



Tara H. Jackson  
Acting County Executive

# THE PRINCE GEORGE'S COUNTY GOVERNMENT OFFICE OF THE COUNTY EXECUTIVE

March 7, 2025

The Honorable Jolene Ivey  
Chair  
Prince George's County Council  
Wayne K. Curry County Administration Building  
1301 McCormick Drive  
Largo, Maryland 20774

Dear Chair Ivey:

Enclosed for the County Council's consideration is a Resolution approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County ("County"), Maryland and New Carrollton Affordable Senior I, LLC ("Owner") concerning the New Carrollton - Affordable – Phase 1 project ("Project").

The Owner, New Carrollton Affordable Senior I, LLC, will form an entity for the purpose of constructing a one hundred twelve (112) unit affordable rental housing community for seniors earning seventy percent (70%) or below of the Area Median Income ("AMI"), located at 4051 Garden City Drive, Hyattsville, Maryland 20785. The unit mix will consist of one (1) bedroom and two (2) bedroom units.

The Project's total development cost is expected to be thirty five million, three hundred sixty three thousand, one hundred ninety-nine dollars (\$35,363,199). Financing will consist of tax-exempt bond financing, subordinate Rental Housing Works funds through the State of Maryland Department of Housing and Community Development, equity from the sale of Low-Income Housing Tax Credits ("LIHTC") and a deferred developer fee. Additionally, the New Carrollton - Affordable – Phase 1 project will be financed by the Prince George's County Housing Investment Trust Fund ("HITF") Program loan in the amount of two million, five hundred thousand dollars (\$2,500,000).

The PILOT will require the Owner to make a mandatory annual payment to the County in an amount of no less than approximately forty seven thousand, six hundred dollars or four hundred twenty-five dollars per unit (\$47,600 or \$425 per unit) for the first year. Thereafter, the required payment for these affordable units will increase by two percent (2%) for each subsequent tax year. The PILOT agreement will remain in effect for forty (40) years which includes the extended affordability period. Without the PILOT agreement, the estimated County property tax would be approximately one hundred sixty six thousand, ninety seven dollars or approximately one thousand, four hundred eighty three dollars per unit (\$166,097 or approximately \$1,483 per unit). When considering the financial effects of the PILOT, the County will be providing yearly operating support of approximately one hundred eighteen thousand, four hundred ninety seven dollars (\$118,497) to this affordable family housing development.

Council's favorable consideration of this legislation is requested. If you have any questions, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development at (301) 883-6511.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tara H. Jackson", with a long, sweeping horizontal line extending to the right.

Tara H. Jackson  
Acting County Executive

Enclosure