

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2023 Legislative Session

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**Reference No.:** CR-037-2023

**Draft No.:** 2

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 6/6/2023

**Action:** FAV(A)

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### REPORT:

Committee Vote: Favorable as amended, 8-0-1 (In favor: Council Members Dernoga, Blegay, Burroughs, Fisher, Harrison, Hawkins, Ivey, and Watson. Abstain: Council Member Oriadha)

The County Council sitting as the Committee of the Whole convened on June 6, 2023, to consider CR-37-2023. This resolution was transmitted by the County Executive for the Council's consideration to approve the commitment and allocation of gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") for the Hamlet Woods project, an eligible activity, in the amount of two million five-hundred thousand dollars (\$2,500,000). CR-37-2023 was discussed in conjunction with CR-36-2023, a Resolution to approve the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement for the Hamlet Woods Apartments project.

The Hamlet Woods project involves the land acquisition and new construction of fifty-nine (59) units of new affordable townhouse-style multi-family rental housing for low-income to moderate-income families on a 13.3-acre parcel located at 57th Avenue, Bladensburg, Maryland. The total cost of acquisition and construction of the project is anticipated to be approximately twenty-nine million, one hundred ten thousand, four hundred thirty-four dollars (\$29,110,434). These apartments will be built and constructed by a development team consisting of Osprey Property Company II LLC and Parallax Development Group, LLC.

Ms. Aspasia Xypolia, Director of the Department of Housing and Community Development (DHCD) was present in the meeting and stated that she did not have anything to add following the project summary PowerPoint presentation that was provided by Mr. Joe Clark, Vice President, Osprey Property Company and Mr. Howard Ervin, Managing Member, Parallax Development Group during the overview and discussion of CR-36-2023.

The Budget and Policy Analysis Division Fiscal and Policy Note dated June 1, 2023, states that adoption of CR-37-2023 would represent an adverse impact of \$2,500,000 in expenditures from the Housing Development Trust Fund. Adoption of CR-37-2023 may have a favorable indirect fiscal impact upon the County to the extent that new residents generate additional economic activity, though the exact impact is unknown.

Council Member Ivey commented that the attachment to the resolution indicates the housing units will be at 80% AMI even though the intention is at 60% AMI and wants to ensure that what

is in writing reflects the intent.

Following Council Members' questions and responses from the development team, Council Member Harrison made a motion for a favorable recommendation on the resolution including an amendment to the resolution and attachment to change 80% AMI to 60% AMI. The motion, seconded by Council Member Ivey, passed 8-0-1.