

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2022 Legislative Session

Reference No.: CR-065-2022

Draft No.: 1

Committee: Committee of the Whole

Date: 06/21/2022

Action: FAV

REPORT: Favorable 9-0: Council Members, Harrison, Hawkins, Burroughs, Dernoga, Ivey, Medlock, Streeter, Taveras, and Turner. Absent: Glaros and Franklin.

The Prince George's County Council convened as the Committee of the Whole on June 21, 2022, to consider CR-065-2022. As proposed, CR-065-2022 will approve the terms and conditions of a Payment in Lieu of Taxes (PILOT) agreement between the County, Glenarden Hills Phase 3, Nine LLC (the Owner) located at 8405 Hamlin Street, Lanham, Maryland.

The Glenarden Hills Phase 3, Nine project is a 44-unit affordable multi-family rental housing for families comprising 6 apartment buildings, including a mix of townhomes, stacked apartments, and amenity spaces. The project is expected to cost approximately \$18,592,286, including acquisition, infrastructure development, and construction.

According to the Department of Housing and Community Development, the project's annual real property assessed value after development will be approximately \$2,542,203, and the real county property tax due will be \$22,415 (\$509.43 per unit) in the first year.

During the committee session, reference was made to a PowerPoint on this project which was presented on June 6, 2022.

The Office of Law reports CR-065-2022 to be in proper legislative form with no legal impediments to its adoption.

The Policy Group reports that the adoption of CR-065-2022 will have an adverse impact on the County; however, should CR-065-2022 not be adopted, the Owner may not be able to complete the construction, which will negatively impact County residents.

After discussion, the Prince George's County Council sitting as the Committee of the Whole, reported CR-065-2022 out favorably, 9-0.