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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session

1992

Resolution No. CR-74-

1992

Proposed by The Chairman (by request - County Executive)

Introduced by Council Member

Casula

Co-Sponsors

Date of Introduction June 16,

1992

RESOLUTION

A RESOLUTION concerning

Park View at Snow Hill

FOR the purpose of endorsing the development of elderly rental housing on Housing Authority property in South Laurel and approving the proposed financing by the State of Maryland.

WHEREAS, the County Executive and County Council of Prince George's County recognize the significant need for quality housing for elderly residents with limited incomes; and

WHEREAS, the Housing Authority of Prince George's County in partnership with Shelter Development Corporation proposes to

construct and manage an elderly rental housing project of 153 units known as Park View at Snow Hill on property owned by the Housing Authority located on the east side of Route 197 at Briarcroft Lane, formerly known as the South Laurel High School site; and

WHEREAS, the Maryland Department of Housing and Community Development has received applications to provide capital financing and a reservation of low-income housing tax credits for elderly households of limited income for the development of Park View at Snow Hill pursuant to its authority under Article 83B of the Annotated Code of Maryland for participation in the federal Low Income Housing Tax Credit Program and administration of the Partnership Rental Housing Program, pursuant to Sections 2-1101 through 2-1110, and the Rental Housing Production Program, pursuant to Sections 2-501 through 2-510; and

WHEREAS, the regulations of the State of Maryland require that all State financed projects be approved by the local governing body in which the project is located; and

WHEREAS, the local contribution as required by the State's Rental Housing Production Program is presented at the value of the land owned by the Housing Authority with an estimated market value of \$2,178,000; and

WHEREAS, the County Executive has recommended endorsement of the project known as Park View at Snow Hill and the

provisions of financing from the State of Maryland.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the construction and management of Park View at Snow Hill by the Housing Authority of Prince George's County and Shelter Development Corporation on property owned by the Housing Authority of Prince George's County, said property being the former South Laurel High School site are hereby endorsed subject to all applicable requirements of the Zoning Ordinance and other local requirements to assure decent, safe and sanitary housing for County residents.

BE IT FURTHER RESOLVED that the provisions of financing from the State of Maryland for a maximum amount not to exceed \$7,276,000 for the benefit of elderly households of limited income are hereby endorsed; that the County's local contribution is provided through the value of the land; and that approval by the local governing body is hereby granted.

BE IT FURTHER RESOLVED that copies of this Resolution be sent to the Secretary of the Maryland Department of Housing and Community Development. by the Clerk of the Council.

Adopted this _____ day of _____, 1992.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Richard J. Castaldi
Chairman

ATTEST:

Joyce T. Sweeney
Acting Clerk of the Council

Attachment A

Project Information Sheet

Park View at Snow Hill

East Side of 197 at Briarcroft Lane
Laurel, Maryland 20707

Councilmanic District: First

Amount Requested: \$1,000,000 under RHPP
654,980 under Partnership Program
3,560,000 in private debt through

Loyola Federal
Program 2,061,020 from Low Income Tax Credit

Totaling: \$7,276,000

Project Description: 153 units of elderly rental housing.
Structure will be a single, elevator
building of three stories. Each unit will
have at least 600 square feet and maximum
rents will be \$485 at initial occupancy.

Land Review: Special exception request for a
planned retirement community (SE 4078) is
scheduled before the Zoning Hearing
Examiner on June 3, 1992. Approval of the
State financing is conditioned upon final
approval of all Zoning Ordinance
provisions.

Sponsor: Shelter Development Corporation
218 North Charles Street, Suite 500
Baltimore, Maryland 21202
Michael L. Falcone, Project Manager
(410) 962-0595

Land Owner: Housing Authority of Prince George's
County
9400 Peppercorn Place, Suite 200
Landover, Maryland 20785
Raymond A. Skinner, Executive Director
(301) 925-5530

Local Contribution: Land value estimated at \$2,178,000

Municipality:

Site located outside of the city limits, but within one mile of, Laurel. City notified of draft legislation on 5/1/92.