

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CR-035-2025

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 04/15/2025

Action: FAVORABLE

REPORT: Committee Vote: Favorable, 10–0 (In favor: Chair Burroughs, Council Members Oriadha, Blegay, Dernoga, Fisher, Harrison, Hawkins, Ivey, Olson, and Watson)

The Prince George's County Council convened as the Committee of the Whole (COW) on April 15, 2025, to consider CR-035-2025. The Acting County Executive transmitted this Resolution for the Council's consideration to approve and adopt the commitment and allocation allocate gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") Program for the Penn Place I project, an eligible project, for new construction of rental housing in the amount of two million, five hundred thousand dollars (\$2,500,000).

CR-035-2025 was discussed in conjunction with CR-036-2025, which approves the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and Penn Place I Owner, LLC (the "Owner").

The Penn Place I project will be located at 5501 Penn Crossing Drive, District Heights, Maryland. It is a transit-oriented project located approximately 2.2 miles south of the Capitol Heights Metro Station and 1.4 miles east of the Suitland Metro Station. It offers residents unparalleled access and mobility within the region.

The project involves the new construction of one hundred sixty-eight (168) affordable rental apartments for low- and moderate-income families with household incomes earning sixty percent (60%) or below the Area Median Income ("AMI").

The mix of units will include fifty-six (56) one (1) bedroom units, seventy-nine (79) two (2) bedroom units, and thirty-three (33) three (3) bedroom units in four (4) elevator-served buildings. In addition, of the one hundred sixty-eight (168) units, nine (9) will be set aside to meet Uniform Federal Accessibility Standards (UFAS) requirements, and four (4) will be built to accommodate sensory-impaired residents; rents restricted for forty (40) years.

The Budget and Policy Analysis Division submitted a Policy Analysis and Fiscal Note indicating the Resolution would adversely impact two million five hundred thousand dollars (2,500,000) in expenditures from the HITF.

The indirect fiscal impact is favorable; the adoption of CR-035-2025 aligns with Plan 2035 goals and focuses on the goals set by the FY 2021-2025 Consolidated Plan to prioritize affordable housing, economic development, rental assistance, and homeowner's assistance.

On a motion by Council Member Harrison, seconded by Council Member Watson, the Committee of the Whole voted 10-0 favorably on CR-035-2025.