

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.: CR-043-2026

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 6/29/2026

Action: FAVORABLE

REPORT: Committee Vote: Favorable, 6-0 (In favor: Chair Oriadha, Council Members Burroughs, Dernoga, Hunter, Ivey and Olson)

The Prince George's County Council convened as the Committee of the Whole (COW) on Tuesday, June 29, 2026, to discuss CR-043-2026. On the same day, the County Council also held a public hearing regarding the resolution before the COW work session.

The County Executive transmitted the resolution and a letter requesting favorable consideration for the Council's consideration to approve the commitment and allocation of two million five hundred thousand dollars (\$2,500,000) in gap financing from the Prince George's County Housing Investment Trust Fund (HITF) Program to the Holly Place project.

The project involves the acquisition and construction of a seventy-two (72) unit affordable multifamily rental housing development for low-income to moderate-income seniors aged 62 or older. These seniors will have incomes below sixty percent (60%) of the Area Median Income (AMI) and rents will be restricted for a period of forty (40) years.

Holly Place will be located at 4500 Saint Barnabas Road, Temple Hills, Maryland 20748. The unit mix will consist of fifty-one (51) one-bedroom units and twenty-one (21) two-bedroom units. Five percent (5%) of the units will be accessible in accordance with the Americans with Disabilities Act (ADA), while two percent (2%) will be adaptable for residents with audio, visual, or hearing needs.

The project will be certified under the Energy Star Multifamily New Construction program. Each unit will feature washer and dryer hookups, as well as Energy Star appliances, lighting, and windows. The management team will provide ongoing education for tenants, including reminders about energy conservation. Community amenities will include a fitness room, a game and community room, a landscape garden, a patio, a library, and a theater room. Additionally, the project will have one electric vehicle (EV) charging station.

Adopting CR-043-2026 would result in an adverse fiscal impact of \$2,500,000 in expenditures from the Housing Investment Trust Fund (HITF). However, the indirect fiscal impact is favorable; the adoption of CR-043-2026 aligns with the County Plan 2035 goals and will focus on the initial objectives established in the FY 2021-2025 Consolidated Plan, which prioritizes affordable housing, economic development, rental assistance, and homeowner assistance

On a motion by Council Member Burroughs, seconded by Vice Chair Olson and Ivey, the Committee of the Whole voted 6-0 favorably on CR-043-2026.