

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2025 Legislative Session

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**Reference No.:** CR-031-2025

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 04/15/2025

**Action:** FAVORABLE

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

The Prince George's County Council convened as the Committee of the Whole (COW) on April 15, 2025, to consider CR-029-2025. The Acting County Executive transmitted this Resolution for the Council's consideration to approve and adopt the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for Housing and Community Development to the Park Place at Addison Road Metro project, an eligible activity, in the amount of one million, nine hundred thousand dollars (\$1,900,000)

The Park Place at Addison Road Metro project will be located at 6301 Central Avenue, Capitol Heights, Maryland. It is a transit-oriented project adjacent to the Addison Road Metro Rail Station along the Blue Line, which is within the Blue Line Transit Corridor, one of the County's development priority areas. To the north of the project is the Addison Plaza Shopping Center, which includes a CVS and grocery store.

The project involves the new construction of one hundred ninety-three (193) units of affordable multi-family rental housing for low-income to moderate-income families. The new development will consist of one hundred (154) units with incomes at or below sixty percent (60%) of the Area Median Income ("AMI"), no less than thirty-two (32) units will be reserved for households with incomes at or below fifty percent (50%) of AMI, and an additional seven (7) units will be provided for youths transitioning out of foster care earning no more than forty percent (40%) AMI.

The unit mix includes sixteen (16) studio units, one hundred twenty-seven (127) one-bedroom units, and fifty (50) two-bedroom units, with rents restricted for forty (40) years.

The Budget and Policy Analysis Division submitted a Policy Analysis and Fiscal Note indicating the adoption of the Resolution would adversely impact five million four hundred thousand dollars (\$5,400,000) in expenditures from HITF.

The indirect fiscal impact is favorable; the adoption of CR-031-2025 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 Hawkins, seconded by Vice-Chair Oriadha, the Committee of the Whole voted 10-0 favorably on CR-03-2025.