PRINCE GEORGE'S COUNTY GOVERNMENT
OFFICE OF THE COUNTY EXECUTIVE

Aisha N. Braveboy
County Executive

September 10, 2025

The Honorable Edward P. Burroughs III,
Chair
Prince George's County Council
Wayne K. Curry County Administration Building
1301 McCormick Drive
Largo, Maryland 20774

Dear Chair Burroughs:

Enclosed for the County Council's consideration is a Resolution 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 ("Owner") concerning the New Carrollton – Affordable – Phase 4 project (the "Project").

The Owner, Urban Atlantic Development LLC, will form an entity for the purpose of acquiring land and constructing a one hundred two (102) unit affordable rental community for low and moderate-income families, earning seventy percent (70%) or below of the Area Median Income ("AMI"), located within the confines of Pennsy Drive, Route 50 and Corporate Drive, New Carrollton, Maryland 20785. The unit mix will consist of one (1) bedroom, two (2) bedroom and three (3) bedroom units.

The Project's total development cost is expected to be forty million, one hundred eight thousand, five hundred sixty-five dollars ($40,108,565). Financing will consist of tax-exempt bond financing, subordinate Rental Housing Works funds through the State of Maryland Department of Housing and Community Development ("State of MD DHCD"), equity from the sale of Low-Income Housing Tax Credits ("LIHTC"), a deferred developer fee and energy grants. Additionally, the New Carrollton – Affordable – Phase 4 project will be financed by the Prince George's County HOME Investment Partnerships ("HOME") Program loan in the amount of two million, five hundred thousand dollars ($2,500,000).

The PILOT will require a mandatory annual payment in an amount no less than approximately sixty-six thousand, three hundred dollars or six hundred fifty dollars per unit ($66,300 or $650 per unit) for the first year. Thereafter, the required payment for these affordable units will increase by two percent (2%) for each subsequent tax year. The PILOT agreement will remain in effect for forty (40) years, which includes the extended affordability period. Without the PILOT agreement, the estimated County property tax would be approximately one hundred seventy-two thousand, seven hundred forty-seven dollars or approximately one thousand, six hundred ninety-four dollars per unit ($172,747 or approximately $1,694 per unit). When considering the financial effects of the PILOT, the County will be providing yearly operating support of approximately one hundred six thousand, four hundred forty-seven dollars ($106,447) to this affordable family housing development.

The Council's favorable consideration of this legislation is requested. If you have any questions, please contact my office or Jonathan Butler, Acting Director, Department of Housing and Community Development at (301) 883–6511.

Sincerely,

Aisha Braveboy

Aisha N. Braveboy
County Executive

Enclosure