PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.:	CR-115-2025
Draft No.:	1
Committee:	COW
Date:	Nov 10, 2025
Action:	FAV

REPORT: Committee Vote: Favorably, 7-0 (Council Members Burroughs, Adam-Stafford, Blegay, Hawkins, Ivey, Oriadha, and Watson) Absent: Fisher, Dernoga, Harrison, and Olson

The Prince George's County Council sitting as the Committee of the Whole convened on November 10, 2025 to consider CR-115-2025 a resolution concerning a payments in lieu of taxes ("PILOT") agreement for the New Carrollton-Affordable- Phase 4 PROJECT for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and Urban Atlantic Development LLC (the "Owner") and increasing the availability of affordable housing.

The Owner, Urban Atlantic Development LLC, will form an entity for the purpose of acquiring land and constructing a 102-unit, affordable rental community for low and moderate-income families earning 70% or below the Area Median Income ("AMI"). The community will be located between Pennsy Drive, Route 50 and Corporate Drive, New Carrollton, Maryland 20785.

The Project is expected to cost $40,108,565. Financing includes tax-exempt bonds in the amount of $14,534,734, subordinate Rental Housing Program funds in the amount of $3,500,000 through the State of Maryland Department of Housing and Community Development, equity from the sale of Low-Income Housing Tax Credits in the amount of $15,392,604, a Deferred Developer Fee in the amount of $1,931,794, Cash Collateralized Income in the amount of $1,714,019, Interim Income in the amount of $421,554, a MEEHA grant in the amount of $70,000, and 45L Energy Credits in the amount of $43,860. Additionally, the project will be financed by a Prince George's County HOME Investment Partnerships Program loan in the amount of $ 2,500,000.

According to the Budget and Policy Analysis Division, adoption of CR-115-2025 will have an adverse fiscal impact in the form of forgone tax revenue. The PILOT will result in a loss of approximately $172,747 in the first year of the term. Factoring in the estimated 2% average annual increase in property tax assessments, the total impact is estimated at $6,429,612, resulting in a cumulative forgoing of 61.6% of the tax revenue over the 40-year period that the PILOT agreement remains in effect.

The Office of Law reviewed CR-115-2025 and finds it to be in proper legislative form and sees no legal impediment to its adoption.

Ms. Sonia Owens, representing the Office of the County Executive along with Acting DHCD Director Jonathon Butler, expressed support for the legislation.

After further discussion, Council Member Hawkins made a motion to move favorably seconded by Council Member Ivey. Then, the Prince George's County Council sitting as the Committee of the Whole voted CR-115-2025 out of committee favorably, 7-0.