

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2023 Legislative Session

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**Reference No.:** CR-035-2023

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 6/6/2023

**Action:** FAV

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### REPORT:

Committee Vote: Favorable, 9-0 (In favor: Council Members Dernoga, Blegay, Burroughs, Fisher, Harrison, Hawkins, Ivey, Oriadha and Watson)

The County Council sitting as the Committee of the Whole convened on June 6, 2023, to consider CR-35-2023. This resolution was transmitted by the County Executive for the Council's consideration to approve the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for the Addison Park project, an eligible activity, in the amount of three million dollars (\$3,000,000). CR-35-2023 was discussed in conjunction with CR-34-2023, a Resolution to approve the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement for the Addison Park Apartments project.

The Addison Park project involves the land acquisition and new construction of two hundred ninety-three (293) units of new affordable multi-family rental housing for low-income to moderate-income seniors, ages sixty-two (62) years and older, known as Addison Park, located at 216 Yolanda Avenue, Capitol Heights, Maryland. The total cost of acquisition and construction of the project is anticipated to be approximately eighty-three million, three hundred one thousand, seven hundred thirty-eight dollars (\$83,301,738). These apartments will be built and constructed by a development team consisting of Atlantic Pacific Communities and Cober Johnson Romney.

Ms. Aspasia Xypolia, Director of the Department of Housing and Community Development (DHCD) was present in the meeting and stated that she did not have anything to add following the project summary PowerPoint presentation that was provided by Mr. Harold Johnson II, Managing Partner CJR Development Partners LC and Mr. Gary McPherson, Development Manager, Atlantic Pacific Companies, Inc. during the overview and discussion of CR-34-2023.

The Budget and Policy Analysis Division Fiscal and Policy Note dated June 1, 2023, states that adoption of CR-35-2023 would represent an adverse impact of \$3,000,000 in expenditures from the Housing Development Trust Fund. Adoption of CR-035-2023 aligns with County Plan 2035 goals and will create housing along the Blue Line Corridor. Adoption of CR-35-2023 will also create affordable housing options specifically geared towards seniors 62 and older, which is one of the County's populations that is growing quickly and most in need of affordable housing.

Following Council Members' questions and responses from the development team, Council

Member Oriadha made a motion for a favorable recommendation on the resolution. The motion, seconded by Council Vice Chair Blegay, passed 9-0.