

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2020 Legislative Session

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**Reference No.:** CR-096-2020

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 10/29/2020

**Action:** FAV

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**REPORT:** Favorable 7-0: Council Members Turner, Davis, Franklin, Glaros, Hawkins, Streeter and Taveras. Absent: Anderson-Walker, Dernoga, Harrison, and Ivey.

The Prince George's County Council convened as the Committee of the Whole to consider CR-096-2020. As proposed CR-096-2020 is a Payment in Lieu of Taxes (PILOT) Agreement between Prince George's County and Woodyard Station 4, LLC for the Woodyard Station Senior project (Project).

The Project will consist of 112 units for low-to-moderate income seniors. Every unit in the complex will be affordable with 101 units reserved for those with moderate incomes and the remaining will be for those with low, and low-to-moderate incomes.

The project cost is \$27,924,862 with funds coming from an array of sources including Federal Housing and Community Development, State Funds, Low-Income Housing tax credits, Developer Equity and the Prince George's County HOME Investment Partnership Program.

The PILOT will require a mandatory payment of \$33,600 for the first year. Thereafter, the payment will increase by 2% for each subsequent year. The PILOT agreement will remain in effect for 40 years.

Estella Alexander, Director, Department of Housing and Community Development (DHCD) and Pam Wilson, Community Developer, DHCD, provided an overview of the proposed Project. They were joined by a representative of the Developer, Scott Link, Vice President of Development, Pax-Edwards, LLC.

The Office of Law reports CR-096-2020 to be proper legislative form with no legal impediments to its adoption.

The Policy Analyst group reports that the adoption of CR-096-2020 would result in an adverse fiscal impact for the County of approximately \$3,113,613.51 related to the PILOT agreement. However, should CR-096-2020 not be adopted, the County would not receive real property tax revenue from the property.

After discussion, the Prince George's County Council, sitting as the Committee of the Whole, voted out CR-096-2020 favorably, 7-0.