

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CR-027-2025

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 04/15/2025

Action: FAVORABLE

REPORT: Committee Vote: Favorable, 10–0 (In favor: Chair Burroughs, Council Members Oriadha, Blegay, Dernoga, Fisher, Harrison, Hawkins, Ivey, Olson, and Watson)

The Prince George's County Council convened as the Committee of the Whole (COW) on April 15, 2025, to consider CR-027-2025. The Acting County Executive transmitted this Resolution for the Council's consideration to approve and adopt the commitment and allocation allocate gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") Program for Housing and Community Development to New Carrollton - Affordable - Phase I Project, an eligible activity, for new affordable rental housing construction in the amount of two million, five hundred thousand dollars (\$2,500,000).

CR-027-2027 was discussed in conjunction with CR-028-2025, which approves the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and New Carrollton Affordable Senior I, LLC (the "Owner") concerning the New Carrollton - Affordable - Phase I Project.

The New Carrollton Phase I Project will be located at 4051 Garden City Drive, Hyattsville, Maryland. It is a transit-oriented project that involves the new construction of one hundred twelve (112) affordable rental apartments for low—and moderate-income seniors whose incomes are at or below seventy percent (70%) of the Area Median Income ("AMI").

The Project unit mix will consist of one hundred seven (107) one (1) bedroom and five (5) two (2) bedroom units within a one (1) elevator building of four (4) or fewer stories, and rents will be restricted for forty (40) years.

Ms. Aspasia Xypolia, Director of the Prince George's County Department of Housing and Community Development (DHCD), explained that there is a short presentation on the project and could answer any questions. The County Executive also submitted a letter requesting a favorable consideration of the Resolution.

The Budget and Policy Analysis Division submitted a Policy Analysis and Fiscal Note indicating the Resolution aligns with Plan 2035 goals and focuses on the goals set by the FY 2021-2025 Consolidated Plan to prioritize affordable housing, economic development, rental assistance, and homeowner's assistance.

On a motion by Council Member Harrison, seconded by Council Member Fisher, the Committee of the Whole voted 10-0 favorably on CR-027-2025.