

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2023 Legislative Session

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**Reference No.:** CR-047-2023

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 6/13/2023

**Action:** FAV

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### REPORT:

Committee Vote: Favorable, 10-0 (In favor: Council Members Dernoga, Blegay, Burroughs, Franklin, Harrison, Hawkins, Ivey, Olson, Oriadha, and Watson)

The County Council sitting as the Committee of the Whole convened on June 13, 2023, to consider CR-47-2023. 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 Housing and Community Development to the 210 on the Park project, an eligible activity, in the amount of three million dollars (\$3,000,000). CR-47-2023 was discussed in conjunction with CR-43-2023, a Resolution to approve the terms and conditions of a Payment in Lieu of Taxes ("PILOT") Agreement for the 210 on the Park Apartments project.

The project involves the land acquisition and new construction of one hundred fifty-eight (158) units of new mixed-use and mixed-income multi-family rental housing, on a 3.78-acre parcel located at 210 Maryland Park Drive, Capitol Heights, Maryland. The total cost of acquisition and construction of the project is anticipated to be approximately sixty million, one hundred eighty-seven thousand, four hundred eighty-four dollars (\$60,187,484). These apartments will be built and constructed by Community First Development Corporation.

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. Anthony Walsh, Managing Principal, Community First Development Corporation during the overview and discussion of CR-43-2023.

The Budget and Policy Analysis Division Fiscal and Policy Note dated June 9, 2023, states that the adoption of CR-47-2023 would have an adverse impact of \$3,000,000 in expenditures from the HITF. Adoption of CR-47-2023 aligns with County Plan 2035 goals and will create housing along the Blue Line Corridor. It 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.

After the presentation and discussion, Council Member Oriadha made a motion for a favorable recommendation on the resolution. The motion, seconded by Council Member Ivey, passed 10-0.