

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2022 Legislative Session

Reference No.: CR-076-2024

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 10/08/2024

Action: FAVORABLE

REPORT: Committee Vote: Favorable with Amendments, 9-0 (In favor: Chair Ivey, Council Members Blegay, Burroughs, Fisher, Harrison, Hawkins, Olson, Oriadha and Watson)

The Prince George's County Council convened as the Committee of the Whole on October 8, 2024, to consider CR-076-2024. The County Executive transmitted this resolution for the Council's consideration to approve and adopt the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for Housing and Community Development to The Highlands Senior Apartments project, an eligible activity, in the amount of two million, five hundred thousand dollars (\$2,500,000).

CR-076-2024 was discussed in conjunction with CR-077-2024, which approves the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County (the "County") and Highland Senior Living, LLLP (the "Owner") concerning the Highlands Senior Apartments project (the "Project").

The Highlands Senior Apartments project is located at 6801 Sherif Road, Landover, Maryland, and involves the new construction of one hundred thirty-seven (137) affordable housing apartments for seniors earning sixty percent (60%) or below of the Area Median Income ("AMI") for forty years. The unit mix will consist of one (1) bedroom and two (2) bedroom units.

The Project's total development cost is expected to be forty-one million, three hundred forty-nine thousand, three hundred twenty-three dollars (\$41,349,323). Financing will consist of a tax-exempt bond loan, equity from the sale of Low-Income Housing Tax Credits, a State of Maryland Rental Housing Works loan, and a deferred developer fee. Additionally, the ProjectProject requests a forty (40) year Payments in Lieu of Taxes ("PILOT") agreement.

The Budget and Policy Analysis Division submitted a Policy Analysis and Fiscal Impact Statement indicating that the ProjectProject aligns with Plan 2035. It is within 100 feet of four bus stops, has adequate sidewalk access, and generates additional economic activity, and current senior residents have access to more affordable housing options.

Reverend Henry P. Davis, Pastor of the First Baptist Church of Highland Park, spoke in support of the legislation.

Mr. Joe Byrne, with Community Housing Initiative, Inc., gave a brief overview of the Project.

Chair Ivey stated that all Council Members are familiar with the Project; it is needed as an increasing senior population needs affordable housing.

On a motion made by Vice Chair Harrison, seconded by Council Member Fisher, the Committee of the Whole voted 9-0 favorably on CR-076-2024.