



Angela D. Alsobrooks  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

September 20, 2021

The Honorable Calvin S. Hawkins, II  
Chairman  
Prince George's County Council  
County Administration Building  
Upper Marlboro, Maryland 20772

Dear Chairman Hawkins:

Enclosed for the County Council's consideration is a Resolution approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County (the "County") and 8100 15th Ave Owner, LLC concerning the Villas at Langley project.

The Owner proposes to renovate the Villas at Langley Apartments, a five hundred-ninety (590) garden style apartment community, a portion of which will provide housing for two hundred ninety-five (295) low-income to moderate-income residents, located at 8100 15th Avenue, Hyattsville, Maryland 20783. The property is also located near the Purple Line stations in Hyattsville.

The Project's total development cost, including acquisition, is approximately one hundred eight million, one hundred eighty-four thousand, five hundred fifty-six dollars (\$108,184,556).

The PILOT will require the Owner to make annual payments to the County for each tax year of fifty percent (50%) of the amount annually payable for Prince George's County real property taxes based on the Maryland State Department of Assessments and Taxation's annual assessment. The PILOT agreement will remain in effect for ten (10) years which includes the extended affordability period.

The Council's favorable consideration of this legislation is greatly appreciated. If you have any questions, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development (DHCD), at (301) 883-5531.

Sincerely,

Angela D. Alsobrooks  
County Executive

Enclosures  
The Honorable Calvin S. Hawkins, II, Chairman