

## Prince George's County Council Agenda Item Summary

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**Meeting Date:** 10/19/2010  
**Reference No.:** CR-087-2010  
**Draft No.:** 2  
**Proposer(s):** Harrison  
**Sponsor(s):** Harrison, Dean  
**Item Title:** A Resolution establishing that a multifamily unit development known as Jericho Senior Living, LLC located in census tract number 8035.19, qualifies for a revitalization/redevelopment tax credit pursuant to Section 10-235.02 and Section 10-235.03 of the Prince George's County Code

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**Drafter:** Carmen Jackson-Brown, Legislative Officer  
**Resource Personnel:** Rodney C. Streeter, Legislative Aide

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>		<b>Executive Action:</b>
<b>Committee Referral:</b>	9/21/2010 - PSFM	<b>Effective Date:</b>
<b>Committee Action:</b>	10/12/2010 - FAV(A)	
<b>Date Introduced:</b>	9/21/2010	
<b>Public Hearing:</b>		
<b>Council Action (1)</b>	10/19/2010 - ADOPTED	
<b>Council Votes:</b>	MB:A, WC:A, SHD:A, TD:A, CE:AB, AH:A, TK:A, EO:A, IT:A	
<b>Pass/Fail:</b>	P	
<b>Remarks:</b>		

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### AFFECTED CODE SECTIONS:

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### COMMITTEE REPORTS:

#### Public Safety and Fiscal Management

**Date 10/12/2010**

COMMITTEE VOTE: FAVORABLE/ AS AMENDED 4-0-1 (In Favor: Council Members Harrison, Campos, Dean and Turner - Abstain: Council Member Exum)

This Resolution will provide for a Revitalization Tax Credit to Jericho Senior Living, LLC located in census tract 8035.19 in Landover, Maryland. The census tract has a median household income of \$49,821 (located in an established community) which is below the 2000 census median household income of \$55,256. The tax credit is for three consecutive years only for the Senior Living 270 multifamily dwelling units located at 1000 Brightseat Road, Landover, Maryland.

According to the Office of Audits and Investigations the project will generate \$295,782 in additional net County property taxes during the three-year period related to the proposed tax credit. After the tax credit expires the development will generate over \$279,000 annually in County property tax revenues versus the \$8,749 that was generated each year prior to the development.

The legislation contains the following amendments:

1. On page 1 lines 4, 18, and 20 after “8035” insert “.19”
2. On page 2 line 5 delete “8053” and insert “8035.19”

The Office of Law has reviewed this resolution and finds it to be in proper legislative form with no legal impediments to its adoption.

A breakdown of the negative fiscal impact is listed below:

Year Amount

1	\$259,200
2	171,072
3	85,536

Total	\$515,808
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**BACKGROUND INFORMATION/FISCAL IMPACT:**

(Includes reason for proposal, as well as any unique statutory requirements)

The proposed Resolution is to approve a revitalization/redevelopment tax credit application for Jericho Senior Living, LLC, located in census tract number 8035.19 pursuant to Sections 10-235.02 and 10-235.03 of the Prince George’s County Code.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

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