

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2019 Legislative Session

Reference No.: CR-58-2019

Draft No.: 1

Committee: GOVERNMENT OPERATIONS AND FISCAL POLICY

Date: 7/11/19

Action: FAV

REPORT: Favorable 4-0: Council Members Davis, Dernoga, Anderson-Walker and Hawkins
Absent: Streeter

CR-58-2019 approves the terms and conditions of a Payment in Lieu of Taxes (PILOT) by and between the County and Woodlands at Reid Temple, LP.

The Owner proposes to acquire land and construct a development consisting of 252 multi-family, residential mixed income apartments with related facilities for seniors ages 62 and up. The project is located at 11609 Facchina Place, Glen Dale, MD. The project will consist of 195 one-bedroom units and 57 two-bedroom units. Proposed rental rates range from \$1,009 to \$1,229 for a one-bedroom unit and \$1,213 to \$1,477 for a two-bedroom unit.

Attachments A-1 to A-3 to the Resolution provide a description of the project along with the estimated financing. Attachment B to the Resolution provides the terms of the 15-year Pilot agreement.

Estella Alexander, Acting Director, Department of Housing and Community Development, provided the Committee with an overview of the project and answered the Committee's questions.

The Office of Law reports CR-58-2019 to be in proper legislative form with no legal impediments to its adoption.

The Office of Audits and Investigations reports that the adoption of CR-58-2019 will result in \$589,214 in additional taxes. However, it will cause an adverse fiscal impact of \$3,188,274 over the 15-year period of the Pilot Agreement. This amount is the difference between the developed Projects estimated annual County property tax and the annual PILOT payment combined over the 15-year period.

The Committee inquired about the affordability period and was assured that this period last 20 years and can be extended up to 40 years.

After discussion, the Government Operations and Fiscal Policy Committee voted CR-58-2019 out favorably 4-0.