

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CR-029-2025

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 04/15/2025

Action: FAVORABLE

REPORT: Committee Vote: Favorable, 10–0 (In favor: Chair Burroughs, Council Members Oriadha, Blegay, Dernoga, Fisher, Harrison, Hawkins, Ivey, 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 allocate gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") Program for the New Carrollton - Affordable - Phase II Project, an eligible activity, for new affordable rental housing construction in the amount of two million, five hundred thousand dollars (\$2,500,000).

CR-029-2027 was discussed in conjunction with CR-030-2025, which approves the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and New Carrollton Affordable Multifamily II, LLC (the "Owner").

The New Carrollton Phase II Project will be located at 4051 Garden City Drive, Hyattsville, Maryland, a transit- oriented project which involves the new construction of one hundred two (102) affordable rental apartments for low-and-moderate-income families with household incomes at or below seventy percent (70%) of the Area Median Income ("AMI").

The Project will consist of seventy-two (72) one (1) bedroom units, fifteen (15) two (2) bedroom units, and fifteen (15) three (3) bedroom units within one (1) elevator building of four (4) or fewer stories with rents restricted for forty (40) years.

The Budget and Policy Analysis Division submitted a Policy Analysis and Fiscal Note indicating the Resolution 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 Olson, seconded by Council Member Fisher, the Committee of the Whole voted 10-0 favorably on CR-029-2025.