

CITY LETTERHEAD

May XX, 2021

Ms. Aspasia Xypolia  
Director  
Prince George's County Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774

**RE: Certification of Approval by the City of Hyattsville of the  
Right of First Refusal to Purchase  
Hamilton Manor Apartments  
3342 Lancer Drive, Hyattsville, MD 20782**

Dear Director Xypolia:

The City of Hyattsville is aware that the Prince George's County Department of Housing and Community Development (the "Department") received an offer on February 18, 2021, to purchase the above-referenced property (the "Property") from the seller/owner of the Property ("Seller/Owner") in accordance with the Right of First Refusal provisions contained in Section 13-1110, et. seq. of the Prince George's County Code (the "Code").

The Department has notified the City of Hyattsville that the Department issued the Seller/Owner with a Notice of Determination on February 24, 2021, whereby the Department accepted the offer under the Right of First Refusal rights ("ROFR Rights") to purchase the Property in accordance with the provisions of Section 13-1113(d) of the Code.

Further, the Department has notified the City of Hyattsville that the Department assigned its ROFR Rights to a third-party entity in accordance with the provisions of 13-1119(b) of the Code as of March 18, 2021. The Department's assignee is identified below:

NHT Communities

1101 30<sup>th</sup> Street NW  
Washington, DC 20007  
Attn: Mr. Kevin B.W. White  
Managing Director of Real Estate  
Phone: 202-333-8931 ext. 136  
Email: kwhite@nhtinc.org

NHT Communities formed an affiliate entity, Hamilton Manor Preservation Partners, LLC, a Maryland limited liability company, specifically to purchase the Property and for related purposes. Hamilton Manor Preservation Partners, LLC is a joint venture between NHT Communities and Washington Housing Conservancy, a nonprofit 501(c)(3) corporation with a mission to preserve workforce housing at affordable rents for low- and moderate-income persons. Simultaneously with, but prior to the execution of an Agreement of Sale with Seller/Owner for the Property, NHT Communities assigned to Hamilton Manor Preservation Partners, LLC, all of its right, title and interest in, under and pursuant to the ROFR Rights, in accordance with that certain Assignment and Assumption of ROFR Rights dated April 12, 2021, as acknowledged and approved by the Department.

The City of Hyattsville, as provided in Section 13-1113(i) of the Code, must approve in writing the Department's acceptance and assignment of its ROFR Rights within one hundred eighty (180) days from February 18, 2021; provided, however, that the City of Hyattsville's failure to provide written approval to the Department within such one hundred eighty (180) day period shall be deemed an approval.

**This letter certifies that the City of Hyattsville hereby approves of the Department's acceptance and assignment of its ROFR Rights to purchase the Property as detailed above and in accordance with Section 13-1113(i) of the Code.**

By signing below, I am affirming that I am duly authorized in my capacity as **[\*\*insert title\*\*]** of the City of Hyattsville to execute this certification.

Sincerely,