

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.:	CR-089-2021
Draft No.:	1
Committee:	COMMITTEE OF THE WHOLE
Date:	10/14/2021
Action:	FAV

REPORT:

Committee Vote: Favorable, 9-0 (In favor: Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Harrison, Ivey, Taveras, and Turner)

The Committee of the Whole convened on October 14, 2021 to consider CR-89-2021. 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 Hamilton Manor Project, an eligible housing and community development activity, in the amount of one million dollars (\$1,000,000). CR-89-2021 was discussed in conjunction with CR-88-2021, a Resolution to approve the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement for the Hamilton Manor project.

The Hamilton Manor project involves the acquisition and preservation of a mid-rise two hundred forty-five (245) unit apartment adjacent to the Queens Chapel Manor commercial district located at 3342 and 3326 Lancer Drive, Hyattsville, Maryland 20782. Seventy-five (75%) percent of the units will be rent restricted for individuals and families at sixty (60%) percent to eighty (80%) percent of the area median income ("AMI"). The remaining twenty-five (25%) percent of the units will have no income restrictions. These apartments will be acquired and maintained by the National Housing Trust (NHT) Communities and the Washington Housing Conservancy, together as Hamilton Manor Preservation Partners, LLC ("Owner"). The Project's total development cost, including acquisition is approximately forty-one million, nine hundred four thousand, four hundred ninety-nine dollars (\$41,904,499).

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 any anything to add following the project summary PowerPoint presentation that was provided by Mr. James Engelhardt, Director of Real Estate, NHT Communities, during the overview and discussion of CR-88-2021.

The Office of Law reviewed CR-89-2021 as it was introduced on September 14, 2021 and found it to be in proper legislative form with no legal impediments to its adoption. The Policy Analysis and Fiscal Impact Statement dated October 13, 2021 states that adoption of CR-89-2021 would represent a negative fiscal impact by utilization of \$1,000,000 of Housing Investment Trust Fund

program dollars to support the construction of the Hamilton Manor. The County government expenditures (HITF Fund Balance) would decrease beginning as early as FY 2021 to the extent that project construction begins as currently scheduled. Indirect Impact Adoption of CR-089-2021 will likely promote positive indirect impact through the preservation of affordable housing for low- and moderate-income families as a component of the project. Additionally, adoption of CR-89-2021 could leverage additional resources and opportunities to promote community development revitalization through the gap financing for affordable housing and economic development, to include possible contracts for County based businesses and employment for County residents.

On a motion by Council Member Davis and second by Council Chairman Hawkins, the Committee of the Whole voted favorable, 9-0, on CR-89-2021 Draft-1.