



November 7, 2025

FISCAL AND POLICY NOTE

TO: Colette R. Gresham, Esq.
Acting Council Administrator

Karen T. Zavakos
Acting Deputy Council Administrator

THRU: Lavinia Baxter 
Senior Legislative Budget and Policy Analyst

FROM: David Noto 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CR-117-2025 PILOT for the Flats at Glenridge Station Project

CR-115-2025 (*Proposed by:* The Chair of the Council at the request of the County Executive)

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

Assigned to the Committee of the Whole

A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES (“PILOT”) AGREEMENT FOR THE FLATS AT GLENRIDGE STATION PROJECT for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and Dominion Inc. (the “Owner”).

Fiscal Summary

Direct Impact

Expenditures: No expenditure impact.

Revenue: \$17,758,183 in tax revenue to be forgone over a 40-year period.

Website: <https://pgccouncil.us> | Wayne K. Curry Administration Bldg.
Office: (301) 952-3431 | 1301 McCormick Drive, 3rd Floor
FAX: (301) 780-2097 | Largo, Maryland 20774

Indirect Impact

Potentially favorable.

Legislative Summary:

CR-117-2025¹, proposed by the Council Chair at the request of the County Executive, was introduced on October 7, 2025, by Council Members Olson, Watson, Ivey, Blegay, and Hawkins, and referred to the Committee of the Whole. CR-117-2025 approves the terms and conditions of a Payments in Lieu of Taxes (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and Dominion Inc. (the “Owner”) concerning the Flats at Glenridge Station project.

Project Information

Developer:	Dominion Inc.
Owner:	Dominion Inc
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.
Duration:	40 years.

Current Law/Background

Section 7-506.3 of the Tax-Property Article of the Annotated Code of Maryland authorizes the County to exempt certain real property from County property taxes in certain circumstances. Specifically, the law permits such exemptions if:

- the real property is owned by a person engaged in constructing or operating housing structures or projects.
- the real property is used for a housing structure or project that is constructed or substantially rehabilitated under a federal, state, or local government program that:
 - ✓ funds construction, or insures its financing in whole or in part,
 - ✓ provides interest subsidy, rent subsidy, or rent supplements, or
 - ✓ is acquired under the Right of First Refusal program under Subtitle 13, Division 14 of the County Code.

¹ [Prince George's County Council - Reference No. CR-117-2025](#)

- the owner thereof enters into an agreement with the governing body of the county and, where applicable, the municipal corporation where the real property is located, wherein such parties agree that the owner shall pay a negotiated amount in lieu of the applicable county or municipal corporation tax.
 - the owner of the real property:
 - ✓ agrees to continue to maintain the real property as rental housing for lower income persons under the requirements of the governmental programs described in (a)(2)(ii) of this paragraph and
 - ✓ agrees to renew any annual contributions contract or other agreement for rental subsidy or supplement, OR
 - ✓ enters into an agreement with the governing body of the county or municipal corporation to allow the entire property or the portion of the property which was maintained for lower income persons to remain as housing for lower income persons for a term of at least five (5) years.
-

Resource Personnel:

- Jonathan R. Butler, Director, DHCD
 - Adedamola George Esq., Chief Compliance and Program Manager, DHCD
-

Discussion/Policy Analysis

The Flats at Glenridge Station Project (the “Project”) is to be located at 7011 Chesapeake Road, Hyattsville, Maryland 20784 and is a 245-unit multi-family affordable housing development. Under the proposed agreement, for at least a 40-year term, Dominion Inc. (the “Developer”) will construct two hundred and forty-five (245) units for low- to-moderate-income families, earning sixty percent (60%) and below of the Area Median Income (“AMI”). The Project will consist of one hundred and eight (108) one (1) bedroom units, ninety-seven (97) two (2) bedroom units, and forty (40) three (3) bedroom units within a six (6) story building. Twenty-six (26) units will be set-aside for families earning no more than 50% AMI, with the remaining two hundred nineteen (219) units retained for families earning no more than 60% AMI. Additionally, to promote inclusivity, 5% of the units will be designed for residents with mobility impairments, while 2% of the units will be reserved for residents with sensory impairments.

The Project is expected to cost \$125,676,076. Financing includes tax-exempt bond financing in the amount of \$44,110,000, subordinate Rental Housing Program funds in the amount of \$3,500,000, funds from the State of Maryland Department of Housing and Community Development (“State of MD DHCD”) in the amount of \$7,013,660, equity from the sale of Low-Income Housing Tax Credits (“LIHTC”) in the amount of \$55,695,320, a Deferred Developer Fee in the amount of \$11,357,096, and Energy Funds in the amount of \$500,000. Additionally, the

project will be financed by the Prince George's County Housing Investment Trust Fund loan in the amount of \$3,500,000².

The project will receive approximately \$21,258,183 or 17% of its total aid from the County, including a reduced tax burden, as demonstrated below. The terms of the PILOT agreement include 100% tax waivers of 245 units for the next 40 years, with a 2% annual escalation per unit over that period.

Total aid received from the County:	
PILOT Agreement:	\$17,758,183
HOME	\$3,500,000
County Subsidy as a percentage of Total Cost:	17%

According to staff in the Department of Housing and Community Development, the Project's annual real property assessed value is approximately \$125,676,076, and the County real property tax that will be due on the Project is an estimated \$459,130 (\$1,874/unit) in the first year. The PILOT reduces the aggregate tax burden on the entire 245-unit Project by 36% of that amount, or approximately \$165,147, equivalent to a \$674 per unit tax burden on the 245 affordable units. Under the agreement, the County would forgo real property tax revenue of approximately \$294,000, or approximately \$1,200 per affordable unit, in year one³.

Increasing the availability of affordable housing through the construction of new housing and the rehabilitation of existing housing is a stated objective of the Council and a key component of the Comprehensive Housing Strategy⁴.

The Median Household income for the Washington-Arlington-Alexandria-DC-VA-MD-WV Metro Area region is \$121,469, and the average household size is 2.6.⁵ The median household income in Prince George's County is \$98,027, and the average household size is 2.6⁶. Based on the Washington-Arlington-Alexandria-DC-VA-MD-WV Metro Area regional guidelines, this project includes 245 affordable housing units at 60% or less AMI.

² [Prince George's County Council - Reference No. CR-117-2025](#)

³ Tax Analysis, provided by DHCD

⁴ [Comprehensive Housing Strategy Report](#)

⁵ [Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area - Profile data - Census Reporter](#)

⁶ [Prince George's County, MD - Profile data - Census Reporter](#)

When considering the AMI of the general DMV region, 60% AMI is \$68,880 for a one-person household and \$98,340 for a four-person household.⁷

FY 2025 MTSP Income Limits						
FY 2025 MTSP Income Limit Area	Income Limit Category	1 Person	2 Person	3 Person	4 Person	8 Person
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	60 Percent Income Limits	\$68,880	\$78,720	\$88,560	\$98,340	\$129,840
	50 Percent Income Limits	\$57,400	\$65,600	\$73,800	\$81,950	\$108,200
	40 Percent Income Limits	\$45,920	\$52,480	\$59,040	\$65,560	\$86,560
	20 Percent Income Limits	\$22,960	\$26,240	\$29,520	\$32,780	\$43,280

Washington-Arlington-Alexandria-DC-VA-MD-WV Metro Area Adjusted Home Income Limits

Fiscal Impact:

- *Direct Impact*

Adoption of CR-117-2025 will have an adverse fiscal impact in the form of forgone tax revenue. As described above, accepting the PILOT on the entire Project will result in a loss of approximately \$294,000 in the first year of the term. Factoring in the estimated 2% average annual increase in property tax assessments, the total impact is estimated at \$17,758,183, resulting in a cumulative forgoing of 64.03% of the tax revenue over the 40-year period that the PILOT agreement remains in effect.

- *Indirect Impact*

Adoption of CR-117-2025 aligns with County Plan 2035⁸ goals and will focus on the initial goals set in place by the FY 2026-2030 Consolidated Plan⁹ to prioritize affordable housing, economic development, rental assistance, and homeowner's assistance.

- *Appropriated in the Current Fiscal Year*

N/A

⁷ [FY 2025 Income Limits Documentation System -- Summary for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area \(huduser.gov\)](#)

⁸ [Plan 2035](#)

⁹ [Prince George's County Consolidated Plan - Federal FY 2025-2029 \(County FY 2026-2030\)](#)

Effective Date of Proposed Legislation:

The proposed Resolution shall be effective upon its adoption.

If you require additional information, or have questions about this fiscal impact statement, please email me.