

**PRINCE GEORGE'S COUNTY COUNCIL**  
**COMMITTEE REPORT**  
**2021 Legislative Session**

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<b>Reference No.:</b>	CR-083-2021
<b>Draft No.:</b>	1
<b>Committee:</b>	Committee of the Whole
<b>Date:</b>	10/07/2021
<b>Action:</b>	FAV

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**REPORT:** Favorable 7-0: Council Members Hawkins, Davis, Franklin, Glaros, Harrison, Ivey, and Turner. Absent: Anderson-Walker, Dernoga, Ivey, and Streeter.

The Prince George's County Council convened as the Committee of the Whole on October 7, 2021, to consider CR-083-2021. As proposed, CR-083-2021 seeks to approve a Payment in Lieu of Taxes (PILOT) Agreement between the Prince George's County and KSG SSP Bowie Senior Living Limited Partnership for the Hill House at Beechfield project.

The owner, KSG SPP Bowie Senior Living Limited Partnership, Inc., proposes to acquire and construct 150 units of apartments for low-income and moderate-income seniors and will be part of an 83-acre master-planned mixed-income retirement community that is being constructed by multiple developers know as Traditions at Beechfield, located at 12005 Traditions Boulevard, Bowie Maryland. The project's total cost, including acquisition, infrastructure development, and construction, is \$44,008,324.

The PILOT will require a mandatory annual payment to the County of no less than \$15,000 (\$100 per affordable unit) for the full tax year. The required payment shall increase by 2% for each subsequent tax year over the 40-year term of the agreement.

The Office of Law reports CR-083-2021 to be in proper legislative form with no legal impediments to its adoption.

The Policy Group reports that the adoption of CR-083-2021 will yield approximately \$15,000 in annual property tax revenue or \$906,029.70 over the 40 years of the pilot.

After discussion, the Prince George's County Council, sitting as the Committee of the Whole, voter CR-083-2021 out favorably, 7-0.