

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.: CR-099-2021

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 10/28/2021

Action: FAV

REPORT:

Committee Vote: Favorable, 9-0 (In favor: Council Members Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, and Turner)

The Committee of the Whole convened on October 28, 2021 to consider CR-99-2021. This resolution was transmitted by the County Executive for the Council's consideration to approve the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for the Villas at Langley Apartments Project, an eligible housing and community development activity, in the amount of one million, two hundred eighty-six thousand, five hundred sixty dollars (\$1,286,560). CR-99-2021 was discussed in conjunction with CR-98-2021, a Resolution to approve the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement for the Villas at Langley Apartments project. A public hearing was held on CR-99-2021 on October 26, 2021.

The 8100 15th Ave Owner ("the Owner") proposes to renovate Villas at Langley Apartments, a five hundred ninety (590) unit garden style apartment community, a portion of which will provide housing for two hundred ninety-five (295) low-income to moderate-income residents, located at 8100 15th Avenue, Hyattsville, Maryland 20783. The property is also located near the Purple Line stations in Hyattsville.

Ms. Aspasia Xypolia, Director of the Department of Housing and Community Development (DHCD) was present in the meeting and stated that she did not have any anything to add following the project summary PowerPoint presentation that was provided by Mr. Jair Lynch, President and CEO, Real Estate Partners, during the overview and discussion of CR-98-2021.

The Office of Law reviewed CR-99-2021 as it was introduced on September 28, 2021 and found it to be in proper legislative form with no legal impediments to its adoption. The Policy Analysis and Fiscal Impact Statement dated October 27, 2021 states that adoption of CR-99-2021 would represent a negative fiscal impact by utilization of \$1,286,560 of Housing Investment Trust Fund program dollars to support the preservation and capital improvements of the Villas at Langley Project. The County government expenditures (HITF Fund Balance) would decrease beginning as early as FY 2021 to the extent that project construction begins as currently scheduled. Adoption of CR-99-2021 will likely promote positive indirect impact through the preservation of

affordable housing for low- and moderate-income families as a component of the project. Additionally, adoption of CR-99-2021 could leverage additional resources and opportunities to promote community development revitalization through the gap financing for affordable housing and economic development, to include possible contracts for County based businesses and employment for County residents.

On a motion by Council Member Glaros and second by Council Member Taveras, the Committee of the Whole voted favorable, 9-0, on CR-99-2021 Draft-1. Council Member Anderson-Walker recused herself from the vote.