

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 5/7/96

Reference No.: CR-16-1996

Proposer: County Executive

Draft No.: 2

Sponsors: Maloney, Del Giudice

Item Title: For approval of financing of Park View II Apartments
and Approval of Payment in Lieu of Taxes for the Project

Drafter: J. Max Campos
Housing

Resource Personnel: John W. Shanley
Housing

LEGISLATIVE HISTORY:

Date Presented: ___/___/___

Executive Action: ___/___/___

Committee Referral:(1) 4/16/96 COW

Effective Date: ___/___/___

Committee Action:(1) 4/30/96 FAV(A)

Date Introduced: 4/16/96

Pub. Hearing Date: (1) ___/___/___ __:___ __

Council Action: (1) 5/7/96 ADOPTED

Council Votes: SD:A, DB:A, JE:A, IG:A, AMc:A, WM:A, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks:

COMMITTEE OF THE WHOLE

DATE: 4/30/96

Committee Vote: Favorable as amended, 8-0 (In favor: Council Members Bailey, Del Giudice, Esteppe, Gourdine, Maloney, Russell, Scott, Wilson).
(Absent: Council Member MacKinnon)

The Park View II project as proposed will be constructed on the former South Laurel High School site located at 9000 Briarcroft Lane. This property is owned by the County Housing Authority and is currently zoned R-80. The project consists of ninety-nine one-bedroom and six two-bedroom apartment units which will be rented to senior citizens with limited incomes. This project represents phase two of an existing 153 unit apartment complex located on the site.

This resolution will approve financing of \$950,000, with \$600,000 to be provided by the Maryland Community Development Administration and \$350,000 to come from County Home Investment Partnership Program funds. In addition, CR-16-1996 will approve a PILOT (payment-in-lieu-of-taxes) agreement that will allow the payment of taxes based on the availability of cash flows from the project. The PILOT agreement provides for minimum payment of \$100 per apartment unit and a maximum payment of \$250 per unit. The agreement contained in CR-16-1996 applies only to Park View II and the existing PILOT agreement for phase I will remain in effect. Technical amendments proposed by legal staff were accepted.

BACKGROUND INFORMATION/FISCAL IMPACT

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

State law provides for a negotiated payment in lieu of taxes between the County and the Housing Authority under certain circumstances. The proposed project is a 105-unit elderly housing project to be built on land owned by the Housing Authority in the Laurel area. A condition of a first

mortgage requires that a PILOT agreement be entered into which exempts the property from County Real Property Taxes. The proposed PILOT calls for a minimum payment of \$100/unit and a maximum payment of \$250/unit, based on cash flows. Payment will increase by 2% each year after completion.

CODE INDEX TOPICS: