



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

March 25, 2021

The Honorable Calvin S. Hawkins, II
Council Chair
Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

Dear Chair Hawkins:


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 (the "County"), Maryland and Homes at Oxon Hill, Limited Partnership ("Owner") for the Homes at Oxon Hill project ("Project").

The Owner, Homes for America, Inc., proposes to acquire and construct one hundred forty-seven (147) units of affordable apartment community for low-to-moderate income seniors ages sixty-two (62) and over, and sixteen (16) units of market rate housing for seniors ages sixty-two (62) and over, at 1313 Southern Avenue, Oxon Hill, MD 20745. The Project's total development cost, including the acquisition, infrastructure development and construction, is approximately forty-one million, one hundred fifty-five thousand, eight hundred twelve dollars (\$41,155,812).

The PILOT will require a mandatory annual payment in an amount of no less than twenty-nine thousand, four hundred dollars or two hundred dollars per affordable unit (\$29,400 or \$200 per affordable unit) for the first full tax year. Thereafter, the required payment 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.

The Council's favorable consideration of this legislation is greatly appreciated. If you have any questions, please contact my office or Aspasia Xypolia, Acting Director, Department of Housing and Community Development (DHCD), at (301) 883-5531.

Sincerely,


Angela D. Alsobrooks
County Executive

Enclosures

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