



PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

Aisha N. Braveboy
County Executive

September 26, 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 amending the Prince George's County Fiscal Year ("FY") 2026 Annual Action Plan for Housing and Community Development by adding the New Carrollton – Affordable – Phase 4 project, an eligible activity not originally funded or described in the FY 2026 Annual Action Plan. Additionally, this Resolution will amend the FY 2026 Annual Action Plan by reprogramming and reallocating two million, five hundred thousand dollars (\$2,500,000) in HOME Investment Partnerships ("HOME") Program funds from Annual Action Plans approved in prior fiscal years to support the project.

The New Carrollton – Affordable – Phase 4 project involves the ground lease acquisition and new construction of 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. These apartments will be built and constructed by Urban Atlantic Development LLC.

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 requests a forty (40) year Payment in Lieu of Taxes ("PILOT") agreement.

This Resolution requires at least one (1) public hearing because the proposed amendment to the FY 2026 Annual Action Plan would constitute a "substantial change" under the FY 2026–2030 County Citizen Participation Plan, as described in the County's FY 2026–2030 Consolidated Plan.

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,

A handwritten signature in blue ink that reads "Aisha N. Braveboy". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Aisha N. Braveboy
County Executive

Enclosure