



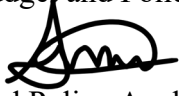
November 7, 2025

FISCAL AND POLICY NOTE

TO: Colette R. Gresham, Esq.
Acting Council Administrator

Karen T. Zavakos
Acting Deputy Council Administrator

THRU: Lavinia Baxter 
Senior Legislative Budget and Policy Analyst

FROM: Shalene Miller-Whye 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CR-114-2025 FY 2026 Annual Action Plan for Housing and Community
Development New Carrollton – Affordable – Phase 4 Project

CR-114-2025 (*Proposed by:* The Chair of the Council at the request of the County Executive)

Assigned to the Committee of the Whole

A RESOLUTION concerning Fiscal Year (“FY”) 2026 Annual Action Plan for Housing and Community Development For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2026 Annual Action Plan for Housing and Community Development by adding the New Carrollton – Affordable – Phase 4 project, an eligible activity not originally funded or described in the FY 2026 Annual Action Plan, and the reprogramming and reallocation of two million, five hundred thousand dollars (\$2,500,000) in HOME Investment Partnerships (“HOME”) Program funds from Annual Action Plans approved in prior fiscal years to support the New Carrollton – Affordable – Phase 4 project.

Fiscal Summary

Direct Impact

Expenditures: \$ 2,500,000 reallocation of HOME funds to support New Carrollton Affordable Phase 4, not originally funded.

Revenue: None.

Indirect Impact

Potentially favorable.

Legislative Summary:

CR-114-2025¹, proposed by the Council Chair at the request of the County Executive, was introduced on October 7, 2025, and referred to the Committee of the Whole. CR-114-2025 amends the FY 2026 Annual Action Plan by adding the New Carrollton Affordable Phase 4 project as an eligible activity and reallocating \$2,500,000 in HOME funds to the project

Project Information

Developer: Urban Atlantic Development LLC

Owner: Urban Atlantic Development LLC

Description: A one hundred two (102) unit affordable family rental apartment community that will be constructed in New Carrollton, Maryland. All units will be affordable, and rents will be restricted for forty (40) years

Duration: At least 40 years

Current Law/Background:

The County's FY 2026-2030 Consolidated Plan was adopted through CR-034-2025² through citizen participation, assessment of housing and community development needs, and the incorporation of housing market analysis. According to the United States Department of Housing and Community Development (HUD), the Consolidated Plan is put in place to help states and local jurisdictions assess their affordable housing needs and market conditions by making investment

¹ [CR-074-2024](#)

² [CR-047-2020](#)

decisions that are based on research and data. The planning process is created to be a framework for future housing and community development priorities that align and focus funding on the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, Housing Trust Fund (HTF), Emergency Solutions Grants (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) Program.

The Consolidated Plan is implemented through Annual Action Plans, which provide summaries of the actions, activities, and federal and non-federal resources to be utilized in addressing the priorities and goals identified in the Consolidated Plan. Grantees use the Consolidated Annual Performance and Evaluation Report (CAPER) to report accomplishments towards their Consolidated Plan goals.

According to Sec. 15A-105 of the County Code, the Annual Housing and Community Development Action Plan shall be generally consistent with the Strategic Plans contained in the Five-Year Consolidated Housing and Community Development Plan and the Annual Statement of Community Development Objectives and shall include:

1. A detailed description of recommended housing and community development activities proposed for implementation during the succeeding program year.
2. The estimated cost of each project proposed in the subject program year, and the total cost to bring the project to completion if it is a multiyear project, together with an identification of the sources of such funds.
3. The geographical boundaries, locations, and targeting, where applicable.
4. Identification of the agency or combination of agencies responsible for administering and/or implementing the recommended activities.
5. Identification of priority housing activities and federal resources to address the needs of low- and moderate-income households, as well as special needs populations.
6. Identification of priority activities in areas that address underserved housing needs which include, but are not limited to: maintaining adequate housing; removing barriers to adequate housing; evaluating and reducing lead-based paint hazards; reducing the number of poverty level families; developing institutional structures; enhancing coordination between public and private housing, and social services agencies; and fostering public housing improvements and resident initiatives; and
7. Submission of a combined application for use of federal entitlement funds for programs such as Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant, Neighborhood Stabilization Grant Program, and HUD Section 108 Loan Guarantee Program.

Sec 15A-106 of the County Code requires the review and approval of the five-year Consolidated Housing and Community Development Plan and Annual Action Plan. Sec. 15-A-106 states that the County Executive shall forward each proposed Five-Year Consolidated Housing and Community Development Plan and each Annual Action Plan; after public hearings(s), the County Council may amend any part of the Consolidated Housing and Community Development Plan or Annual Action Plan.

CR-032-2025³ established the FY 2025 Annual Action Plan for Housing and Community Development.

Resource Personnel:

- Jonathan Butler, Acting Director, Department of Housing and Community Development
- Adedamola George, Esq., Chief Compliance and Program Manager

Discussion/Policy Analysis:

This resolution seeks to reprogram \$2,500,000 from the HOME Investment Partnerships (HOME) Program and reallocate it to support the New Carrollton Affordable Phase 4 project. The FY 2026 Annual Action Plan includes a HOME Program allocation of \$2,223,444.75. This resolution seeks to reallocate program income and entitlement funds from the FY 2020, FY 2021, FY 2022, FY 2024 and FY 2025 annual action plans.

Summary of HOME funds to be reallocated from each fiscal year⁴:

Fiscal Year	HOME Entitlement	Program Income
FY 2020	\$194,379.73	
FY 2021	\$168,348.13	
FY 2022	\$868,786.76	
FY 2023	\$21,761.12	
FY 2024		\$1,206,724.26
FY 2025		\$40,112.76
Total	\$1,253,275.74	\$1,246,724.26

For FY 2026, the Department of Housing and Community Development entitlement funds included the following⁵:

Program	Allocation
CDBG	\$5,806,716
HOME	\$2,223,444.75
ESG	\$493,358
Total	\$8,523,518.75

Consistent with the Consolidated Plan, FY 2026 Annual Action Plan Goals included⁶:

³ [CR-024-2024](#)

⁴ Attachment B, DHCD.

⁵ [FY 2025 Annual Action Plan, pg. 16](#)

⁶ [FY 2025 Annual Action Plan, pg. 22](#)

1. Prevent homelessness: prevent residents from becoming homeless through evidence-based interventions
2. Reduce homelessness: increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services
3. Preserve & improve existing affordable rental housing: preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
4. Improve housing conditions for homeowners: increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency & weatherization improvements, and accessibility modifications)
5. Increase the supply of affordable rental homes: increase the number of affordable rental homes, especially for low-income residents
6. Increase access to homeownership: through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
7. Strengthen the bandwidth of CHDOs: increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities
8. Improve the quality of life for residents: improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
9. Support economic mobility: support economic mobility for low- and moderate-income residents with workforce development programs
10. Strengthen the county's economy: through economic development initiatives, support small businesses to foster stronger communities across the county

The New Carrollton – Affordable - Phase 4 project (the “Project”) is to be located within the confines of Pennsy Drive, Route 50, and Corporate Drive, New Carrollton, Prince George’s County, and is a 102-unit multifamily affordable housing development. Under the proposed agreement, for at least a 40-year term, Urban Atlantic Development LLC (the “Developer”) will construct one hundred two (102) units for families whose incomes are at or below 70% of the Area Median Income (“AMI”). The Project will consist of seventy-two (72) one (1) bedroom units, fifteen (15) two (2) bedroom units, and fifteen (15) three (3) bedroom units within one (1) elevator building of five (5) or more stories.

The Project is expected to cost \$40,108,565. Financing includes tax-exempt bond financing in the amount of \$14,534,734, subordinate Rental Housing Program funds through the State of Maryland Department of Housing and Community Development (“State of MD DHCD”) in the amount of \$3,500,000, equity from the sale of Low-Income Housing Tax Credits (“LIHTC”) in the amount of \$15,392,604, a Deferred Developer Fee in the amount of \$1,931,794, interim income in the amount of \$421,554, 45L Energy Credits in the amount of \$43,860, a MEEHA grant in the amount of \$70,000, and Cash Collateralized Income in the amount of \$1,714,019.

The project will receive approximately \$8,929,615 or 22% of its total funding from the County, as demonstrated below. The terms of the PILOT agreement include 100% tax waivers of 102 units for the next 40 years, with a 2% annual escalation per unit over that period.

Total aid received from the County:	
PILOT Agreement:	\$ 6,249,612
HOME	\$ 2,500,000
County Subsidy as a percentage of Total Cost:	22%

Increasing the availability of affordable housing through the construction of new housing and the rehabilitation of existing housing is a stated objective of the Council and a key component of the Comprehensive Housing Strategy⁷.

Fiscal Impact:

- *Direct Impact*

Adoption of CR-114-2025 will have an adverse fiscal impact, as \$2,500,000 in HOME entitlement and program income funds will be reallocated from FY 2020, FY 2021, FY 2022, FY 2023, FY 2024 and FY 2024.

- *Indirect Impact*

Adoption of CR-114-2025 aligns with County Plan 2035⁸ goals and will focus on the initial goals set in place by the FY 2026-2030 Consolidated Plan to prioritize affordable housing, economic development, rental assistance, and homeowner's assistance.

- *Appropriated in the Current Fiscal Year*

N/A

Effective Date of Proposed Legislation:

⁷ [Comprehensive Housing Strategy Report](#)

⁸ [Plan 2035](#)

The proposed Resolution shall be effective upon its adoption.

If you require additional information, or have questions about this fiscal impact statement, please email me.