



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

March 7, 2024

The Honorable Jolene Ivey
Chair
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, Maryland 20774

Dear Chair Ivey:

Enclosed for the County Council's consideration is a Resolution for the purpose of approving and adopting 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 Cassidy project, an eligible activity, in the amount of three million, five hundred thousand dollars (\$3,500,000).

The Prince George's County Council enacted CB-21-2012, as amended in CB-57-2017, to establish the Housing Investment Trust Fund in Prince George's County, which services as a vehicle to address foreclosures and allows Prince George's County to provide financing for projects, including but not limited to housing counseling, rental, down payment and closing cost assistance for eligible persons to retain or purchase vacant, abandoned and foreclosed properties for first time homebuyers, as well as Workforce Housing Gap Financing with an emphasis on supporting the development of new construction, rehabilitation and preservation of workforce and affordable housing while targeting households earning up to 120% of the area median income ("AMI").

The Cassidy project involves the new construction of a one hundred seventy-five (175) affordable rental housing community for families earning sixty percent (60%) or below of the Area Median Income ("AMI"), located at Karen Boulevard and Wilberforce Court, Capitol Heights, Maryland, 20743. The unit mix will consist of one-bedroom, two-bedroom, and three-bedroom units. These apartments will be built and constructed by the development team consisting of KCG Development, LLC and Streetscape at Capitol Heights, LLC.

The Project's total development cost is expected to be sixty eight million, six hundred thirty two thousand, five hundred eighty-one dollars (\$68,632,581). Financing will consist of a tax-exempt bond loan, equity from the sale of Low-Income Housing Tax Credits, and a deferred developer fee.

Additionally, The Cassidy project will be financed by the Prince George's County HOME Investment Partnerships ("HOME") Program American Rescue Plan ("ARP") ("HOME-ARP") Program funds in the amount of one million, fifty thousand dollars (\$1,050,000). The Project requests a thirty (30) year Payment-in-lieu-of-Taxes ("PILOT") agreement.

The Council's favorable consideration of this legislation is requested. If you have any questions, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development at (301) 883-6511.

Sincerely,

Angela D. Alsobrooks
County Executive

Enclosures