

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2024 Legislative Session

Reference No.: CR-114-2025

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 11/10/2025

Action: FAVORABLE

REPORT: Committee Vote: Favorable, 10-0 (In favor: Chair Burroughs, Council Members Adams-Stafford, Blegay, Hawkins, Ivey, Olson, Oriadha, and Watson)

The Prince George's County Council convened as the Committee of the Whole (COW) on November 10, 2025, to consider CR-114-2025. On this day, the County Council also held a public hearing on the Resolution. On Tuesday, October 7, 2025, the County Council introduced CR-114-2025.

The Planning, Housing and Economic Development Director gave an overview of the Resolution and the Policy Analysis submitted by the Budget and Policy Analysis Division. The County Executive transmitted this Resolution for the Council's consideration to approve and adopt an amendment to the Prince George's County Fiscal Year ("FY") 2026 Annual Action Plan ("AAP") for Housing and Community Development by approving the addition of the New Carrollton – Affordable – Phase 4 project, an eligible activity not originally funded or described in the FY 2026 Annual Action Plan.

The Resolution will amend the FY 2026 Annual Action Plan by reprogramming and reallocating two million, five hundred thousand dollars (\$2,500,000) in HOME Investment Partnerships ("HOME") Program funds from FY 2020, FY 2021, FY 2022, FY 2024 and FY 2025 annual action plans to support the project.

The New Carrollton – Affordable – Phase 4 project involves the new construction of a one hundred two (102) unit affordable rental housing development for families earning seventy percent (70%) or below the Area Median Income (AMI), located at 4041 Pennsy Drive, Hyattsville, Maryland 20785.

There will be a mix of seventy-two (72) one bedroom, fifteen (15) two (2) bedroom units and fifteen (15) three-bedroom units within one (1) elevator building. Included in the 102-unit development, nine (9) units will be set aside for residents with mobility impairments and three (3) units with sensory impairments.

The project is the fourth of a total of four (4) phases of affordable housing at the New Carrollton Metro Station. The units will be built and constructed by Urban Atlantic Development LLC.

The Budget and Policy Analysis Division submitted a policy statement stating that CR-114-2025 Will have an adverse direct fiscal impact because \$2,500,000 in HOME entitlement and program funds will be reallocated from previous funding years. The indirect fiscal impact is that the Resolution aligns with Plan 2035 goals and will focus on the initial goals set in place by the FY 2026-2030 Consolidated Plan to prioritize affordable housing, economic development, rental assistance, and homeowner's assistance.

The Prince George's County Office of Budget Management submitted a memorandum stating there is no fiscal impact because available funds are proposed to be reallocated to the project.

Ms. Sonia Owens, County Council Liaison, stated that the County Executive's Office requested a favorable Committee of the Whole recommendation on the Resolution.

On motion, of Council Member Olson, seconded by Council Member Watson the County Council Committee of the Whole voted 8-0 in favor of CR-114-2025.