

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2026 Legislative Session

Resolution No. CR-042-2026

Proposed by The Chair (by request County Executive)

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

RESOLUTION

1 A RESOLUTION concerning

2 Payments in Lieu of Taxes (“PILOT”) Agreement for the Herman Apartments Project
 3 For the purpose of approving the terms and conditions of a Payments in Lieu of Taxes
 4 (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and
 5 Community Housing Initiative, Inc. (the “Owner”).

6 WHEREAS, there is a significant need in the County for quality housing units for families
 7 with limited income; and

8 WHEREAS, the Owner proposes to acquire and construct one hundred forty five (145)
 9 units of new affordable multi-family rental housing for low-income to moderate-income families,
 10 earning sixty percent (60%) and below of the Area Median Income (“AMI”), known as The
 11 Herman Apartments, located at 6203 Ager Road, Hyattsville, Maryland 20782, as more
 12 particularly described in Exhibit A, attached hereto and herein incorporated by reference
 13 (“Property”); and

14 WHEREAS, the Owner has requested that the County Council of Prince George’s County,
 15 Maryland, (the “County Council”) authorize the Owner to make payments in lieu of County real
 16 property taxes pursuant to Section 7-506.3 of the Tax-Property Article of the Annotated Code of
 17 Maryland, as amended; and

18 WHEREAS, Section 7-506.3 of the Tax-Property Article of the Annotated Code of
 19 Maryland, as amended, provides that in Prince George's County, real property may be exempt
 20 from county property tax if: (a)(2)(i) the real property is owned by a person engaged in
 21 constructing or operating housing structures or projects; (a)(2)(ii) the real property is used for a
 22 housing structure or project that is constructed or substantially rehabilitated under a federal,

1 State, or local government program that (a)(2)(ii)(1) is acquired, constructed, or rehabilitated
 2 under a federal, State, or local government program that (a)(2)(ii)(1)(A) funds construction or
 3 rehabilitation or insures the financing of construction or rehabilitation in whole or in part,
 4 including a housing investment trust, or (a)(2)(ii)(1)(B) provides interest subsidy, rent subsidy,
 5 or rent supplements; or (a)(2)(ii)(2) is acquired under the Right of First Refusal program under
 6 Subtitle 13, Division 14 of the Prince George's County Code; (a)(2)(iii) the owner and the
 7 governing body of Prince George's County agree that the owner shall pay a negotiated amount in
 8 lieu of the applicable county property tax; and (a)(2)(iv) the owner of the real property:
 9 (a)(2)(iv)(1)(A) agrees to continue to maintain the real property as rental housing for lower
 10 income persons under the requirements of the government programs described in paragraph
 11 (a)(2)(ii) of this subsection; and (a)(2)(iv)(1)(B) agrees to renew any annual contributions
 12 contract or other agreement for rental subsidy or supplement; or (a)(2)(iv)(2) enters into an
 13 agreement with the governing body of Prince George's County to allow the entire property or the
 14 portion of the property that was maintained for lower income persons to remain as housing for
 15 lower income persons for a term of at least 5 years; and

16 WHEREAS, the Owner has demonstrated to the County that an agreement for payments in
 17 lieu of County real property taxes is necessary to make the Project economically feasible, as
 18 described in Attachments "A-1," "A-2," and "A-3," attached hereto and made a part hereof; and

19 WHEREAS, in order to induce the Owner to provide housing for families with restricted
 20 incomes, it is in the interest of the County to accept payments in lieu of County real property
 21 taxes, subject to the terms and conditions of the PILOT Agreement (the "Agreement") set forth
 22 in Attachment B, attached hereto and made a part hereof; and

23 WHEREAS, the County Executive has recommended support of the acquisition and
 24 construction of the Herman Apartments Project.

25 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 26 County, Maryland, that in accordance with Section 7-506.3 of the Tax-Property Article of the
 27 Annotated Code of Maryland, as amended, the County shall accept payments in lieu of County
 28 real property taxes for the Project, subject to the Agreement attached to this Resolution.

29 BE IT FURTHER RESOLVED that the County Executive or the County Executive's
 30 designee is hereby authorized to execute and deliver the Agreement in the name of and on behalf
 31 of the County in substantially the same form attached hereto.

1 BE IT FURTHER RESOLVED that the County Executive, prior to the execution and
2 delivery of the Agreement, may make such changes or modifications to the Agreement as
3 deemed appropriate in order to accomplish the purpose of the transaction authorized by this
4 Resolution; and the execution of the Agreement by the County Executive or the County
5 Executive’s designee shall be conclusive evidence of the approval of the County Executive of all
6 changes or modifications to the Agreement; and the Agreement shall thereupon become binding
7 upon the County in accordance with the terms and conditions therein.

8 BE IT FURTHER RESOLVED that the County Executive, subsequent to the execution of
9 the Agreement, may amend the Agreement as deemed appropriate in order to accomplish the
10 purpose of the transaction authorized by this Resolution.

11 BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of
12 its adoption.

Adopted this _____ day of _____, 2026.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Krystal Oriadha
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**The Herman Apartments
6203 Ager Road
Hyattsville, MD 20782**

COUNCILMANIC DISTRICT 2

PROJECT DESCRIPTION: A one hundred forty five (145) unit affordable rental apartment community will be constructed for families in Hyattsville, Maryland. All units will be affordable, and rents will be restricted for forty (40) years

OWNER: Community Housing Initiative, Inc.

DEVELOPERS: Community Housing Initiative, Inc.
Dogwood Development Company, LLC

CONTACT: Joseph Byrne
Vice President
Community Housing Initiative, Inc.
703-407-1626
jbyrne@chidc.org

NEIGHBORHOOD/LOCALITY: Hyattsville, Prince George’s County, District 2

UNIT MIX: A mix of one (1) bedroom, two (2) bedroom and three (3) bedroom units

AFFORDABILITY: All units will be priced at levels affordable to households earning sixty percent (60%) or less of the Area Median Income (“AMI”) for forty (40) years

ATTACHMENT A-2**PROJECT INFORMATION SHEET**

**The Herman Apartments
6203 Ager Road
Hyattsville, MD 20782**

COUNCILMANIC DISTRICT 2**PROJECT DESCRIPTION:**

The Herman Apartments project (the “Project”) is a proposed one hundred forty five (145) unit multifamily affordable housing development to be located in unincorporated Hyattsville, Maryland, adjacent to Rosa Parks Elementary School. The Property is located within a designated Priority Funding Area and a Qualified Census Tract (“QCT”), consistent with State and County reinvestment strategies. The site is well-served by public transportation, with two (2) Metrorail stations located within approximately 0.9 miles and five (5) Metrobus routes operating within one quarter (1/4) mile of the Property.

The development will consist of a total of one hundred forty five (145) residential units, including sixty four (64) one (1) bedroom units, seventy six (76) two (2) bedroom units, and five (5) three (3) bedroom units. All one hundred forty five (145) units will be restricted to households earning up to sixty percent (60%) of the Area Median Income (“AMI”), in accordance with the federal Low-Income Housing Tax Credits (“LIHTC”) program requirements. Ten (10) units will be constructed to meet mobility accessibility standards, and three (3) units will be designed for residents with visual impairments.

Resident amenities will include a community gathering room, a reading and sitting area, a fitness center, a secure mail and package room, and exterior walking paths designed to enhance resident well-being and community engagement.

The development team is led by Community Housing Initiative, Inc. (“CHI”), an experienced LIHTC developer with a demonstrated track record of delivering affordable housing in the County. The architect, Studio K, has significant experience designing State of Maryland Department of Housing and Community Development, Community Development Administration (“State of Maryland CDA”) financed projects and is familiar with County development requirements. The general contractor, Morgan-Keller Construction, has extensive

experience constructing affordable housing in Maryland and is currently engaged in a similar County project sponsored by CHI.

The project was submitted to the Maryland CDA in October 2024 seeking tax-exempt bond allocation, four percent (4%) Low-Income Housing Tax Credits, and Rental Housing Program financing. A Detailed Site Plan has been filed, and the development team is targeting first quarter of 2026 approval of site-related entitlements, with architectural permits to proceed concurrently. The developer intends to retain a permit expeditor and third-party plan reviewer to ensure timely readiness for construction.

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**The Herman Apartments
6203 Ager Road
Hyattsville, MD 20782**

COUNCILMANIC DISTRICT 2

SOURCES	Amount	Percentage
Tax-exempt Bonds (FTEL)	\$ 21,450,000	41.36%
CDA - Rental Housing Works	\$ 3,500,000	6.75%
Prince George's County HITF	\$ 2,500,000	4.82%
LIHTC Proceeds	\$ 20,030,693	38.62%
Deferred Developer Fee	\$ 2,400,000	4.63%
Developer Equity	\$ 1,982,918	3.82%
TOTAL	\$ 51,863,611	100.00%

USES	Amount	Percentage
Construction costs	\$ 32,903,410	63.44%
Fees related to construction or rehab	\$ 5,001,915	9.64%
Total financing fees and charges	\$ 6,066,531	11.70%
Acquisition costs / Ground Lease Costs	\$ 958,500	1.85%
Developer's fee	\$ 4,812,341	9.28%
Syndication related costs - legal	\$ 433,507	0.84%
Guarantees and reserves	\$ 1,687,407	3.25%
TOTAL	\$ 51,863,611	100.00%