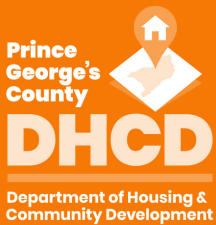




# 2025-2026 Affordable Housing PORTFOLIO



New Carrollton



Residences at Springbrook



Renaissance Square Apartments



## INTRODUCTION TO THE AFFORDABLE HOUSING PORTFOLIO

Welcome to the Prince George's County 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 made by the County in affordable housing are not only helping us to protect and expand quality, safe homes that residents of all incomes can afford, but also play 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](http://www.MDHousingSearch.org)

For more information, visit [dhcd.mypgc.us](http://dhcd.mypgc.us)  
or call (301) 883-5531

Follow and Like us on social media:



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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# 2025-2026 Senior Living: Upcoming Projects



# Multi-Family Living: 2025–2026 Upcoming Projects

## Late Summer/Early Fall 2025

### Hill House at Beechfield

Developer: KCG Development



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



**Units:** 150




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

# Senior Living: 2025–2026 Upcoming Projects



## January 2028 The Highlands

Developer: Community Housing Initiative, Inc.

 **Address:** 6801 Sheriff Road,  
Landover, MD (District 5)

 **Units:** 137

 **Bedroom Mix:** 1 BR, 2 BR

## Spring 2028 New Carrollton - Phase I

Developer: Urban Atlantic Development, LLC



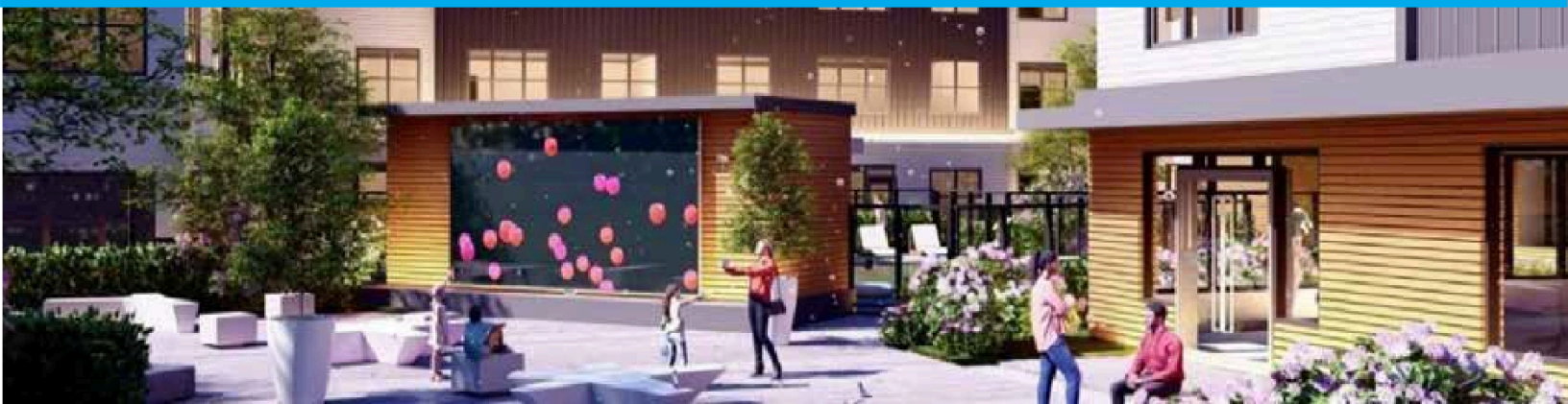
 **Address:** 4501 Garden City Drive,  
Hyattsville, MD  
(District 5)

 **Units:** 112

 **Bedroom Mix:** 107 –1 BR  
5 – 2 BR



# 2025-2026 Multi-Family Living: Upcoming Projects



# Multi-Family Living: 2025–2026 Upcoming Projects

## Spring 2028

### New Carrollton - Phase II

Developer: Urban Atlantic Development LLC



**Address:** 4501 Garden City Drive, Hyattsville, MD (District 5)



**Units:** 102




**Bedroom Mix:** 72 -1BR; 15 -2BR; 15 -3BR

# Multi-Family Living: 2025–2026 Upcoming Projects

May 2028  
Penn Place

Developer: Northern Real Estate Urban Ventures, LLC and Velocity Capital, LLC



 **Address:** 5501 Penn Crossing, District Heights, MD (District 7)

 **Units:** 168

 **Bedroom Mix:**  
56 – 1BR; 79 – 2BR; 33– 3BR


April 2027  
The Cassidy

Developer: KGC Development, LLC and Streetscape @ Capitol Heights, LLC



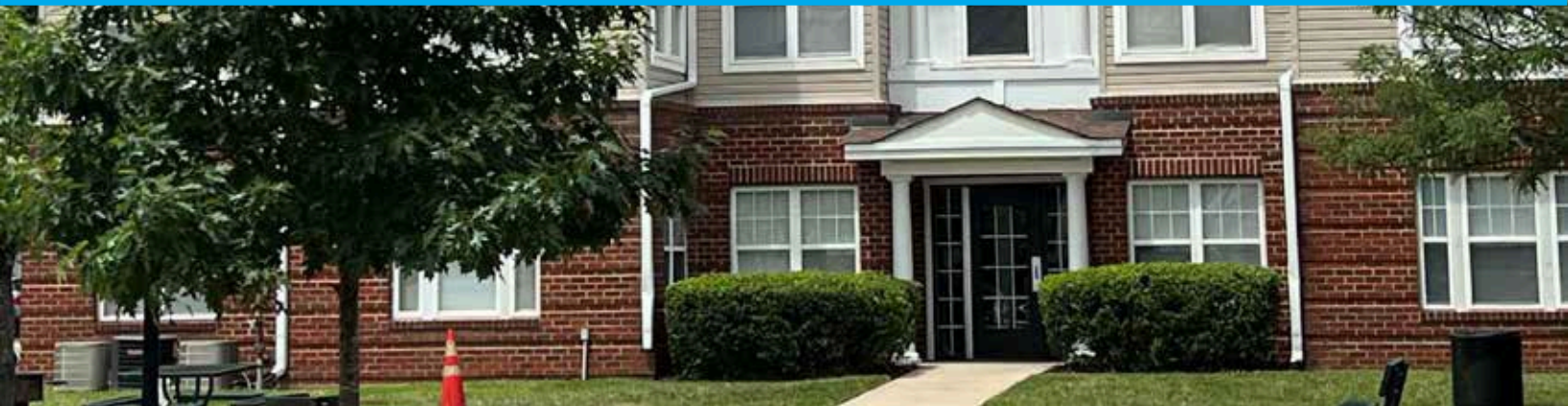
 **Address:** 1200 Karen Blvd., Capitol Heights, MD (District 7)

 **Units:** 175

 **Bedroom Mix:** 1BR;  
2BR; 3BR



# SeniorLiving: Completed Projects



# Senior Living: Completed Projects

## The Lewis



**Address:** 2901 Toles Park Drive, Suitland, MD 20746 (District7)

**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](mailto:residencesatGH@penrose.com)



(410) 847-7693



[Residences at GlenardenHills \(pennrose.com\)](http://ResidencesatGlenardenHills.pennrose.com)

# Senior Living: Completed Projects

## Conifer Village at Oakcrest



**Address:** 2011 Brooks Drive, Capitol Heights, MD 20747 (District7)

**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



[rainiermanor.com/contact-us/](mailto:rainiermanor.com/contact-us/)



(301) 234-7880



<https://rainiermanor.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



The Belnor Senior Residences - Columbus Property Management  
([columbuspm.org](http://columbuspm.org))



(240) 229-5789

# 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](mailto: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.seniorlivinguppermarlboromd.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](mailto: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](mailto: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

## Residences at Springbrook



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

**No. of Units:** 90

**Bedroom Mix:** 72-1BR; 18 -2BR



Manager669@HabitatAmerica.com



(301) 877-7000



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

# Senior Living: Completed Projects

Woodyard Station  
Senior Building



Homes at OxonHill  
Senior Community





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

**No. of Units:** 112

**Bedroom Mix:** 75–1BR; 37 – 2BR

 [woodyardstation@severncompanies.com](mailto:woodyardstation@severncompanies.com)


 (301) 919-5210


 <https://www.woodyardstationapts.com/home>

**Address:** 1313 Southern Avenue  
OxonHill, MD 20745  
(District 7)

**No. of Units:** 163

**Bedroom Mix:** 137–1BR; 5–2BR; 21–2BR

 (301) 686-7001

 <https://homesatoxonhill.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](mailto:contactus@coniferllc.com)



(301) 291-7020



[coniferllc.com/properties/gateway-at-peerless](https://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](mailto:contactus@coniferllc.com)

 (301) 861-0170

 [coniferllc.com/properties/brinkley-hill/](https://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](http://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

**BedroomMix:** 36–1BR; 8–2BR



[contactus@coniferllc.com](mailto: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](mailto: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/](http://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/>

## Multi-Family Living: Completed Projects

# Glenarden Hill - Phase 3



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

**No. of Units:** 158

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



(410) 921-9622



<https://www.pennrose.com/apartments/maryland/glenarden-hills/>

# Multi-Family Living: Completed Projects



Atworth College  
Park Metro




Sovren West  
Hyattsville Metro

**Address:** 4201 River Road CollegePark,  
MD 20740 (District 3)

**No. of Units:** 451

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


 (301) 719-5030


 [https://atworthcollegepark.com/?  
utm\\_source=gmb&utm\\_medium=  
organic](https://atworthcollegepark.com/?utm_source=gmb&utm_medium=organic)

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

**No. of Units:** 293

**BedroomMix:** 169–1BR; 119–2BR; 4–3BR

 (301) 804-1290

 [https://livesovren.com/?  
utm\\_source=gmb&utm\\_medium=  
organic](https://livesovren.com/?utm_source=gmb&utm_medium=organic)

# Multi-Family Living: Completed Projects


## Woodyard Station




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

**No. of Units:** 46

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

 (301) 919-5210

 <https://www.woodyardstationapts.com/home>



# 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, wherein 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](http://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](http://havenlargo.com)

## Right of First Refusal Properties


# The Benjamin at LandoverHills




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

**No.of Units:** 727

**BedroomMix:** 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/>

# Right of First Refusal Properties

## Central Gardens I Apartments



**Address:** 1 Cindy Lane,  
Capitol Heights, MD  
20743

**No. of Units:** 71

**Bedroom Mix:** 11–1BR; 23–2BR;  
60–3BR

 (301) 350-1790

 [www.centralgardensmd.com](http://www.centralgardensmd.com)

## Millwood Townhomes



**Address:** 1418 Karen Blvd.,  
Capitol Heights, MD  
20743

**No. of Units:** 73

**Bedroom Mix:** 40–2BR; 22–3BR;  
11–4BR

 (301) 350-6477

 [www.millwoodtownhomes.com](http://www.millwoodtownhomes.com)

# Right of First Refusal Properties

## Capitol Square Apartments



## Courts at Camp Springs



**Address:** 4008 – 38<sup>th</sup> Street,  
Brentwood, MD


**Address:** 5327 Carswell Avenue,  
Camp Springs, MD


**No. of Units:** 77


**No. of Units:** 373

**Bedroom Mix:** 1–Studio; 56–1BR;  
20–2BR

**Bedroom Mix:** 40–2BR; 22–3BR;  
11–4BR

 (240) 916-1138

 (301) 678-1027

 [www.capitolsquare-  
apartments.com](http://www.capitolsquare-apartments.com)

 [www.thecourtsofcampsprings.com](http://www.thecourtsofcampsprings.com)



**Woodyard Station Apartments | Clinton, MD**  
**Coming in February 2023**

**DISCLAIMER: DHCD does not lease, own or sell affordable housing. DHCD provides financing for new construction and the preservation of affordable housing. In addition to the listings in this Portfolio, affordable housing options can be found at**

**[www.MDHousingSearch.org](http://www.MDHousingSearch.org)**

For more information, visit [dhcd.mypgc.us](http://dhcd.mypgc.us)  
or call (301) 883-5531

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