

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2026 Legislative Session**

Resolution No. CR-044-2026

Proposed by The Chair (by request County Executive)

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**RESOLUTION**

1 A RESOLUTION concerning

2       Payments in Lieu of Taxes (“PILOT”) Agreement for the Holly Place Project

3 For the purpose of approving the terms and conditions of a Payments in Lieu of Taxes

4 (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and Holly

5 Place Limited Partnership (the “Owner”).

6       WHEREAS, there is a significant need in the County for quality housing units for seniors  
7 with limited income; and

8       WHEREAS, the Owner proposes to acquire and construct seventy two (72) units of new  
9 affordable multi-family rental housing for low-income to moderate-income seniors, earning sixty  
10 percent (60%) and below of the Area Median Income (“AMI”), known as Holly Place, located at  
11 4500 Saint Barnabas Road, Temple Hills, Maryland 20748, as more particularly described in  
12 Exhibit A, attached hereto and herein incorporated by reference (“Property”); and

13       WHEREAS, the Owner has requested that the County Council of Prince George’s County,  
14 Maryland, (the “County Council”) authorize the Owner to make payments in lieu of County real  
15 property taxes pursuant to Section 7-506.3 of the Tax-Property Article of the Annotated Code of  
16 Maryland, as amended; and

17       WHEREAS, Section 7-506.3 of the Tax-Property Article of the Annotated Code of  
18 Maryland, as amended, provides that in Prince George's County, real property may be exempt  
19 from county property tax if: (a)(2)(i) the real property is owned by a person engaged in  
20 constructing or operating housing structures or projects; (a)(2)(ii) the real property is used for a  
21 housing structure or project that is constructed or substantially rehabilitated under a federal,  
22 State, or local government program that (a)(2)(ii)(1) is acquired, constructed, or rehabilitated

1 under a federal, State, or local government program that (a)(2)(ii)(1)(A) funds construction or  
2 rehabilitation or insures the financing of construction or rehabilitation in whole or in part,  
3 including a housing investment trust, or (a)(2)(ii)(1)(B) provides interest subsidy, rent subsidy,  
4 or rent supplements; or (a)(2)(ii)(2) is acquired under the Right of First Refusal program under  
5 Subtitle 13, Division 14 of the Prince George's County Code; (a)(2)(iii) the owner and the  
6 governing body of Prince George's County agree that the owner shall pay a negotiated amount in  
7 lieu of the applicable county property tax; and (a)(2)(iv) the owner of the real property:  
8 (a)(2)(iv)(1)(A) agrees to continue to maintain the real property as rental housing for lower  
9 income persons under the requirements of the government programs described in paragraph  
10 (a)(2)(ii) of this subsection; and (a)(2)(iv)(1)(B) agrees to renew any annual contributions  
11 contract or other agreement for rental subsidy or supplement; or (a)(2)(iv)(2) enters into an  
12 agreement with the governing body of Prince George's County to allow the entire property or the  
13 portion of the property that was maintained for lower income persons to remain as housing for  
14 lower income persons for a term of at least 5 years; and

15 WHEREAS, the Owner has demonstrated to the County that an agreement for payments in  
16 lieu of County real property taxes is necessary to make the Project economically feasible, as  
17 described in Attachments "A-1," "A-2," and "A-3," attached hereto and made a part hereof; and

18 WHEREAS, in order to induce the Owner to provide housing for seniors with restricted  
19 incomes, it is in the interest of the County to accept payments in lieu of County real property  
20 taxes, subject to the terms and conditions of the PILOT Agreement (the "Agreement") set forth  
21 in Attachment B, attached hereto and made a part hereof; and

22 WHEREAS, the County Executive has recommended support of the acquisition and  
23 construction of the Holly Place Project.

24 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
25 County, Maryland, that in accordance with Section 7-506.3 of the Tax-Property Article of the  
26 Annotated Code of Maryland, as amended, the County shall accept payments in lieu of County  
27 real property taxes for the Project, subject to the Agreement attached to this Resolution.

28 BE IT FURTHER RESOLVED that the County Executive or the County Executive's  
29 designee is hereby authorized to execute and deliver the Agreement in the name of and on behalf  
30 of the County in substantially the same form attached hereto.

31 BE IT FURTHER RESOLVED that the County Executive, prior to the execution and

1 delivery of the Agreement, may make such changes or modifications to the Agreement as  
2 deemed appropriate in order to accomplish the purpose of the transaction authorized by this  
3 Resolution; and the execution of the Agreement by the County Executive or the County  
4 Executive’s designee shall be conclusive evidence of the approval of the County Executive of all  
5 changes or modifications to the Agreement; and the Agreement shall thereupon become binding  
6 upon the County in accordance with the terms and conditions therein.

7 BE IT FURTHER RESOLVED that the County Executive, subsequent to the execution of  
8 the Agreement, may amend the Agreement as deemed appropriate in order to accomplish the  
9 purpose of the transaction authorized by this Resolution.

10 BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of  
11 its adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Krystal Oriadha  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**

**Holly Place  
4500 Saint Barnabas Road  
Temple Hills, Maryland 20748**

**COUNCILMANIC DISTRICT 7**

**PROJECT DESCRIPTION:** A seventy two (72) unit affordable rental apartment community will be constructed for seniors in a one (1) elevator building with four (4) stories on a 2.40-acre site in Temple Hills, Maryland. All units will be affordable, and rents will be restricted for forty (40) years

**OWNER:** Holly Place Limited Partnership

**DEVELOPERS:** Lincoln Avenue Capital Management MD LLC  
Dogwood Development Company, LLC

**CONTACT:** Stacy Kaplowitz  
Vice President  
(202) 744-1479  
skaplowitz@lincolnavenue.com

**NEIGHBORHOOD/LOCALITY:** Temple Hills, Prince George’s County, District 7

**UNIT MIX:** A mix of one (1) bedroom and two (2) bedroom units

**AFFORDABILITY:** All units will be priced at levels affordable to households earning sixty percent (60%) or less of the Area Median Income (“AMI”) for forty (40) years

**ATTACHMENT A-2****PROJECT INFORMATION SHEET**

**Holly Place  
4500 Saint Barnabas Road  
Temple Hills, Maryland 20748**

**COUNCILMANIC DISTRICT 7****PROJECT DESCRIPTION:**

The Holly Place project (the “Project”) is a seventy two (72) unit new construction, senior affordable housing project located in the northern portion of Temple Hills, Maryland. The building is four (4) stories with an elevator. The site is approximately 2.40 acres and is located within one (1) mile of many local amenities. The neighborhood is both residential and commercial, with the majority of commercial and retail uses located along Saint Barnabas Road. Land uses to the north include commercial/retail uses such as Pep Boys, Danny’s Carryout, and single-family homes. The east of the property consists of single-family homes and a place of worship. Land uses to the west and south of the property consist of commercial/retail uses. Further south, there are more commercial/retail and industrial uses.

The Project will consist of a total of seventy two (72) residential units, including fifty one (51) one (1) bedroom units and twenty one (21) two (2) bedroom units. All units will be restricted to renters age sixty two (62) or older and earning up to sixty percent (60%) of the Area Median Income (“AMI”). The project is to be certified under the Energy Star Multifamily New Construction. The units will have washer/dryer hookups and Energy Star appliances, lighting, and windows. The project will also have one (1) EV Charging Station. The management team will provide continuing tenant education and reminders on how to conserve energy. The community amenities include a fitness room, game/community room, landscaped garden, patio, library, and theater room. Five percent (5%) of the units will be Americans with Disabilities Act (“ADA”) accessible, and two percent (2%) will be adaptable for residents with audio, visual, or hearing needs.

The development team is well-versed in affordable housing development. Lincoln Avenue Communities MD LLC is the Maryland-focused branch of Lincoln Avenue Companies, a national affordable housing developer owning and operating over twenty seven thousand

(27,000) units in twenty eight (28) states. The architect for this project is Soto Architecture & Urban Design, a Minority Business Enterprise (“MBE”) Architecture and Interior Design firm that was established in 2014. Soto's dedicated team of twelve (12) architects has designed over three thousand, five hundred (3,500) units of housing, including two thousand (2,000) affordable units from eleven (11) low-income housing tax credit deals. They have extensive experience working on Low-Income Housing Tax Credits (“LIHTC”) program projects in the State of Maryland. The property management team is Franklin Group. They manage over thirty six thousand (36,000) units at two hundred fifty (250) communities in the Mid-Atlantic and Southeastern states, ranging from Rhode Island to Florida. The general contractor for this project is Harkins Builders. Harkins was founded in 1965 and specializes in multifamily, commercial, and government building projects. In the last five (5) years, Harkins has completed one hundred nine (109) construction projects totaling over ten thousand, five hundred (10,500) units and over twelve (12) million square feet, many of which are affordable or low-income housing units.

**ATTACHMENT A-3****PROJECT FINANCING ESTIMATE**

**Holly Place  
4500 Saint Barnabas Road  
Temple Hills, Maryland 20748**

**COUNCILMANIC DISTRICT 7**

<i>Sources</i>		
<b>Source</b>	<b>Amount</b>	<b>Percentage</b>
Tax Exempt Bond Financing	\$ 11,508,000	36.40%
Maryland Rental Housing Works	\$ 3,500,000	11.07%
MEEHA	\$ 400,000	1.27%
Prince George's County HITF	\$ 2,500,000	7.90%
LIHTC	\$ 12,542,956	39.67%
Deferred Developer Fee	\$ 1,166,837	3.69%
<b>TOTAL</b>	<b>\$ 31,617,793</b>	<b>100.00%</b>

<i>Uses</i>		
<b>Use</b>	<b>Amount</b>	<b>Percentage</b>
Construction Costs	\$ 18,616,633	58.88%
Fees Related to Construction	\$ 3,345,721	10.58%
Financing Fees and Charges	\$ 2,706,080	8.56%
Acquisition Cost	\$ 2,780,000	8.79%
Developer's Fee	\$ 3,065,602	9.70%
Syndication Costs	\$ 397,591	1.26%
Guarantees and Reserves	\$ 706,166	2.23%
<b>TOTAL</b>	<b>\$ 31,617,793</b>	<b>100.00%</b>