



2023–2024 Affordable Housing PORTFOLIO





INTRODUCTION

Welcome to the Department of Housing and Community Development's (DHCD) Affordable Housing Portfolio. The contents of this publication showcase the work we do, along with for profit and non-profit real estate developers, and the support of the County Administration and the Prince George's County Council. Through the finance programs of the HOME Investment Partnership, the Housing Investment Trust Fund, the Right of First Refusal (ROFR) Program and the ROFR Preservation Loan Fund, DHCD provides subordinate debt gap financing to affordable housing developers to construct, rehabilitate and preserve affordable housing opportunities for low-to-moderate income households. With increasing market demand of rental property, the investments the County is making in affordable housing is not only helping us to protect and expand quality, safe homes that residents of all incomes can afford, but also plays a key role in contributing to the creation and preservation of healthy and inclusive communities where access to opportunity is increased.

DHCD does not sell, own, or lease any properties. If you would like more information on any of the housing communities contained in this publication, call the property management office or the developer directly to inquire about leasing opportunities. To search for affordable housing throughout the state of Maryland, including Prince George's County, by zip code, please visit: www.MDHousingSearch.org

For more information, visit dhcd.mypgc.us

or call (301) 883-5531

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The Prince George's County Department of Housing and Community Development seeks to create and preserve quality affordable housing options by developing policies, implementing practices and creating finance tools aimed at ensuring the creation and preservation of equitable and inclusive communities.

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2023–2024 Senior Living: Upcoming Projects



Senior Living: 2023 – 2024 Upcoming Projects

May 2023

**Woodyard Station
Senior Building**

Developer: Pax Edwards, LLC



June 2023

**Homes at Oxon Hill
Senior Community**

Developer: Homes for America, Inc.



Address: 8800 Mimosa Avenue,
Clinton, MD 20735
(District 9)



Address: 1313 Southern Avenue,
Oxon Hill, MD 20745
(District 7)



Units: 112



Units: 163



Bedroom Mix: 75 – 1BR/1BA;
37 – 2BR/2BA



Bedroom Mix: 137 – 1BR/1BA;
5 – 2 BR/1BA;
21 – BR/2BA

Senior Living: 2023 – 2024 Upcoming Projects



December 2023 Residences at Springbrook

Developer: Housing Initiative Partnership, Inc.



Address: 8230 Schultz Road,
Clinton, MD 20735
(District 9)



Units: 90



Bedroom Mix: 72 – 1BR; 18 – 2BR

February 2024 Birchwood at Upper Marlboro

Developer: Ingerman



Address: 15402 Marlboro Pike,
Upper Marlboro, MD
(District 6)



Units: 90



Bedroom Mix: 62 – 1 BR; 28 – 2 BR

Senior Living: 2023 – 2024 Upcoming Projects

February 2024

Hill House at Beechfield

Developer: KCG Development



Address: Northeast corner of Enterprise Road and Rt. 50, Bowie, MD
(District 4)



No. of Units: 150



Bedroom Mix: Bedroom Mix: 89 – 1BR/1BA; 25 - 2BR/1BA; 36 – 2BR/2BA



2023–2024 Multi-Family Living: Upcoming Projects



Multi-Family Living: 2023 – 2024 Upcoming Projects

February 2023

Woodyard Station Apartments

Developer: Pax Edwards, LLC



Address: 8999 Woodyard Road, Clinton, MD 20735 (District 9)



No. of Units: 46



Bedroom Mix: 5 - 1BR; 23 - 2BR; 18 - 3BR

Multi-Family Living: 2023 – 2024 Upcoming Projects



February 2024 Willows at Upper Marlboro

Developer: Ingerman



Address: 15402 Marlboro Pike,
Upper Marlboro, MD
20772 (District 6)



Units: 60



Bedroom Mix: 13 - 1BR;
29 - 2BR; 18 - 3BR

March 2024 / June 2024

Glenarden Hills Phase 3

Developer: Pennrose Properties



Address: 8405 Hamlin Street,
Lanham, MD 20705
(District 5)



Units: 158



Bedroom Mix:
41 - 1BR; 85 - 2BR; 32 - 3BR

Multi-Family Living: 2023 – 2024 Upcoming Projects

July 2024 Atworth College Park Metro


Developer: Gilbane Development Company




Fall 2024 Sovren West Hyattsville Metro

Developer: Gilbane Development Company




 **Address:** 4201 River Rd,
College Park, MD 20740
(District 3)

 **Units:** 451

 **Bedroom Mix:** 29 – Studio;
261 – 1BR; 144 – 2BR; 17 – 3BR

 **Address:** Little Branch Run,
Hyattsville, MD 20782
(District 2)

 **Units:** 293

 **Bedroom Mix:** 169 – 1BR;
119 – 2BR; 4 – 3BR



Senior Living: Completed Projects



Senior Living: Completed Projects

The Lewis



Address: 2901 Toles Park Drive, Suitland, MD 20746 (District 7)

No. of Units: 137

Bedroom Mix: 120 – 1BR and 17 – 2BR



(202) 517-9855



[The Lewis - Columbus Property Management \(columbuspm.org\)](http://columbuspm.org)

Senior Living: Completed Projects

Woodlands at Reid Temple



Address: 11600 Glen Dale Boulevard, Glenn Dale, MD 20769 (District 4)

No. of Units: 252

Bedroom Mix: 195 – 1BR/1BA; 57 – 2BR/2BA



woodlands@res1.net



(301) 778-1281



<https://woodlandsatreidtemple.com/>

Senior Living: Completed Projects

Residences at Glenarden Hills II



Address: 8405 Hamlin Street, Lanham, MD 20705 (District 5)

No. of Units: 55

Bedroom Mix: 147 – 1BR; 8 – 2BR



residencesatGH@penrose.com



(410) 847-7693



[Residences at Glenarden Hills \(penrose.com\)](http://penrose.com)

Senior Living: Completed Projects

Conifer Village at Oakcrest



Address: 2011 Brooks Drive, Capitol Heights, MD 20747 (District 7)

No. of Units: 120

Bedroom Mix: 97 – 1BR/1BA; 16 – 2BR/1BA; 7 – 2BR/1.5BA



[Conifer Village at Oakcrest - Conifer Realty LLC \(coniferllc.com\)](http://coniferllc.com)



(443) 320-0490

Senior Living: Completed Projects

Rainier Manor I and II



Rainier Manor I:

Address: 3001 Queens Chapel Road,
Mt. Rainier, MD 20712 (District 2)

No. of Units: 100 Units

Bedroom Mix: 78 – 1BR; 22 – 2BR


Rainier Manor II:


Address: 3201 Buchanan Street,
Mt. Rainier, MD 20712 (District 2)

No. of Units: 120 Units

Bedroom Mix: 97 – 1BR/1BA; 16 – 2BR/1BA;
7 – 2BR/1.5BA

 rainermanor.com/contact-us/

 (301) 234-7880

 <https://rainermanor.com/>

Senior Living: Completed Projects

The Belnor



Address: 3800 St. Barnabas Road, Suitland, MD 20756 (District 7)

No. of Units: 122

Bedroom Mix: 96 – 1BR; 26 – 2BR



(240) 229-5789



The Belnor Senior Residences - Columbus Property Management
(columbuspm.org)

Senior Living: Completed Projects

Parkview at Laurel



Address: 9000 Briarcroft Lane, Laurel, MD 20708 (District 1)

No. of Units: 152

Bedroom Mix: 152 - 1BR



(301) 490-1526



<https://laurel1.enterpriseresidential.org/>

Senior Living: Completed Projects

Victory Crest



The Lodge at Marlton




Address: 6100 Sargent Road,
Hyattsville, MD 20782
(District 2)

No. of Units: 60

Bedroom Mix: 60 – 1BR/1BA

 3victorycrestleasing@hrehllc.com

 (301) 559-3891


 <https://victorycrestapartments.com/>

Address: 9590 Robert Crain Highway,
Upper Marlboro, MD 20772
(District 9)

No. of Units: 102

Bedroom Mix: 18 – 1BR; 84 – 2BR

 (301) 599-5422

 [https://www.seniorlivinguppermarlboro
md.com/](https://www.seniorlivinguppermarlboro.md.com/)

Senior Living: Completed Projects

Jericho Senior Living Center



Birchwood at Newton Green




Address: 1000 Brightseat Road,
Landover, MD 20785
(District 5)

No. of Units 270

Bedroom Mix 1 BR; 2 BR; 3 BR


 (301) 841-8892


 <https://www.apartments.com/jericho-residences-landover-md/9v2zf34/>

Address: 5300 Newton Street,
Landover Hills, MD 20784
(District 6)

No. of Units 78

Bedroom Mix 64 - 1BR; 14 - 2BR

 (844) 271-8730

 <https://livebirchwood.com/communities/birchwood-at-newton-green/>

Senior Living: Completed Projects

Cheval Court



Address: 2611 Luana Drive, Forestville, MD 20747 (District 6)

No. of Units: 26

Bedroom Mix: 26 – 1BR



info@habitatamerica.com



(301) 736-0685



<https://www.habitatamerica.com/communities/cheval-court/>

Senior Living: Completed Projects

Fort Washington Manor



Address: 10900 Indian Head Highway,
Fort Washington, MD 20744 (District 8)

No. of Units: 150

Bedroom Mix: 54 – 1 BR; 96 – 2 BR



(888) 258-4873



<https://www.fortwashingtonmanor.com/community/>

Senior Living: Completed Projects

Victory House of Palmer Park



St. Paul Senior Living II




Address: 7801 Barlowe Road,
Landover, MD 20785
(District 5)

No. of Units: 69

Bedroom Mix: 69 – 1BR

 info@habitatamerica.com

 (301) 341-4995

 <https://www.habitatamerica.com/communities/victory-house-of-palmer-park/>

Address: 1207 Addison Road,
Capitol Heights, MD 20743
(District 7)

No. of Units: 73

Bedroom Mix: 46 – 1BR; 27 – 2BR

 (301) 350-1100

 <https://www.apartmentguide.com/apartments/Maryland/Capitol-Heights/St-Paul-Senior-Living-Apartments/100013610/>

Senior Living: Completed Projects

Windsor Crossing Senior Apartments



Address: 5000 Lydianna Lane, Suitland, MD 20746 (District 7)

No. of Units: 125

Bedroom Mix: 25 - 1BR; 100 - 2BR



WindsorSr@hrehllc.com



(301) 246-8933



<https://windsorcrossingapts.com/>



Multi-Family Living: Completed Projects



Multi-Family Living: Completed Projects

Gateway at Peerless



Address: 15507 Peerless Avenue, Upper Marlboro, MD 20772
(District 6)

No. of Units: 62

Bedroom Mix: 11 – 1BR/1BA; 27 – 2BR/2BA; 24 – 3BR/2BA



contactus@coniferllc.com



(301) 291-7020



coniferllc.com/properties/gateway-at-peerless

Multi-Family Living: Completed Projects

Bladensburg Commons




The Residences at Woodland Springs




Address: 4200 58th Avenue,
Bladensburg, MD 20710
(District 5)

No. of Units: 100

Bedroom Mix: 50 – 1BR; 40 – 2BR;
10 – 3BR


 (240) 764-6295


 [https://bladensburgcommons.
enterpriseresidential.org/contactus](https://bladensburgcommons.enterpriseresidential.org/contactus)

Address: Rochelle Avenue and Atwood
Streets, District Heights, MD
(District 6)

No. of Units: 36

Bedroom Mix: 10 – 3BR; 26 – 4BR

 (202) 914-0737

 [https://www.apartments.com/woodland-
springs-district-heights-md/4fz4sph/](https://www.apartments.com/woodland-springs-district-heights-md/4fz4sph/)

Multi-Family Living: Completed Projects

Brinkley Hills



Address: Brinkley Road and Fisher Road, Temple Hills, MD (District 8)

No. of Units: 64

Bedroom Mix: 38 – 2BR; 26 – 3BR



contactus@coniferllc.com



(301) 861-0170



coniferllc.com/properties/brinkley-hill/

Multi-Family Living: Completed Projects

Glenreed Apartments



Langley Garden Apartments




Address: 3203 Reed Street,
Lanham, MD 20706 (District 5)

No. of Units: 104

Bedroom Mix: 8 – 1BR; 31 – 2BR;
39 – 3BR; 26 – 4BR


 (240) 623-1242

 <https://www.apartments.com/the-glens-at-reed-station-lanham-md/vz61e2f/>

Address: 1100 Lebanon Street,
Silver Spring, MD 20903 (District 2)

No. of Units: 590

Bedroom Mix: 164 – 1BR; 330 – 2BR;
96 – 3BR

 (888) 576-8776

 langleygardensapts.com/contact-us

Multi-Family Living: Completed Projects

Renaissance Square Apartments



Address: 4307 Jefferson Street, Hyattsville, MD 20781 (District 2)

No. of Units: 44

Bedroom Mix: 36 – 1BR; 8 – 2BR



contactus@coniferllc.com



(301) 864-1867



<https://hiphomes.org/renaissance-square/>

Multi-Family Living: Completed Projects

Overland Gardens



Address: 3119 75th Avenue, Landover, MD 20785 (District 5)

No. of Units: 409

Bedroom Mix: 193 – 2BR; 216 – 3BR



overland@hrehllc.com



(855) 221-9287



<https://overlandgardensapts.com/>

Multi-Family Living: Completed Projects



Parkway Terrace
Apartments

Address: 3415 Parkway Terrace Drive,
Suitland, MD 20746 (District 7)

No. of Units: 313

Bedroom Mix: 108 – 1BR; 205 – 2BR



(301) 685-5412



parkwayterraceapartments.com/



Allentown
Apartments

Address: 5218 Morris Avenue, Suitland,
MD 20746 (District 8)

No. of Units: 177

Bedroom Mix: 42 – 1BR; 77 – 2BR; 35 – 3BR



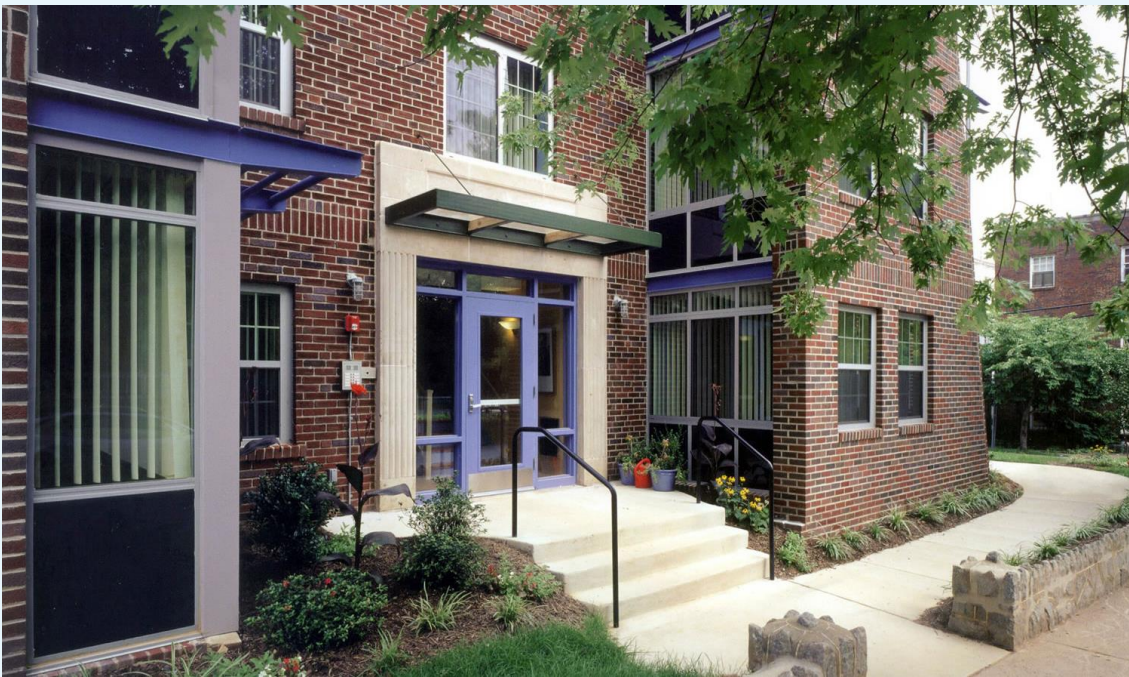
(888) 598-9753



[https://onewallcommunities.com/
properties/gateway-station-by-
onewall/](https://onewallcommunities.com/properties/gateway-station-by-onewall/)

Multi-Family Living: Completed Projects

Mt. Rainier Artist Apartments



Address: 3801 33rd Street, Mt. Rainier, MD 20712 (District 2)

No. of Units: 12

Bedroom Mix: 12 – 1BR



(202) 747-6555



<https://hiphomes.org/artists-housing/>

Multi-Family Living: Completed Projects

Villas at Langley



Address: 8100 15th Avenue, Hyattsville, MD 20783 (District 2)

No. of Units: 590

Bedroom Mix: 164 – 1BR; 330 2BR; 96 – 3BR



(888) 355-8469



<https://www.villasatlangley.com/>



Right of First Refusal Properties



Right of First Refusal Properties

According to County Resolution CR-51-2015, the County may exercise its Right of First Refusal (ROFR) when an owner of a multi-family rental facility of 20 units or more intends to sell a multi-family property. DHCD has the authority to purchase the property or assign its rights in an effort to stabilize, preserve, and expand housing opportunities for low- and moderate income households and increase the availability of quality affordable rental housing in designated areas of the County.

The number of units preserved as affordable varies from one transaction to another. In some instances, a percentage of the property's units are preserved as affordable, where in other instances, 100% of the units are preserved affordable.



Right of First Refusal Properties

Hamilton Manor



Haven Largo




Address: 3342 Lancer Drive,
Hyattsville, MD 20782
(District 2)

No. of Units: 245

Bedroom Mix: 117 – 1BR; 128 – 2BR


 (301) 559-6702

 hamiltonmanorapartments.com

Address: 9701 Summit Circle,
Largo, MD 20774
(District 6)

No. of Units: 245

Bedroom Mix: 55 – 1BR; 158 – 2BR;
32 – 3BR

 (844) 985-2154

 havenlargo.com

Right of First Refusal Properties

The Benjamin at Landover Hills



Address: 4085 Warner Avenue, Landover, MD 20784 (District 5)

No. of Units: 727

Bedroom Mix: 255 – 1BR; 396 – 1BR; 76 – 3BR



(855) 964-4194



<https://www.thebenjaminapts.com/>

Right of First Refusal Properties

Bedford & Victoria Station



Address: 1400 University Boulevard, Hyattsville, MD 20783 (District 2)

No. of Units: 587

Bedroom Mix: 288 1BR; 299 2BR



(301) 439-6611



<https://www.bvstation.com/>

Right of First Refusal Properties

Sunhaven Apartments



Address: 1405 Doewood Lane, Capitol Heights, MD 20743 (District 5)

No. of Units: 36

Bedroom Mix: 1 - Loft; 17 – 1BR; 18 – 2BR



(202) 722-2100



<https://www.apartments.com/woodhaven-apartments-capitol-heights-md/5ccw9sq/>

Right of First Refusal Properties

Langdon Park at Fort Washington



Address: 2428 Corning Avenue, Fort Washington, MD 20744 (District 8)

No. of Units: 304

Bedroom Mix: 139 – 1BR; 153 – 2BR; 12 – 3BR



(301) 630-1300



<https://www.langdonparkfortwashington.com/>



Woodyard Station Apartments | Clinton, MD
Coming in February 2023

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