



Angela D. Alsobrooks  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## Office of the County Executive

August 27, 2021

The Honorable Calvin S. Hawkins, II  
Chairman  
Prince George's County Council  
County Administration Building  
Upper Marlboro, Maryland 20772

Dear Chairman Hawkins:

Enclosed for the County Council's consideration is a Resolution approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County (the "County"), Maryland and KCG SSP Bowie Senior Living, Limited Partnership ("Owner") for the Hill House at Beechfield project ("Project").

The Owner, KCG SSP Bowie Senior Living, Inc., proposes to acquire and construct one hundred fifty (150) units of apartments for low-income and moderate-income seniors and will be part of an eighty three (83) acre master planned mixed-income retirement community that is being constructed by multiple developers called Traditions at Beechfield, located at 12005 Traditions Boulevard, Bowie, Maryland 20720. The Project's total development cost, including acquisition, infrastructure development and construction, is approximately forty-four million, eight thousand, three hundred twenty-four dollars (\$44,008,324).

The PILOT will require a mandatory annual payment in an amount of no less than fifteen thousand dollars (\$100 per affordable unit) for the first full tax year. Thereafter, the required payment will increase by two percent (2%) for each subsequent tax year. The PILOT agreement will remain in effect for forty (40) years which includes the extended affordability period.

The Council's favorable consideration of this legislation is greatly appreciated. If you have any questions, please contact my office or Aspasia Xypolia, Director, Department of Housing and Community Development (DHCD), at (301) 883-5531.

Sincerely,

Angela D. Alsobrooks  
County Executive

Enclosures