



Legislation Details (With Text)

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Title:	Hyattsville Resolution 2021-02: Acquisition of Hamilton Manor Apartments by the National Housing Trust Communities through the Prince George's County Right of First Refusal (ROFR) Program				
Sponsors:	Kevin Ward, Joseph Solomon, Erica Spell Wolf, Ben Simasek, Danny Schaible, Edouard Haba				
Indexes:	Planning & Development, Resolution				
Code sections:					
Attachments:	1. Hamilton Manor ROFR Acquisition Memo - Final 04.27.21, 2. Hamilton Manor Resolution 4.27.pdf, 3. Hamilton Manor Preservation Summary_3.26.2021, 4. Hamilton Manor - WHC NHTC Info - Hyattsville CC - 5-3-21, 5. Municipality Notice -- Hamilton Manor -- City of Hyattsville - (AF draft 4.23.pdf				

Date	Ver.	Action By	Action	Result
5/3/2021	1	City Council		

Submitted by: Ward

Submitting Department: Community & Economic Development

Agenda Section: Action

Item Title:

Hyattsville Resolution 2021-02: Acquisition of Hamilton Manor Apartments by the National Housing Trust Communities through the Prince George's County Right of First Refusal (ROFR) Program

Suggested Action:

I move that the City Council adopt Hyattsville Resolution 2021-02, a resolution supporting the acquisition of Hamilton Manor Apartments by the National Housing Trust Communities (NHTC) through the Prince George's County Right of First Refusal (ROFR) Program for the purpose of creating and preserving affordable housing in the City of Hyattsville.

Summary Background:

In March 2021, the City Council received a briefing from the **Prince George's County Department of Housing and Community Development (DHCD) Right of First Refusal (ROFR) Program**. In 2013, the Prince George's County Council passed CB 27-2013 which created the Right of First Refusal Program to expand the availability of affordable rental housing in the County.

Per section 13-1113 (i), "The Department may accept an offer to buy rental housing in a municipality only if the municipality approves in writing within one hundred eighty (180) days from the date of the offer. The failure of a municipality to provide written approval to the Department within the timeframe above shall be deemed an approval."

In the case of Hamilton Manor, DHCD assigned its purchasing rights to **National Housing Trust Communities**. The National Housing Trust is a national non-profit engaged in housing preservation through public policy advocacy, real estate development, and lending. Collaborating with local partners and investors, NHTC raises the capital necessary to acquire, renovate, and build affordable homes. In Maryland, they have developed over 600 affordable and mixed-

income units. NHTC is in the process of acquiring Hamilton Manor, a 245-unit property located at 3342 Lancer Drive, Hyattsville.

For the acquisition and management of Hamilton Manor Apartments, NHTC has partnered with the **Washington Housing Conservancy (WHC)** to assist in their efforts. WHC is a non-profit that acquires real estate with the purpose of preserving affordability, preventing displacement, and delivering sustainable, large-scale impact without ongoing subsidies. Most recently, WHC acquired the 16-acre “Crystal House” site in Arlington, Virginia. With the completion of this transaction comes the preservation and creation of 1,300 affordable homes for 99 years.

Next Steps:

Provided a Resolution expressing the Council’s stance on NHTC’s property request is approved, a resolution and letter will be provided to Prince George’s County DHCD in support of the acquisition of Hamilton Manor Apartments by NHTC/WHC.

Fiscal Impact:

The parties have not requested financial assistance from the City of Hyattsville for the acquisition of the subject property.

City Administrator Comments:

Recommend support.

Community Engagement:

The acquisition partnership was presented to the City Council as part of a public meeting on April 19, 2021.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

Complete