



# 2023–2024 Affordable Housing PORTFOLIO







## 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

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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

## April 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 Road  
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](mailto: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 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

 [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



(240) 229-5789



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



## 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

## 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](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

**Bedroom Mix:** 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





Allentown  
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/)

**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 15<sup>th</sup> 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](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 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

**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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