

[City Letterhead]

June 26, 2025

Jacob R. Day, Secretary
Housing & Community Development
7800 Harkins Road
Lanham, MD 20706

Subject: Letter of Support for the Sanctuary at Hyattsville Crossing TOD 9% Redevelopment Project

Dear Secretary Day:

On behalf of the City of Hyattsville, I am writing to express our full support for the Sanctuary at Hyattsville Crossing TOD 9% redevelopment project proposed by Pennrose, LLC and Sanctuary AP3 Co. (the “development team”). This project aims to add much needed affordable housing to the area immediately adjacent to the Hyattsville Crossing Metrorail Station (Green Line), leveraging significant Federal and state resources to further economic development within the neighborhood.

Project Overview:

Project Name: Sanctuary at Hyattsville Crossing TOD 9%

Location: 6201 Belcrest Road, Hyattsville, MD 20782

Developer/Organization: Pennrose

Project Scope: The 9% project will primarily serve families earning a mix of a maximum area median income (“AMI”) in the 30%-60% range. The project will consist of 50 units, with a unit mix of 20 studio units, 15 two-bedroom units, and 15 three-bedroom units.

Community Benefits:

1. **Economic Growth:** The redevelopment will create new job opportunities and stimulate local business growth. This project will offer high-quality, affordable, intergenerational housing in a very established rental market with transit access to the greater Washington D.C. Metro Area to benefit the local economy and municipalities, while providing housing for those who need it the most.
2. **Public Amenities:** The development will feature a management suite, a fitness center, a multipurpose room and other amenities that will enhance the quality of life for our

residents. The site is within a prime location in Hyattsville, located immediately across the street from the Hyattsville Crossing Metrorail Station (Green Line). This area provides access further out into Prince George's County as well as direct access to points in Washington D.C., including Gallery Place and L'Enfant Plaza, along with major regional access to the entire Washington D.C. Metro area. The site is in a very strong rental market, with numerous high-end market rate developments already present that feature high rents and low vacancy rates. Other nearby places of interest include the Metro Station, Giant Food, Safeway and Whole Foods, the Mall at Prince George's, Target, Prince George's Community College, and the University of Maryland College Park.

3. **Sustainable Development:** These housing units will constitute a massive investment in this area of Prince George's County, and will also provide housing that includes sustainable design, energy efficiency and green design standards in conformance with the housing priorities in the Prince George's County's 2035: Adopted General Plan.

Relationship Between the City of Hyattsville and Pennrose:

As the Local Government Application Sponsor, The City of Hyattsville is acting as a pass-through entity and has no intention of owning or having rights over the site where the project will occur. If awarded the SRP funds, the City of Hyattsville will lend these funds to the project as a 0% interest rate loan, consistent with requirements of the LIHTC program. This approach has been successfully implemented in other projects where the local jurisdiction serves as the lead applicant, wins the SRP award as a grant, and then loans the awarded amount to the project as a 0% interest loan.

The City of Hyattsville is committed to supporting initiatives that enhance the well-being and quality of life of our residents, community health, the environment, and promote transit-oriented developments. These efforts align with the Sustainable Communities Action Plan for The City of Hyattsville and the State of Maryland's Sustainable Communities Act of 2010. We believe that the redevelopment project aligns with our goals and will have a positive impact on our community.

We look forward to the successful implementation of this project and are excited about the positive changes it will bring to the Hyattsville area. Please feel free to contact our office if you need any further information.

Sincerely,

Robert Croslin
Mayor