PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.: CR-045-2026

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 6/29/2026

Action: FAVORABLE

REPORT: Committee Vote: Favorable, 6-0 (In favor: Chair Oriadha, Council Members Burroughs, Dernoga, Hunter, Ivey and Olson)

The Prince George's County Council convened as the Committee of the Whole (COW) on Tuesday, June 29, 2026, to discuss CR-045-2026. On the same day, the County Council also held a public hearing regarding the resolution before the COW work session.

The County Executive transmitted the resolution and a letter requesting favorable consideration for the Council's consideration to approve the commitment and allocation of two million five hundred thousand dollars ($2,500,000) in gap financing from the Prince George's County Housing Investment Trust Fund (HITF) Program to Herman Apartments.

The project involves the acquisition and construction of one hundred forty-five (145) units of affordable multifamily rental housing for low-income to moderate-income families. The families will have incomes at or below sixty percent (60%) of the Area Median Income (AMI) and rents will be restricted for a period of forty (40) years.

The Herman Apartments will be located at 6203 Ager Road Hyattsville, MD 20782. The unit mix will consist of sixty-four(64) one (1) bedroom units, seventy-six (76) two (2) bedroom units, and five (5) three (3) bedroom units. Ten (10) units will be constructed to meet mobility accessibility standards, and three (3) units will be designed for residents with visual impairments.

The project will also include resident amenities such as a community gathering room, a reading and sitting area, a fitness center, a secure mail and package room, and exterior walking paths designed to enhance resident well-being and community engagement.

Adopting CR-045-2026 would result in an adverse fiscal impact of $2,500,000 in expenditures from the Housing Investment Trust Fund (HITF). However, the indirect fiscal impact is favorable; the adoption of CR-045-2026 aligns with the County Plan 2035 goals and will focus on the initial objectives established in the FY 2021-2025 Consolidated Plan, which prioritizes affordable housing, economic development, rental assistance, and homeowner assistance

On a motion by Vice Chair Olson, seconded by Council Member Hunter, the Committee of the Whole voted 6-0 favorably on CR-045-2026.