



### Phase 1

#### Start 2017 Complete 2019

46 affordable age-restricted senior units

68 affordable and market rate units

114 Total Apartment Units

5,700 square foot Community clubhouse

### Phase 2 – Start TBD

55 affordable age-restricted senior units

68 affordable and market rate units

123 Total Apartment Units

### Phase 3 – Start TBD

65 market rate apartment units

31 market rate staked townhouse units

96 Total Apartment Units

### Phase 4 – Start TBD

20 affordable Homeownership Townhomes

77 market Homeownership Townhomes

97 Total Homeownership Townhomes



(Community Club House and Typical Building)

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Redevelopment Authority  
of Prince George’s County



# Glenarden Redevelopment PROPOSED SITE PLAN

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**Phase I – 46 Senior Apartments  
62 years and older  
68 Affordable and market rate units**



## Phase I – Senior Apartments Floor Plan

Internet Café/Library

Coffee Bar

Community Lounge

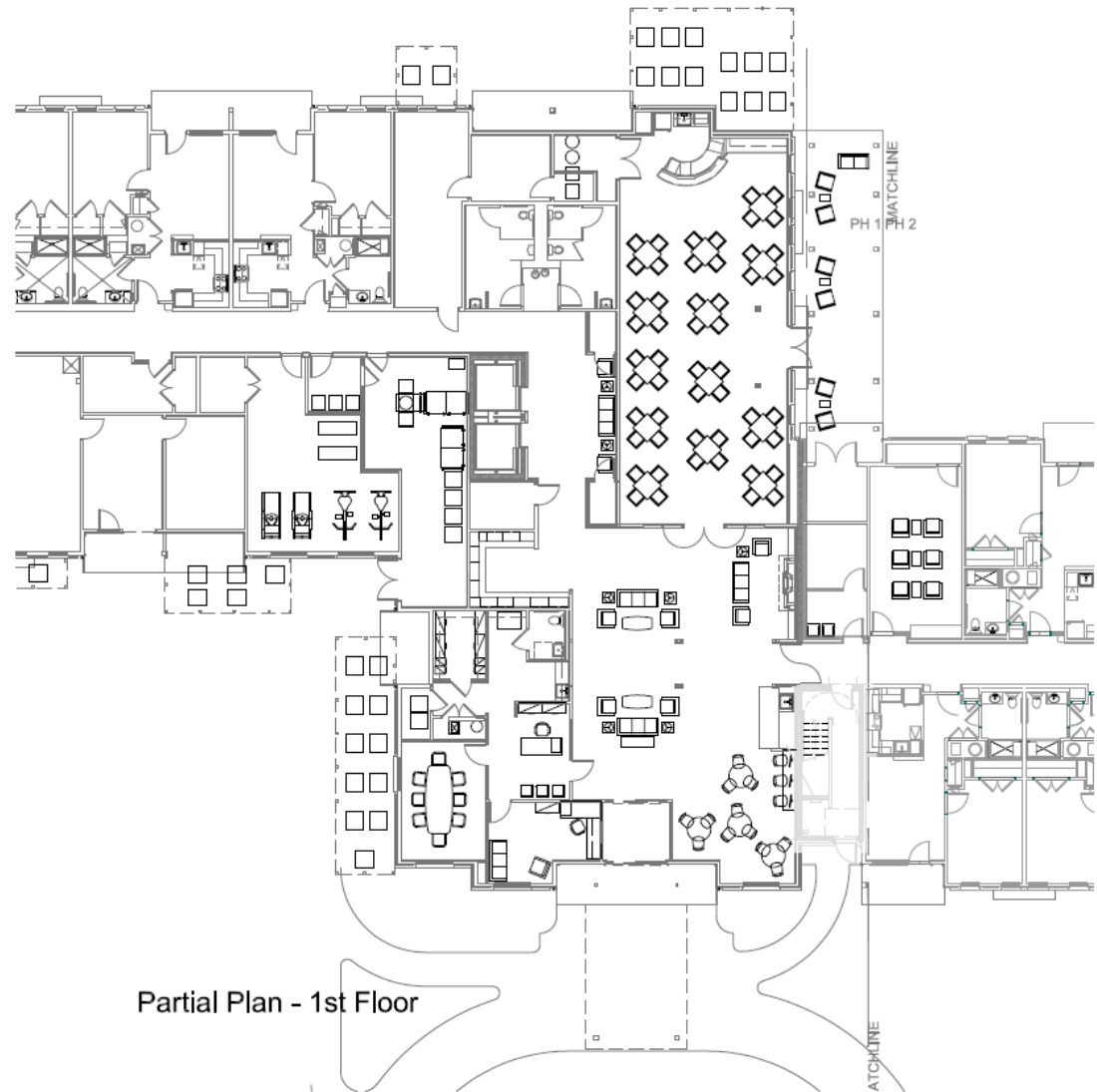
Kitchenette

Health/Exam Suites

On-Site Management

Outdoor Patio

Movie Room (Phase II)



## Phase I – Seniors Program and Services

Enrichment activities and classes

Health care screenings, referrals, health education

Prescription and grocery deliveries

Access to transportation

Linkages to employment and volunteer opportunities



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Bricks & Mortar | Heart & Soul

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MEETING THE NEED • GIVING HOPE • TEACHING TO SOAR  
MINISTRIES, INC.

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## Glenarden Homeownership Timeline: TBD

96 for sale Townhomes

20 affordable up to 120%  
AMI

76 market rate

Sales Prices

Low approximately  
\$300,000

Typical house includes  
lower level with garage

3 Bedroom/2.5 bath

Open floor plan

Options and selections  
will be available



# Phase I- Community Club House

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# Projected Rents

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- PHASE I – SENIOR AND FAMILY RENTALS

1-2 bedroom senior apartments – based on income

2 bedroom apartments: \$1,091 - \$1,716

3 bedroom apartments: \$1,238 - \$2,021

- PHASE II – To Be Determined

- PHASE III – To Be Determined



# INCOME QUALIFICATION FOR AFFORDABLE RENTAL

## Area Median Family Income (AMI)

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Household Size	60 % AMI	80 % AMI
1	\$46,380	\$52,550
2	\$52,980	\$60,050
3	\$59,580	\$67,550
4	\$66,180	\$75,050
5	\$71,520	\$81,100
6	\$76,800	\$87,100
7	\$82,080	\$93,100
8	\$87,360	\$99,100

# INCOME QUALIFICATION FOR 20 AFFORDABLE TOWNHOMES

## Area Median Family Income (AMI)

Household Size	120 % AMI
1	\$92,650
2	\$105,900
3	\$119,100
4	\$132,350
5	\$142,950
6	\$153,550
7	\$164,150
8	\$174,700