

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Resolution No. CR-117-2025

Proposed by (The Chair – by request of the County Executive)

Introduced by Council Members Olson, Blegay, Hawkins, Ivey and Watson

Co-Sponsors _____

Date of Introduction October 7, 2025

RESOLUTION

1 A RESOLUTION concerning

2 Payments in Lieu of Taxes (“PILOT”) Agreement for the Flats at Glenridge Station Project
 3 For the purpose of approving the terms and conditions of a Payments in Lieu of Taxes
 4 (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and
 5 Dominion Inc. (the “Owner”).

6 WHEREAS, there is a significant need in the County for quality housing units for families
 7 with limited income; and

8 WHEREAS, the Owner proposes to acquire and construct two hundred forty five (245)
 9 units of new affordable multi-family rental housing for low-income to moderate-income families,
 10 earning sixty percent (60%) and below of the Area Median Income (“AMI”), known as Flats at
 11 Glenridge Station, located at 7011 Chesapeake Road, Hyattsville, Maryland 20784, as more
 12 particularly described in Exhibit A, attached hereto and herein incorporated by reference
 13 (“Property”); and

14 WHEREAS, the Owner has requested that the County Council of Prince George’s County,
 15 Maryland, (the “County Council”) authorize the Owner to make payments in lieu of County real
 16 property taxes pursuant to Section 7-506.3 of the Tax-Property Article of the Annotated Code of
 17 Maryland, as amended; and

18 WHEREAS, Section 7-506.3 of the Tax-Property Article of the Annotated Code of
 19 Maryland, as amended, provides that in Prince George's County, real property may be exempt
 20 from county property tax if: (a)(2)(i) the real property is owned by a person engaged in
 21 constructing or operating housing structures or projects; (a)(2)(ii) the real property is used for a
 22 housing structure or project that is constructed or substantially rehabilitated under a federal,

1 State, or local government program that (a)(2)(ii)(1) is acquired, constructed, or rehabilitated
 2 under a federal, State, or local government program that (a)(2)(ii)(1)(A) funds construction or
 3 rehabilitation or insures the financing of construction or rehabilitation in whole or in part,
 4 including a housing investment trust, or (a)(2)(ii)(1)(B) provides interest subsidy, rent subsidy,
 5 or rent supplements; or (a)(2)(ii)(2) is acquired under the Right of First Refusal program under
 6 Subtitle 13, Division 14 of the Prince George's County Code; (a)(2)(iii) the owner and the
 7 governing body of Prince George's County agree that the owner shall pay a negotiated amount in
 8 lieu of the applicable county property tax; and (a)(2)(iv) the owner of the real property:
 9 (a)(2)(iv)(1)(A) agrees to continue to maintain the real property as rental housing for lower
 10 income persons under the requirements of the government programs described in paragraph
 11 (a)(2)(ii) of this subsection; and (a)(2)(iv)(1)(B) agrees to renew any annual contributions
 12 contract or other agreement for rental subsidy or supplement; or (a)(2)(iv)(2) enters into an
 13 agreement with the governing body of Prince George's County to allow the entire property or the
 14 portion of the property that was maintained for lower income persons to remain as housing for
 15 lower income persons for a term of at least 5 years; and

16 WHEREAS, the Owner has demonstrated to the County that an agreement for payments in
 17 lieu of County real property taxes is necessary to make the Project economically feasible, as
 18 described in Attachments "A-1," "A-2," and "A-3," attached hereto and made a part hereof; and

19 WHEREAS, in order to induce the Owner to provide housing for families with restricted
 20 incomes, it is in the interest of the County to accept payments in lieu of County real property
 21 taxes, subject to the terms and conditions of the PILOT Agreement (the "Agreement") set forth
 22 in Attachment B, attached hereto and made a part hereof; and

23 WHEREAS, the County Executive has recommended support of the acquisition and
 24 construction of the Flats at Glenridge Station Project.

25 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 26 County, Maryland, that in accordance with Section 7-506.3 of the Tax-Property Article of the
 27 Annotated Code of Maryland, as amended, the County shall accept payments in lieu of County
 28 real property taxes for the Project, subject to the Agreement attached to this Resolution.

29 BE IT FURTHER RESOLVED that the County Executive or the County Executive's
 30 designee is hereby authorized to execute and deliver the Agreement in the name of and on behalf
 31 of the County in substantially the same form attached hereto.

1 BE IT FURTHER RESOLVED that the County Executive, prior to the execution and
2 delivery of the Agreement, may make such changes or modifications to the Agreement as
3 deemed appropriate in order to accomplish the purpose of the transaction authorized by this
4 Resolution; and the execution of the Agreement by the County Executive or the County
5 Executive's designee shall be conclusive evidence of the approval of the County Executive of all
6 changes or modifications to the Agreement; and the Agreement shall thereupon become binding
7 upon the County in accordance with the terms and conditions therein.

8 BE IT FURTHER RESOLVED that the County Executive, subsequent to the execution of
9 the Agreement, may amend the Agreement as deemed appropriate in order to accomplish the
10 purpose of the transaction authorized by this Resolution.

11 BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of
12 its adoption.

Adopted this 17th day of November, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:



Edward P. Burroughs III
Chair

ATTEST:



Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**Flats at Glenridge Station
7011 Chesapeake Road
Hyattsville, Maryland 20784**

COUNCILMANIC DISTRICT 3

PROJECT DESCRIPTION: A two hundred forty five (245) unit affordable rental apartment community for families that will be constructed in Hyattsville, Maryland. All units will be affordable, and rents will be restricted for forty (40) years.

OWNER: Dominion Inc.

DEVELOPER: Dominion Inc.

CONTACT: Terry Sween
Vice President
Dominium Inc
(202) 470-4909
tsween@dominiuminc.com

NEIGHBORHOOD/LOCALITY: Hyattsville, Prince George’s County, District 3

UNIT MIX: A mix of one (1) bedroom, two (2) bedroom and three (3) bedroom units

AFFORDABILITY: All units will be priced at levels affordable to households earning sixty percent (60%) or less of the Area Median Income (“AMI”) for forty (40) years

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**Flats at Glenridge Station
7011 Chesapeake Road
Hyattsville, Maryland 20784**

COUNCILMANIC DISTRICT 3**PROJECT DESCRIPTION:**

The Flats at Glenridge Station project (the “Project”) is a proposed six (6) story, two hundred forty five (245) unit, transit-oriented family affordable housing development to be located at 7011 Chesapeake Road, Hyattsville, Maryland 20784 and developed by Dominion Inc. The target population will be families with household incomes at or below sixty percent (60%) of the Area Median Income (“AMI”). Of the two hundred forty five (245) units, twenty six (26) units will be set-aside for families earning no more than fifty percent (50%) AMI, with the remaining two hundred nineteen (219) units retained for families earning no more than sixty percent (60%) AMI. Additionally, to promote inclusivity, five percent (5%) of the units will be designed for residents with mobility impairments, while two percent (2%) of the units will be reserved for residents with sensory impairments.

The Project is in an Opportunity Zone and a Qualified Census Tract with direct proximity to the planned Glenridge Rail Purple Line station. It will consist of a total of two hundred forty five (245) residential units, including one hundred eight (108) one (1) bedroom units, ninety seven (97) two (2) bedroom units, and forty (40) three (3) bedroom units. Residents will also enjoy modern amenities such as a clubroom, fitness center, playground, and green space, fostering a comfortable and engaging living environment.

The Project will be a mixed apartment community, with one thousand, three hundred eighty (1380) square feet of retail space on the ground level. It will feature an underground parking garage, as well as some limited surface parking in a highly landscaped and programmed entrance plaza that will be accessible to the public. Unit amenities for this project will include cable access, stainless steel appliances including dishwasher and microwave, laundry facilities, high speed internet access.

Dominium Inc., the applicant/owner of the proposed Project, is a national affordable housing

developer that specializes in building affordable housing and workforce housing using the Low-Income Housing Tax Credits (“LIHTC”) program. With nearly forty thousand (40,000) units nationwide, Dominion’s portfolio consists of new construction affordable housing built from the ground up, and existing affordable housing acquired and preserved for affordable housing uses.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**Flats at Glenridge Station
7011 Chesapeake Road
Hyattsville, Maryland 20784**

COUNCILMANIC DISTRICT 3

SOURCES	Amount	Percentage
Tax-Exempt Bonds (Freddie Mac)	\$ 44,110,000	35.10%
Rental Housing Works	\$ 3,500,000	2.78%
MD DHCD	\$ 7,013,660	5.58%
Prince George's County HITF	\$ 3,500,000	2.78%
LIHTC Proceeds	\$ 55,695,320	44.32%
Deferred Developer Fee	\$ 11,357,096	9.04%
Energy Funds	\$ 500,000	0.40%
TOTAL	\$ 125,676,076	100.00%

USES	Amount	Percentage
Construction costs	\$ 83,606,250	66.53%
Fees related to construction or rehab	\$ 9,766,094	7.77%
Total financing fees and charges	\$ 15,063,198	11.99%
Acquisition costs	\$ 4,266,667	3.39%
Developer's fee	\$ 11,357,096	9.04%
Syndication related costs - legal	\$ 406,923	0.32%
Guarantees and reserves	\$ 1,209,848	0.96%
TOTAL	\$ 125,676,076	100.00%