

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Resolution No. CR-043-2023
Proposed by The Chair – (by request – County Executive)
Introduced by Council Members Harrison and Oriadha
Co-Sponsors _____
Date of Introduction May 9, 2023

RESOLUTION

1 A RESOLUTION concerning

2 Payments in Lieu of Taxes (“PILOT”) Agreement for 210 on the Park Apartments
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 210
5 MPD Partners, LLC (the “Owner”).

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

8 WHEREAS, the Owner proposes to acquire and construct one hundred fifty eight (158)
9 units of new mixed use and mixed-income multi-family rental housing, known as the 210 on the
10 Park, on a 3.78 acre parcel located at 210 Maryland Park Drive, Capitol Heights, Maryland
11 20743, as more particularly described in Exhibit A, attached hereto and herein incorporated by
12 reference (“Property”); and

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

17 WHEREAS, Section 7-506.3 of the Tax-Property Article of the Annotated Code of
18 Maryland, as amended, provides that in Prince George's County, real property may be exempt
19 from county property tax if: (a)(2)(i) the real property is owned by a person engaged in
20 constructing or operating housing structures or projects; (a)(2)(ii) the real property is used for a
21 housing structure or project that is constructed or substantially rehabilitated under a federal,
22 State, or local government program that (a)(2)(ii)(1) is acquired, constructed, or rehabilitated

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

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

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

22 WHEREAS, the County Executive has recommended support of the acquisition and
23 construction of the Project.

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

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

31 BE IT FURTHER RESOLVED that the County Executive, prior to the execution and

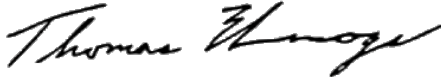
1 delivery of the Agreement, may make such changes or modifications to the Agreement as
2 deemed appropriate in order to accomplish the purpose of the transaction authorized by this
3 Resolution; and the execution of the Agreement by the County Executive or the County
4 Executive's designee shall be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

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


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

Adopted this 20th day of June, 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: 
Thomas E. Dernoga
Chair

ATTEST:


Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**210 on the Park
210 Maryland Park Drive
Capitol Heights, MD 20743**

COUNCILMANIC DISTRICT 7

PROJECT DESCRIPTION: A one hundred fifty eight (158) unit mixed-use, mixed-income apartment community. This is new construction rental housing development located on 3.78 acres on Maryland Park Drive in Capitol Heights, Maryland. Ownership proposes to restrict rents for one hundred twenty eight (128) of the units for at least fifty (50) years.

OWNER: 210 MPD Partners, LLC

DEVELOPER: Community First Development Corporation

CONTACT: Anthony Wash, Managing Member
Community First Development Corporation
202-388-4000

NEIGHBORHOOD/LOCALITY: Capitol Heights, Prince George’s County, District 7

UNIT MIX: A mix of one- and two-bedroom units

AFFORDABILITY: 80% or less of the AMI: 128 units
Market Rate: 30 units

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**210 on the Park
210 Maryland Park Drive
Capitol Heights, MD 20743**

COUNCILMANIC DISTRICT 7**PROJECT DESCRIPTION:**

210 on the Park (the “Project”) is a proposed new construction transit oriented, mixed-income, mixed-use rental apartment community located .3 miles from the Capitol Heights Metro Station along the Blue Line, within the Blue Line Transit Corridor. Community First Development Corporation, (the “Developer”) proposes to restrict rent levels for a period of at least fifty (50) years. The newly constructed Project will consist of one hundred fifty eight (158) residential dwelling units, of which one hundred twenty one (121) units will be income-restricted to family households that qualify at eighty percent (80%) or less of the Area Median Income (“AMI”). It is anticipated that an additional seven (7) units will be provided for youth transitioning out of foster care earning not more than forty percent (40%) of the AMI. An additional thirty (30) units will be market-rate. The unit mix will include a mix of one-bedroom and two-bedrooms units. The Project site was acquired from the Redevelopment Authority of Prince George’s County by Community First Development Corporation in July 2022.

The apartment units will be modern in design with stainless steel appliances and vinyl plank tile. Each unit will also be equipped with a washer and dryer. Amenity spaces include a 3,500 square foot community/club room with a kitchen, a fitness center, and a Wi-Fi lounge. The buildings will be LEED Silver Certified. All appliances and fixtures will be fully energy efficient, as will the building’s HVAC system, windows, insulation, and roof. The development includes approximately 8,000 square feet of retail/commercial space located on the first floor with seven (7) live/work units targeted to small businesses such as artists.

The total cost of acquisition and construction of the Project is anticipated to be approximately sixty million, one hundred eighty seven thousand, four hundred eighty-four dollars (\$60,187,484). The Developer is applying for a Prince George’s County Payment in Lieu of Taxes (“PILOT”) and a Housing Investment Trust Fund (“HITF”) loan since these subsidies will allow eighty percent

(80%) of the Project's units to be income-restricted and ensure the Project is able to adequately service its debt and equity capital. This additionally provides affordable workforce housing for families in the Blue Line Transit Corridor, one of the funding priority areas of the County.

In addition to the location of the Project being ideally positioned just 0.3 miles from the Capitol Heights Metro Station, it is serviced by bus routes. These public transit routes serve as a vital transportation conduit that connects the area with Washington D.C. to the west, and northern Prince George's County's outer suburbs to the east. The Prince George's County subsidies consisting of a payment in lieu of taxes ("PILOT") and a loan from its Housing Investment Trust Fund will provide affordable workforce housing for at least fifty (50) years and is a key investment in revitalization efforts within the Blue Line Transit Corridor.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**210 on the Park
210 Maryland Park Drive
Capitol Heights, MD 20743**

COUNCILMANIC DISTRICT 7

SOURCES	Amount	Percentage
Private Lender- Berkadia/Freddie Forward	\$33,330,613	55.38%
Amazon Loan	\$12,000,000	19.94%
County - Housing Investment Trust Fund	\$3,000,000	4.98%
Equity - A. Wash & Associates	\$11,856,871	19.70%
TOTAL	\$60,187,484	100.00%
USES	Amount	Percentage
Construction costs	\$42,137,898	70.01%
Fees related to construction	\$7,383,413	12.27%
Financing fees	\$7,166,173	11.91%
Acquisition costs	\$1,500,000	2.49%
Developer's fee	\$2,000,000	3.32%
TOTAL	\$60,187,484	100.00%