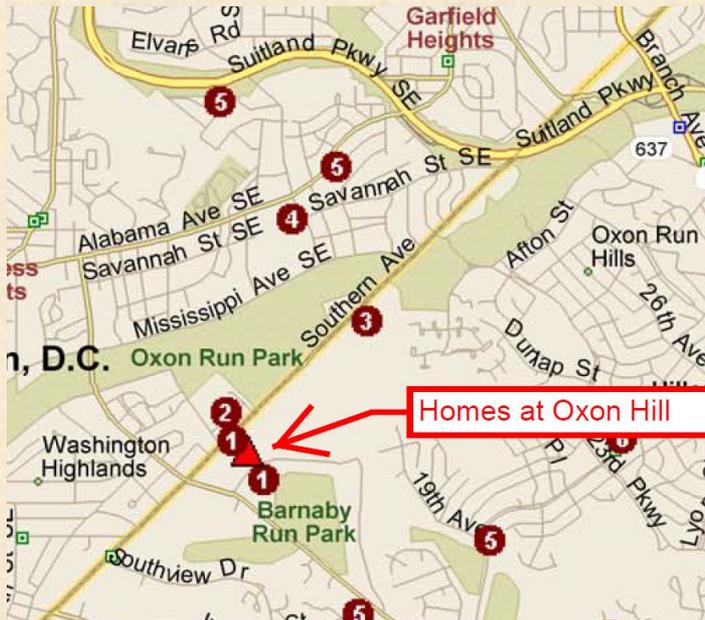


Foundation Development Group



Homes at Oxon Hill

Location Map – Councilmanic District 7



Homes at Oxon Hill

Project Summary

- New construction of a mixed-income, mixed-use rental community for seniors
- 5-story elevator building with approx. 3,000 SF of commercial space
- 163 units: 137 one-bedroom units; 26 two-bedroom units
- Affordability:
 - 147 income-restricted units
 - 8 units at 50% Statewide Median Income
 - 9 units at 50% Area Median Income
 - 130 units at 60% Area Median Income
 - 16 market rate units
 - Household incomes served for affordable units:
 - Between approx. \$35,500 to \$56,700 for 1-bedroom units
 - Between approx. \$56,700 to \$68,040 for 2-bedroom units

Homes at Oxon Hill

Project Summary

- Rents (income restricted and market-rate):
 - 1-bedroom units: range from approx. \$905 to \$1,319
 - 2-bedroom units: range from approx. \$1,363 to 1,679
- Amenities:
 - Units: include dishwasher, washer and dryer, high speed internet, Energy Star appliances, lighting
 - Community spaces: Community room with kitchenette, cybercafe, lounge, 24-hour fitness room, conference room/library
 - Outdoor seating and gathering spaces, walking path
 - Resident services include local educational, cultural, recreational and health programs
- Project Cost: Estimated to be \$42MM

Homes at Oxon Hill

Project Summary

- Section 3: to the greatest extent feasible, the development will result in recruitment, employment and contracting opportunities for Section 3 residents and business concerns.
 - General Contractor: Harkins Builders
 - Management Company: Humphrey Management

- Minority Business Enterprise (MBE) Plan:
 - Maryland CDA - minimum goal: 29% of the construction contract cost.
 - Prince George's County - minimum goal 30% of the construction contract cost.

Homes at Oxon Hill

Project Summary

- Project Timeline
 - Maryland CDA financing approval: week of 5/26/2021
 - Lender and Investor Approvals end of May
 - Permits: approvals expected second week of June 2021
 - Close on financing: end of July 2021
 - Construction completion: April 2023

Homes at Oxon Hill

Renderings

4550 Wheeler Hills Road (Residential Entry)



1313 Southern Avenue
(Commercial Entry)

