PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.:	CR-116-2025
Draft No.:	1
Committee:	COMMITTEE OF THE WHOLE
Date:	11/10/2025
Action:	FAVORABLE

REPORT: Committee Vote: Favorable, 8–0 (In favor: Chair Burroughs, Council Members Adams-Stafford, Blegay, Hawkins, Ivey, Olson, Oriadha and Watson)

The Prince George's County Council convened as the Committee of the Whole (COW) on November 10, 2025, to consider CR-116-2025. The County Executive transmitted this Resolution for the Council's consideration to approve and adopt the commitment and allocation allocate gap financing from the Prince George's County Housing Investment Trust Fund ("HITF") Program for the Flats at Glenridge Station project, an eligible project, for new construction of rental housing in the amount of three million, five hundred thousand dollars ($3,500,000).

CR-116-2025 was discussed in conjunction with CR-117-2025, which approves the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement for the Flats at Glenridge Station Project between Prince George's County, Maryland (the "County") and Dominion, Inc. (the "Owner").

The Flats at Glenridge project will be located at 7011 Chesapeake Road, Hyattsville, Maryland 20784. It is a transit-oriented project located in direct proximity to the planned Glenridge Rail Purple Line Station.

The project involves the new construction of six (6) story, two hundred forty-five (245) unit affordable housing development with household incomes earning sixty percent (60%) or below the Area Median Income ("AMI"). The mix of units will include one hundred eight (108) one-bedroom units, ninety-seven (97) two (2) bedroom units, and forty (40) three-bedroom units. In addition, five percent (5%) of the units will be designed for residents with mobility impairments, while two percent (2%) of the units will be reserved for residents with sensory impairments.

The Budget and Policy Analysis Division submitted a Policy Analysis and Fiscal Note indicating the Resolution would have an adverse impact three million five hundred thousand dollars ($3,500,000) in expenditures from the HITF.

The indirect fiscal impact is favorable; the adoption of CR-116-2025 aligns with Plan 2035 goals and will focus on the initial goals set in place by the FY 2021-2025 Consolidated Plan to prioritize affordable housing, economic development, rental assistance, and homeowner's assistance.

The Prince George's County Office of Budget Management submitted a memorandum stating there is no fiscal impact because available funds are proposed to be reallocated to the project.

Ms. Sonia Owens, County Council Liaison, stated that the County Executive's Office requested a favorable Committee of the Whole recommendation on the Resolution.

On a motion by Council Member Ivey, seconded by Council Member Watson, the Committee of the Whole voted 8-0 favorably on CR-116-2025.