

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2000 Legislative Session

Resolution No. CR-45-2000

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Bailey and Russell

Co-Sponsors _____

Date of Introduction July 25, 2000

RESOLUTION

1 A RESOLUTION concerning

2 Parkway Terrace Apartments

3 For the purpose of approving the issuance and sale of revenue bonds by the Housing Authority of
 4 Prince George's County (the "Housing Authority"), the terms and conditions of a property tax
 5 deferral by Prince George's County (the "County"), and the allocation of Low Income Housing
 6 Tax Credits by the State of Maryland Community Development Administration ("CDA"), each
 7 in connection with the acquisition and rehabilitation of the Parkway Terrace Apartments project
 8 by Parkway Terrace Limited Partnership, a Maryland limited partnership (the "Owner"), of
 9 which Parkway Terrace Apartments GP, LLC, is the general partner.

10 WHEREAS, there is a significant need for quality housing units in Prince George's County
 11 for persons with limited income; and

12 WHEREAS, the Owner desires to acquire a rental housing project of 419 units located on a
 13 site currently known as 3400 Parkway Terrace Drive, at the intersection of the Suitland Parkway
 14 and Silver Hill Road in the Suitland Revitalization Focus area, within Suitland, Prince George's
 15 County, Maryland, to rehabilitate the project and reduce its density to 313 units (the "Project") as
 16 detailed in the Project Information Sheet attached hereto as Attachment A; and

17 WHEREAS, the Owner has requested assistance in financing the Project through (i)
 18 issuance of revenue bonds by the Housing Authority, (ii) deferral of real property taxes by the
 19 County and (iii) approval of CDA allocated Low Income Housing Tax Credits; and

20 WHEREAS, pursuant to Sections 4-101 and 4-102 of Article 44A of the Annotated Code of
 21 Maryland, as amended, and upon approval of the County Council, the Housing Authority has the
 22 power to make construction loans and long-term mortgage loans to produce housing, and to issue

1 and sell bonds to finance housing and housing rehabilitation as it may determine necessary; and

2 WHEREAS, the Housing Authority adopted Resolution No. LHA-1101 on June 26, 2000
3 attached hereto as Attachment B concluding that it was in the best interests of the County
4 residents living in the Project and of the County's Housing Development Program generally to
5 assist the Owner in promoting the long-term economic viability of the Project in order to assure
6 decent, safe, and sanitary housing for County residents; and authorizing, subject to the approval
7 of the County Council, the issuance and sale of one or more series of bonds (the "Bonds") to
8 provide funds for the acquisition and rehabilitation of the Project and to pay certain bond
9 issuance costs; and

10 WHEREAS, Section 7-506.1 of the Tax-Property Article of the Annotated Code of
11 Maryland, as amended, provides, among other things that real property may be exempt from
12 County property taxes if:

13 (1) The real property is owned by a person engaged in constructing or operating
14 housing
15 structures or projects;

16 (2) The real property is used for a housing structure or project that is constructed or
17 substantially rehabilitated under a federal, State or local government program that funds
18 construction, or insures its financing in whole or in part;

19 (3) The owner and the governing body of the county where the real property is
20 located agree
21 that the owner shall pay a negotiated amount in lieu of the applicable county property tax;
22 and

23 (4) The owner of the real property enters into an agreement with the governing body
24 of the County to allow the entire property or the portion of the property which was maintained
25 for lower income persons to remain as housing for lower income persons for a term of at
26 least 5 years; and

27 WHEREAS, the Owner has demonstrated to the County that the deferral of County
28 property taxes is necessary to make the Project economically feasible; and

29 WHEREAS, the County Council determines that it is in the interest of the County to enter
30 into the Agreement for Property Tax Deferment (the "Agreement for Property Tax Deferment")
31 attached hereto as Attachment C; and

1 WHEREAS, in accordance with Article 83B of the Annotated Code of Maryland, as
2 amended, and the regulations and procedures promulgated thereunder, projects financed by CDA
3 must be supported by the government of the locality in which the project is situated; and

4 WHEREAS, the County Executive endorses and recommends approval for financing the
5 Project in the approximate amounts set forth on Attachment A.

6 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince
7 George's County, Maryland, that the issuance and sale by the Housing Authority of one or more
8 series of revenue bonds in such aggregate principal amounts as shall be determined by the
9 Chairman and the Executive Director of the Housing Authority, upon the advice of the Housing
10 Authority's Financial Advisor, to be sufficient to accomplish the purposes hereof, provided that
11 Bonds shall not be issued in an aggregate principal amount exceeding \$19,000,000, subject to
12 any other conditions or requirements imposed by the County Executive in order to assure decent,
13 safe, and sanitary housing for County residents, be and the same is hereby approved.

14 SECTION 2. BE IT FURTHER RESOLVED that in accordance with Section 7-506.1 of
15 the Tax-Property Article of the Annotated Code of Maryland, as amended, the County shall enter
16 into, and the County Executive or designee of the County Executive is hereby authorized to
17 execute and deliver, in the name and on behalf of the County, the Agreement for Property Tax
18 Deferment for the Project in substantially the form attached hereto as Attachment C; provided
19 that the County Executive, prior to execution and delivery of the Agreement for Property Tax
20 Deferment, may make such changes or modifications of the Agreement for Property Tax
21 Deferment as deemed appropriate by the County Executive or as required by the U.S.
22 Department of Housing and Urban Development in order to accomplish the transactions
23 authorized by this Resolution.

24 SECTION 3. BE IT FURTHER RESOLVED that the proposed allocation by CDA of Low
25 Income Housing Tax Credits for the acquisition and rehabilitation of the Project in the
26 approximate amount set forth on Attachment A is hereby approved.

Adopted this 25th day of July, 2000.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council

**ATTACHMENT A
PROJECT INFORMATION SHEET
Parkway Terrace Apartments
3400 Parkway Terrace Drive
Suitland, Maryland 20746**

COUNCILMANIC DISTRICT 6

PROPERTY DESCRIPTION:	Parkway Terrace is a 419 unit rental garden apartment complex located in an area targeted for revitalization. The rehabilitation plan for the property is comprehensive and includes a reduction in the density of the site by twenty-five percent (25%), which will create a community of 313 units - 108 one-bedroom and 205 two-bedroom apartments.
DEVELOPER:	Parkway Terrace Limited Partnership
DEVELOPER'S CONTACT:	Bradley C. Jefferies Chief Executive Officer The Community Partners Development Group, LLC 962 Wayne Avenue Suite 700 Silver Spring, MD 20910 (301) 585-7999
SOURCES OR FINANCING:	\$799,985 in Low Income Housing Tax Credits \$19,000,000 in Housing Authority of Prince George's County bonds \$500,000 Development Loan, \$40,000 Development Grant (Pepco) Property Tax Deferral Package (PILOT) from the County
NEIGHBORHOOD/LOCALITY:	Project is located on a site situated at the intersection of the Suitland Parkway and Silver Hill Road in the Suitland Revitalization Focus area.