

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
JUNE 16TH, 2026

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Qk8HYg--QuChOXoRt6wN1w

- 1. Introduction of Committee & Guest Members (7:30 PM)**
- 2. Discussion: Sanctuary at Hyattsville Crossing - PILOT Request**
 - A developer of affordable rental housing, Pennrose, has partnered with the First United Methodist Church (FUMC) and Sanctuary AP3 to complete a new affordable housing development. Pennrose has initiated the review process with the City of Hyattsville for the PILOT request associated with this proposed development. The proposal includes a community of 1 intergenerational 77-unit building (phase 1) and a 43-unit family building (phase 2) located on an underutilized portion of the FUMC property. Pennrose is requesting a Payment in Lieu of Taxes (PILOT) from the City of Hyattsville to complete a comprehensive finance package that would support the development of the Sanctuary at Hyattsville Crossing. This request was previously taken before the Planning Committee (April 15, 2025) and subsequently approved by the City Council, however, since the scope of the project has since been updated, they are requesting a new PILOT.
- 3. Committee Business**
 - Approve of March 17th, 2026 Minutes
- 4. Development/Retail Updates**
 - Canvas Garage
 - 5504 Baltimore Ave (Federalist Pig)
 - 5516 Baltimore Ave (Old Subway Building)
 - The Crossing at Gateway
 - Mt Hermon Masonic Lodge
- 5. Adjourn (9:30 PM)**



Sanctuary at Hyattsville Crossing - PILOT Request

TOD Low Income Housing Tax Credit Redevelopment

June 5th, 2026

PENNROSE
Bricks & Mortar | Heart & Soul

S/AP3
SANCTUARY AP3
build with faith.

 **FIRST**
United Methodist Church

DEVELOPMENT OVERVIEW

DEVELOPMENT SITE

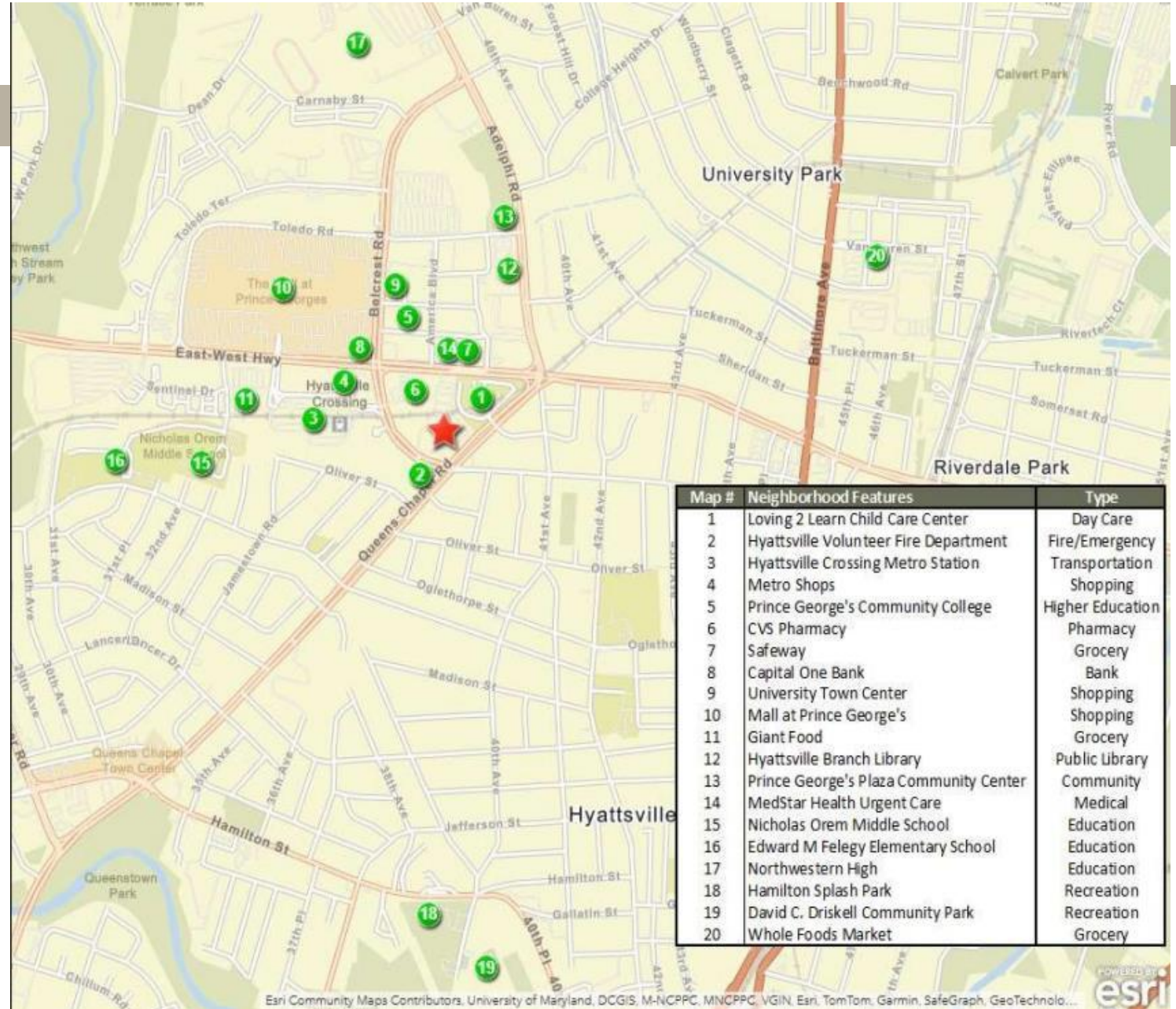


- A partnership between Pennrose and Sanctuary AP3, with collaboration from the First United Methodist Church of Hyattsville to build housing on excess church land
- Redeveloping a portion of the church's 8.17-acre site into a 120-unit intergenerational residential community across two phases
- Located across from the Hyattsville Crossing Metro Station – model urban infill project
- Consists of 2 buildings: 1 intergenerational 77-unit building (phase 1) and a 43-unit family building (phase 2)
- Aligns closely with state **and** county housing priorities

LOCATION

NEIGHBORHOOD AMENITIES

- Excellent healthcare access with MedStar Washington Hospital Center (4.7 miles) and Maryland Capital Region Medical Center (9 miles)
- Proximity to education with University of Maryland College Park (3 miles) and PGCC plus nearby elementary, middle, and high schools.
- Vibrant retail and dining scene at the Mall at Prince George's, University Town Center, and Metro Shops, featuring major retailers, restaurants, and entertainment options.
- Cultural and recreational amenities including Prince George's Plaza Community Center, local parks, Pyramid Atlantic Art Center, and the Brentwood Arts Exchange.
- High demand for affordable housing in a well-connected, amenity-rich area with access to jobs, transit, and essential services.



PHASE 1 – 77 AFFORDABLE UNITS

9% LIHTC PROJECT WITH 30 SENIOR UNITS AND 47 FAMILY UNITS



➤ **77 total affordable units, 30 offered with an “age preference” for seniors**

➤ **Unit Mix:**

- 28 one-bedroom units
- 25 two-bedroom units
- 24 three-bedroom units

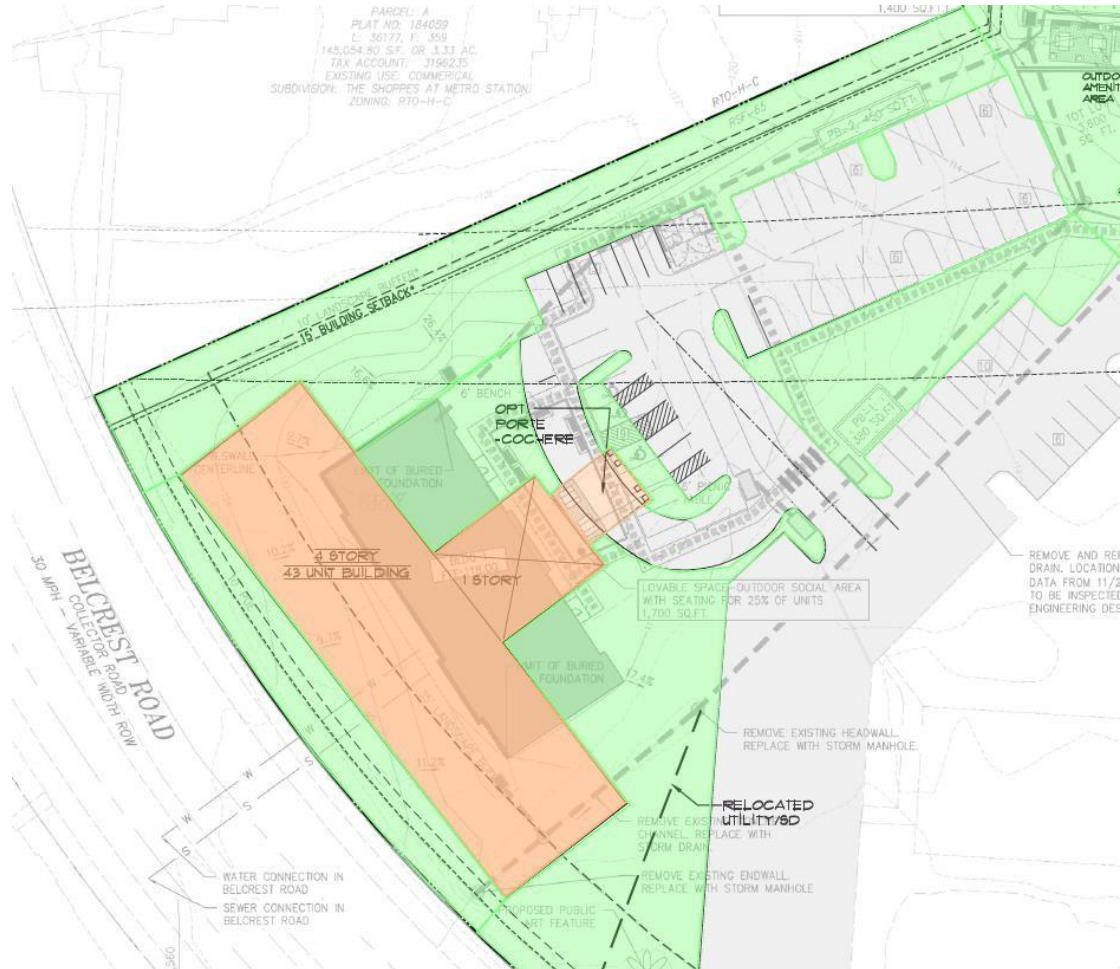
➤ **Affordability:**

- 8 PSH project-based voucher units at 20% AMI
- 4 PSH units at 20% AMI
- 8 units for Persons with Disabilities
- 57 affordable units at 60% AMI or below

➤ **Amenities:** Fitness center, multipurpose room, management suite, exterior seating terrace, and tot lot

PHASE 2 – 43 AFFORDABLE UNITS

FUTURE 9% PROJECT OFFERING 43 AFFORDABLE UNITS



- 43 total affordable units for families
- Unit Mix will favor 2 and 3-bedroom units
- Will offer additional amenities and parking to complete the 120-unit development
- Future 9% application to MD DHCD

PILOT REQUEST SUMMARY

CITY OF HYATTSVILLE

- **Requesting a PILOT agreement for the current 77-unit 9% project**
 - **Request:** \$187 per unit per year, total projected reduction of \$29,106 in year one
- **Matching PG DHCD's PILOT structure.**
 - PG DHCD allows a maximum abatement request of \$600 per affordable unit per year on county taxes
 - 40-year term, aligning with county PILOT
- **City to receive new tax revenue of \$14,362 in year one, increasing annually**

REQUEST SUMMARY

PILOT COMPARISON CHART*

CATEGORY	PILOT REQUEST	
	COUNTY PILOT	CITY PILOT
Abatement per Affordable Unit	\$600/unit/year*	\$378/unit/year*
Tax per Unit	\$296/unit/year	\$187/unit/year
Tax Reduction	66.96%**	66.96%**
Term Length	40 Years	40 Years
New Tax Revenue in Year One	\$22,796	\$14,362
Current Revenue	\$0	
Net Revenue Increase to City and County	\$37,158	

*Approximate numbers subject to change based on completed property valuation

** PILOTS approved for the 2025 application were a reduction of 71.4% and 76.6%

JUSTIFICATION

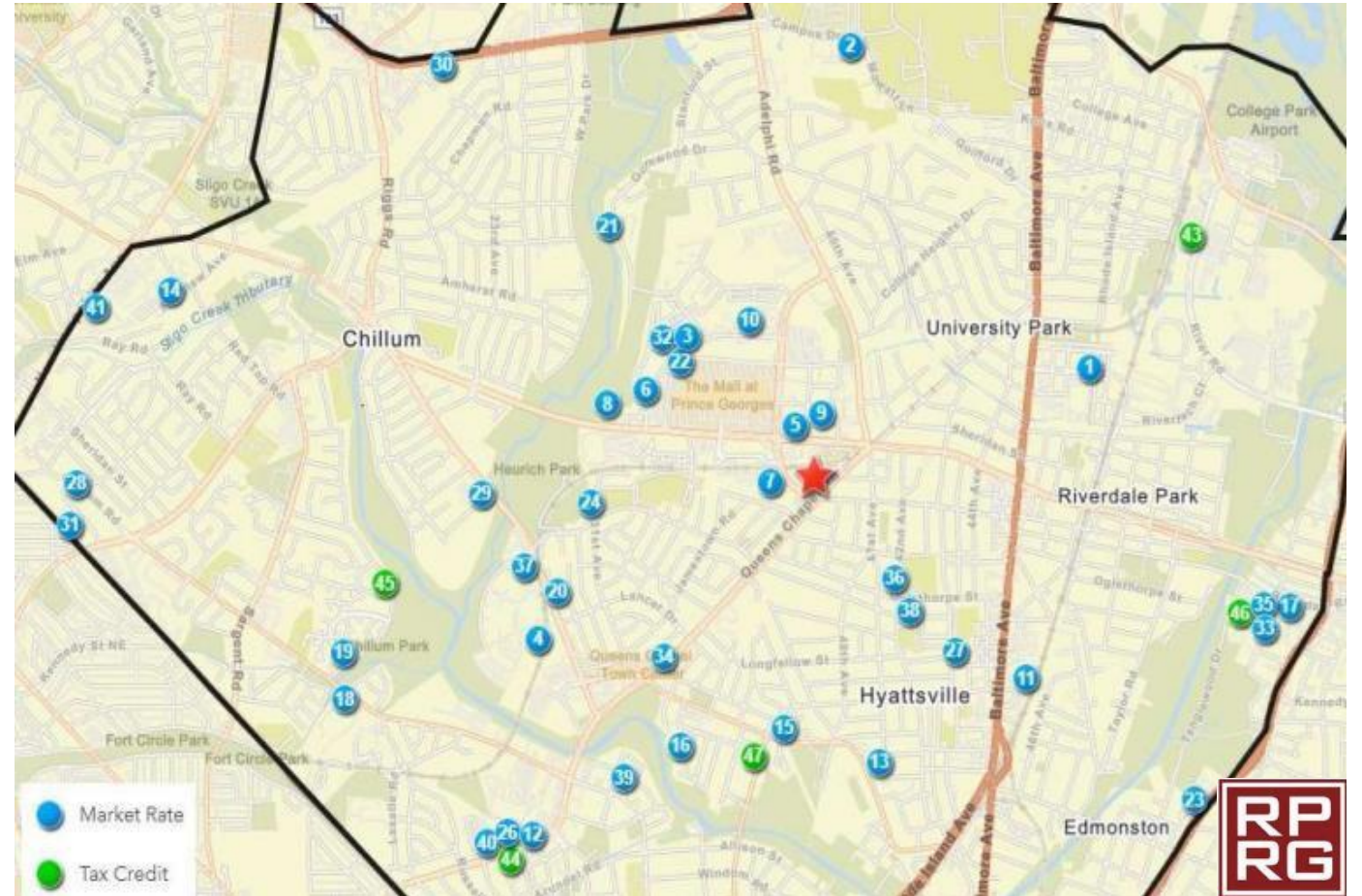
NEW REVENUE GENERATION & EQUITABLE TAX BURDEN

- The church currently pays **no taxes - \$0 revenue for Hyattsville**
- The project will pay **\$14,362 in year one** to Hyattsville
- Developing affordable housing is the **best and only feasible use** of the excess church land
- Aligning with the **PG DHCD PILOT program** ensures fair burden sharing between city and county
- The city can **leverage the county's established process**, reducing administrative workload and ensuring efficient execution

BROADER COMMUNITY IMPACT

ADDRESSING MARKET GAPS & EXPANDING HOUSING ACCESS (RPRG MARKET STUDY)

- The first affordable multifamily rental targeting $\leq 60\%$ AMI in over 20 years
- High-quality mid-rise design, location, and amenities enhance competitiveness
- Unit sizes comparable to market area averages, ensuring quality living space
- 30% AMI units will be the only such units in the market, creating a much-needed housing option
- Will directly impact the roughly 2,000 homeless residents in PG County
- PILOT will help spur significant federal, state and county investment in Hyattsville through the LIHTC program (\$33mm total development cost for Phase 1)



THANK YOU!

We appreciate the City's support in making this transformative redevelopment a reality.

Patrick Stewart | pstewart@pennrose.com
Patrick Bateman | pbateman@pennrose.com
Rohan Singh | rsingh@pennrose.com

PENNROSE
Bricks & Mortar | Heart & Soul

S/AP₃
SANCTUARY AP3
build with faith.

 **FIRST**
United Methodist Church

June 9, 2026

Robert Croslin, Mayor
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781

RE: Payment in Lieu of Taxes – Sanctuary at Hyattsville Crossing Development

Dear Mayor Croslin,

Pennrose, in partnership with Sanctuary AP3, and with the strong support of the First United Methodist Church of Hyattsville, is pleased to submit an application for a payment in lieu of taxes (“PILOT”) for this exciting development. The development will utilize a large portion of the existing church's 8.17-acre site and is ideally located directly across the street from the Hyattsville Crossing Metro Station.

Previously, the project was designed as a 9% tax credit project that would move forward concurrently with a 4% tax credit project, totaling 120 units of both family and senior affordable housing. The 2025 application was not awarded, due to a technicality during the application review cycle, and changes in the tax credit allocation plan are now pushing the project to occur in two phases. The updated allocation plan now incentivizes larger 9% tax credit projects and smaller 4% tax credit projects, making a 9% and 4% tax credit twin, as previously underwritten, unfeasible. The now-planned two-phase development, still delivering a total of 120 units, will occur in two back-to-back phases both funded by the 9% competitive credit.

Phase 1, the 77-unit four-story building and subject of this PILOT request, will immediately front East/West Highway and will offer housing for both families and seniors. The senior-designated units, a total of 30, will have an age preference. The remainder of the units, a total of 47, will be general occupancy and most of these units will be two- and three-bedroom units rented to low-income families. The project will offer 12 units, 8 of which will be supported by project-based vouchers, to persons experiencing homelessness, accepting support and referrals through PG Department of Social Services. An additional 8 units will be set aside for persons with disabilities as defined by Maryland DHCD. The 57 remaining units will be occupied by tenants earning up to 60% AMI. Phase 2, which will apply for 9% tax credits in a future funding round, will offer units serving similar populations with similar incomes and will build an additional 43 family units, completing the 120-unit redevelopment.

This application constitutes a request for a PILOT for Phase 1 of the redevelopment. A commensurate PILOT request for this project also being presented to PG DHCD for consideration. PG DHCD allows a maximum abatement request of \$600 per affordable unit per year on county taxes, which are calculated at \$1.00 per \$100 in assessed value. If this same abatement is applied to the \$0.63 per \$100 that the City of Hyattsville charges, the abatement would be \$378 per unit per year. **As such, the development team is requesting a payment in lieu of taxes of \$187 per affordable unit per year with an agreement term of 40 years** (the same term as the county PILOT).

Although the reduction in taxes may seem significant, it is worth noting that the City of Hyattsville currently receives no tax payment from the church located on this tax parcel. Further, the PILOTs awarded by the city for the 2025 application reflected a 71% and 77% reduction in city taxes. The new, realized revenue to the city will

be a projected total of \$14,362 year one, increasing each year after that during the PILOT term. As long as the very healthy and active church remains, the development of low-income housing is the best and only use of this excess church land. Further, by modeling this request off the established PG DHCD PILOT program, it is ensured that the city and county fairly share the burden of supporting this important project. This will also allow the city to leverage the county's process, documentation and methodology to streamline the process and reduce city staff time in executing these PILOTs.

The development and the church are thrilled about the possibility of this project moving forward, and its ability to provide 120-units of new affordable rental housing at a TOD site located in Hyattsville. We truly appreciate the City of Hyattsville's support thus far and look forward to executing on this pivotal and transformative project.

Sincerely,



Patrick Bateman

Pennrose, LLC

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
APRIL 15, 2025

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_wBGiC6bOROqIZG_RaK0_Vg

1. Introduction of Committee & Guest Members (7:00 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Yohannes Bennehoff, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Jeff Ulysse, Staff Liaison
- David Cristeal, Presenter
- Patrick Bateman, Presenter

2. Committee Business

- Approval of February 25th, 2025, minutes
 - A motion was made to approve the minutes by Committee Co-Chair Maureen, seconded by Greg. The motion was carried

3. Presentation

- **Sanctuary at Hyattsville Crossing**

A developer of affordable rental housing, Pennrose has partnered with the First United Methodist Church (FUMC) and Sanctuary AP3 to complete the new development. This rental community of 120 apartments would consist of 2 components, a 70-unit senior building and a 50-unit family building. The proposed development would be located on an underutilized portion of the FUMC property. Pennrose is requesting a Payment in Lieu of Taxes (PILOT) from the City of Hyattsville. It is requesting a PILOT to complete a comprehensive finance package that would support the development of the Sanctuary at Hyattsville Crossing.

 - David Cristeal: Provided a brief overview of the project and introduced Patrick Bateman from Pennrose Development.
 - Patrick provided a detailed presentation with site plans and renderings depicting the proposed 50-unit family building and a 70-unit senior building. Affordability components include a mix of three-bedroom units and will have eight vouchers from the housing authority for households

experiencing homelessness. An additional seven units will be supported by the Department of Social Services and the continuum of care for permanent supportive housing (PSH). A HUD grant of over \$5 million was applied for to support the 15 permanent supportive housing units, with a backup plan in place if the funding is not secured. Patrick further explains the community impact of the project, including the first affordable multi-family rental units under 60% AMI in over 20 years. And how the project will address the need for affordable housing in the market area, with 30% AMI units being the only such units in the market.

- Todd: Inquires about the long-term management of the property and the company's experience in managing such developments.
- Patrick: Confirms that Penrose will manage the property long-term and has extensive experience in low-income housing tax credit properties.
- Maureen: Supports the project, emphasizing the need for affordable housing and the benefits of the project's location near transit.
- Marshall: Asks about the ownership structure and the involvement of the church, sanctuary, and the developer.
- Patrick: Clarifies that the project will not significantly impact public services, as the church has agreed to maintain 150 parking spaces and the project will have its own trash contract and stormwater management facilities.
- Will: I presume there will be some sort of subdivision of the land if the church stays on property and effectively is doing a ground lease for these units?
- Patrick: Confirms that the project will be sub divided.
- Greg: Expressed support for the PILOT and the projects use of unused land.
- Yohannes: Presented questions on working hours for service providers and overall coordination of services being delivered.
- Marshall: Expressed concerns about public safety and emergency services, noting the city's budget constraints and the 40-year PILOT request. Also emphasizing the additional governmental costs and the disparity in benefits for local taxpayers. Reminds the committee of the past pilot project and the issues with the utility costs affecting rent.
- Patrick Bateman: Outlines the next steps, including the submission of the letter of intent to the city council and the application for tax credits in May 2025.
- Maureen: Summarizes the committee's recommendations

Recommendations

- The Planning Committee supports the request for a Letter of Intent related to the proposed Payment In Lieu of Taxes (PILOT) agreement to support the Sanctuary at Hyattsville Crossing development project.
- The Planning Committee would also like to note a concern regarding the level of services required by the prospective occupant group and would encourage coordination to ensure that adequate and reliable services—including those that maybe needed on a 24/7 basis—can be provided without disruption

4. Development Update

- The Six
 - A mixed-use development, situated on 2.42 acres in the University Town Center area. The development project includes 316 apartments, 2,052 square feet of commercial/retail space and a structured parking garage with 276 parking spaces.
- Hyatt View
 - Development of eight lots for the construction of single-family attached dwelling units(townhomes).
- Sovern
 - A five-story mixed-use building located in West Hyattsville. This mixed-use building is part of the broader Riverfront development. The project includes 239 apartments and 3,123 square feet of commercial space.
- 3599 East West Hwy
 - The redevelopment of an existing Sunoco Gas station, expanding the number of gas pumps, demolishing the existing convenience store, and building a new two-story commercial/office building on the southern end of the site
- Dewey Parcels
 - The project is being built on a 21.16 acre parcel known as the Dewey property (Parcels 1-5). Construction is proposed on Parcels 1, 2, and 5. Parcel 1 includes a 5-story 361 unit multifamily building, 1,258 square feet of retail space and associated parking an garage. Parcel 2 will be home to a 136 unit stacked-townhouse development. Parcel 5 proposes a 5-story 321 unit multifamily building, 1,258 square feet of retail space and an associated parking garage.
- Gateway West
 - Approved for the development of 331 townhouse units. The builder for this site is Stanley Martin. Phase I of the Situated on 18.5 acres, the Riverfront at West Hyattsville is a townhouse development. The first phase of development incorporates the construction of 183 townhouse units, a community Park on the Northwest Branch Trail with an Amphitheater and (2) two storm water management facilities. Currently, the Townhouse construction is complete as well as the two stormwater management areas.

5. Adjourn (8:51 PM)

- Maureen: Motion to Adjourn
- Yohannes: Second

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
MARCH 17TH, 2026

Register in advance for this webinar:

<https://us06web.zoom.us/j/81096877801?pwd=uPjEeh1f1ymO9VVvjXwMEIITCPIib.1>

Passcode: 417823

1. Introduction of Committee & Guest Members (7:00 PM)

- Maureen Foster, Chair
- Todd Dengel, Co-chair
- Marshall, Committee Member
- Audrey M. Johnson, Committee Member
- Art Thatcher, Guest Member
- Amol Desphande, Guest Member
- Don Herring, Guest Member
- Danny Schaible, Council Liaison
- Greg Barnes, Council Liaison
- Jeff Ulysse, Staff Liaison
- Chloe Kauffman, Staff Liaison

2. Presentation: M-NCPPC Parks & Recreation Formula 2040 Update

- The Maryland - National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, Prince George's County, is currently working on an update to the Functional Master Plan (i.e., Formula 2040). As part of this process, the project team is seeking input from external stakeholders with the goal to increase awareness of the vision the Plan, identify local service needs, and determine priorities moving forward.
 - M-NCPPC staff and representatives made their presentation
 - Johnson: Asked about the timeline of this project.
 - Desphande: The original Plan was adopted in 2013 with the goals and strategies acting as a roadmap (not a destination) until 2040. It was the intention to update the Plan every 10 years, however, COVID disrupted this procedure.
 - Herring: Mentioned the role of the new Multi-generational Centers as spaces of connectivity for people of all backgrounds and ages to be used at different times of day. They were looking to divert from "stand-alone recreation or senior centers".
 - CM Barnes: Questioned the connectivity aspect relating to public safety systems.
 - Desphande: The connectivity pillar includes digital and physical connectivity. For example, the County has call boxes around the parks for added safety.

- Herring: Stated that because many of the parks close at dusk where people are not permitted to be on the premises, there are not a lot of call stations. However, Park Police monitor all of the parks.
- Desphande: Also stated that in their meeting with Municipal Staff, the Hyattsville team relayed the same worries and fears about public safety.

3. Committee Business

- Approve of February 17th, 2026 Minutes
 - Marshall: Motion to approve
 - Dengel: Second
 - Minutes approved.
- Election of Officers
 - Record Keeper
 1. Johnson: Stated that the meetings are too early.
 2. Dengel: Agreed to the prior statement.
 3. Dengel: Motion to move the meetings to 7:30PM
 4. Unanimous vote to move the meeting start time to 7:30PM.
 5. Johnson: With the aid of fireflies.ai, committed to be the Record Keeper for the next three meetings after which another person will be appointed for the July Meeting.
 6. Dengel: Motion to have Audrey be the acting secretary for the next three meetings after which another person will be appointed and that the Committee also use AI for minute creation.
 7. Johnson: Second
 8. Unanimous vote to approve.

4. Discussion: Retail Updates

- Canvas Commercial Space
- Huncho House
- Snow Crane
- Elevation Burger Space
 - CM Barnes: Asked about the vacant building on Rte. 1 next to the car wash.
 - Ulysse: The building's rent is set at \$8900 with possibility to purchase at 1.3 million
 - Ulysse: Also mentioned that Staff had a conversation with a potential buyer of the existing Car Wash. They are set to finalize the paperwork by May and plan to make several facade and structural changes to the property to mitigate runoff, but keep the property a car wash. Further, they hope to install some self-service vacuum cleaners.
 - CM Schaible: Inquired about the 2903 Hamilton St building.
 - Kauffman: The property owners have not received their final demolition permit. They are sorting our paperwork with DPIE and hope to receive their permit soon. Once the permit is approved, they aim to start demolition immediately. The property owner told the City that they would be interested to hear some ideas for what to put on the property as they are completely open.
 - Dengel: Updates on the Federalist Pig space.

- Ulysse: We have not heard from them in some time.
- Marshall: Inquired about the old KFC building.
- Ulysse: This building is now a restaurant called Kitchen Near You. There was a fire there back in July and they remodeled the space but weren't able to connect with the property owner. From staff's understanding the business was looking for an entertainment permit with the County.
- Marshall: Asked what measures the City takes to ensure that properties are not creating a hostile or unsafe public sphere.
- Kauffman: The City is looking to explore measures to encourage property owner's to fill their vacant buildings in conjunction with strictly adhering to the County's commercial maintenance code. We will send the City's Code Compliance team when warranted.

5. Discussion: 2026-2031 Strategic Plan Updates

- The multi-year effort to formulate and adopt the latest iteration of the Hyattsville Strategic Plan is finally coming to an end. Stepping Forward 2026-2031 aims to foster a vibrant community where every resident feels safe, connected, and supported. The Plan champions lively neighborhoods, reliable infrastructure, environmental stewardship, thriving local businesses, affordable housing, and exceptional public services rooted in community values. Prior to the Plan being taken before City Council, it will be discussed at Planning Committee for one last review session.
 - Johnson: Expressed that the Plan was well done but worried about how the City will be held accountable with the strategies that have an "ongoing" completion year.
 - Kauffman: Those strategies should not be confined to a specific completion year to allow for continual work and due to their nature, they should be kept open ended. However, the City is working on creating a virtual, public-facing dashboard for transparency and accountability.
 - Johnson: The City should also consider hosting consistent sessions with the community to provide updates on the Plan.
 - Foster: Agreed that there should be routine community engagement after approval.

6. Adjourn (8:45 PM)

- Audrey: Motion to adjourn
- Dengel: Second