

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.: CR-088-2021

Draft No.: 1

Committee: Committee of the Whole

Date: 10/14/2021

Action: Favorable

REPORT: Favorable 10-0: Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner. Absent: Streeter.

The Prince George's County Council convened as the Committee of the Whole on October 14, 2021, to consider CR-088-2021. As proposed, CR-088-2021 will approve a Payment in Lieu of Taxes ("PILOT") between Prince George's County and the National Housing Trust Communities and the Washington Housing Conservancy together as Hamilton Manor Preservation Partners, LLC ("Owner").

The Owner proposes to acquire Hamilton Manor Apartments, pursuant to the County's assignment of its Right of First Refusal. Hamilton Manor Apartments is a mid-rise two hundred forty-five (245) unit apartment adjacent to the Queens Chapel Manor commercial district located at 3342 and 3326 Lancer Drive, Hyattsville, Maryland 20782. Seventy-five (75%) percent of the units will be rent restricted for individuals and families at sixty (60%) percent to eighty (80%) percent of the area median income (AMI). The remaining twenty-five (25%) percent of the units will have no income restrictions.

The Project's total development cost, including acquisition, is approximately forty-one million, nine hundred four thousand, four hundred ninety-nine dollars (\$41,904,499).

The PILOT will require a mandatory annual payment in an amount of no less than fourteen thousand, two hundred seven thousand dollars and fifty-five cents (\$14,207.55) or (\$57.99) per affordable unit annually. Thereafter, the required payment will increase by two (2%) percent for each subsequent tax year. The PILOT agreement will remain in effect for twenty (20) years, including the extended affordability period.

During the Committee, a PowerPoint presentation and overview was provided by James Engelhardt (NHT Communities).

The Office of Law reports CR-088-2021 to be in proper legislative form with no legal impediments to its adoption.

The Policy Group finds that the adoption of CR-088-2021 will add \$14,207,55 in revenue and a total of \$345,206,00 over the 20 years of the PILOT.

After discussion, the Prince George's County Council, sitting as the Committee of the Whole, voted CR-088-2021 out favorably, 10-0.