



Jonathan R. Butler, *Director*
Ashley P. Johnson-Hare, *Deputy Director*



Aisha N. Braveboy
County Executive

MEMORANDUM

March 19, 2026

- TO:** The Honorable Aisha N. Braveboy
County Executive
- THRU:** Maxene M. Bardwell, Chief Administrative Officer
Office of the County Executive
- THRU:** Tracy M. Benjamin, Esq. Deputy Chief Administrative Officer
Economic Development
- FROM:** Jonathan R. Butler, Director
Department of Housing and Community Development
- RE:** Request for a County Resolution approving the terms and conditions of a Payments in Lieu of Taxes (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and Holly Place Limited Partnership (“Owner”) concerning the Holly Place project

Your review and approval are requested for the terms and conditions of Payments in Lieu of Taxes (“PILOT”) Agreement between Prince George’s County, Maryland (the “County”) and Holly Place Limited Partnership (“Owner”) concerning the Holly Place project (“Project”).

The Project involves the new construction of a seventy two (72) unit affordable rental housing community for seniors earning sixty percent (60%) or below of the Area Median Income (“AMI”), located at 4500 Saint Barnabas Road, Temple Hills, Maryland 20748. The unit mix will consist of one (1) bedroom and two (2) bedroom units.

The Project’s total development cost is expected to be thirty one million, six hundred seventeen thousand, seven hundred ninety-three dollars (\$31,617,793). Financing will consist of tax-exempt bond financing, 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 MEEHA loan, and a deferred developer fee. Additionally, the Holly Place project will be financed by the Prince George’s County Housing Investment Trust Fund (“HITF”) 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 of no less than approximately fifty two thousand, seven hundred eighteen dollars or seven hundred thirty two dollars per unit (\$52,718 or \$732 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, including the extended affordability period. Without the PILOT agreement, the estimated County property tax would be approximately ninety five thousand, nine hundred eighteen dollars, or approximately one thousand, three hundred thirty two dollars per unit (\$95,918 or \$1,332 per unit). When considering the financial effects of the PILOT, the County will be providing yearly operating support of approximately forty three thousand, two hundred dollars (\$43,200) to this affordable senior housing development.

The draft legislation proposal package recommending the approval and adoption of the Payments in Lieu of Taxes Agreement, is attached. Once approved, please forward the draft Legislation Proposal to the County Council for review and approval, by resolution. If you have any questions or concerns, please do not hesitate to contact my office at 301-883-6511.

Thank you for your support.

Attachments

cc: Ashley Johnson-Hare, Deputy Director, DHCD
Anthony D. Jones, Esq., County Attorney, Office of Law
Jason Alston, Esq., Deputy County Attorney, Office of Law
Sonia M. Owens, County Council Liaison, Office of the County Executive
Adedamola George, Esq., Chief Compliance & Program Manager, DHCD
Shirley Grant, Chief Community Planning & Development Manager, DHCD
Alexis Revis Yeoman, Public Information Officer/Legislative Liaison, DHCD

