

**PRINCE GEORGE'S COUNTY COUNCIL**  
**COMMITTEE REPORT**  
**2022 Legislative Session**

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**Reference No.:** CB-054-2022

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 06/07/2022

**Action:** FAV

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**REPORT:** Favorable 10-0: Council Members Hawkins, Burroughs Dernoga, Franklin, Glaros, Harrison Ivey, Medlock, Streeter, Taveras, and Turner. Absent: Franklin

The Prince George's County Council convened as the Committee of the Whole to consider CR-045-2022. CR-045-2022 is a Resolution approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland, and Birchwood at Upper Marlboro, LLC ("Owner") for the Birchwood at Upper Marlboro project ("Project"). The Owner is an entity formed by the development team of MBID of Delaware, LLC (d/b/a/ Ingerman) and Housing Initiative Partnership, Inc. to acquire and construct ninety (90) affordable rental housing units for seniors at 15402 Marlboro Pike, Upper Marlboro, Maryland 20772. Every unit in the Project will be affordable. The units in Birchwood at Upper Marlboro will be reserved for senior households at various income levels up to eighty percent (80%) of the Area Median Income ("AMI"). Across the Project, there will be a unit mix of sixty-two (62) one-bedroom units and twenty-eight (28) two-bedroom units. The Project's total development cost, including the acquisition, infrastructure development, and construction, is approximately twenty-four million, six hundred sixty-three thousand, eight hundred nineteen dollars (\$24,663,819). The PILOT will require a mandatory annual payment of no less than \$22,500 per unit for the first tax year. After that, the required payment shall increase by 2% for each subsequent year.

The Ingerman group provided a slide presentation, and Maryann Dillion spoke on behalf of Housing Initiative Partnership, Inc.

The Office of Law reports CR-045-2022 to be in proper legislative form with no legal impediments to its adoption.

The Policy Group reports that CR-045-2022 will have an adverse impact on the County in terms of foregone tax revenue. However, new residents may generate additional economic activity, which could be a plus for the County.

After discussion, the Prince Georges County Council sitting as the Committee of the Whole reported CR-045-2022 out favorably, 10-0.