

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2001 Legislative Session**

Resolution No. CR-68-2001  
 Proposed by The Chairman (by request – County Executive)  
 Introduced by Council Members Russell, Scott and Hendershot  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction October 30, 2001

**RESOLUTION**

1 A RESOLUTION concerning

2 Windsor Crossing Elderly Residential Rental Units

3 For the purpose approving the allocation of Low Income Housing Tax Credits by the State of  
 4 Maryland Community Development Administration (“CDA”) and the terms and conditions of a  
 5 Negotiated Payment in Lieu of Taxes Agreement and County Property Tax Deferral by and  
 6 between Prince George’s County (the “County”), and Windsor Elderly Associates, LP, a  
 7 Maryland limited partnership to be formed (the “Owner”), of which Windsor Elderly, L.L.C., a  
 8 Maryland limited liability company to be formed comprised of the Housing Authority, William  
 9 D. Miller II, LLC, Virtual Enterprises, Inc. and Stavrou at Windsor Elderly, L.L.C. will be the  
 10 general partner in connection with the acquisition and construction of the elderly component of  
 11 the Windsor Crossing project.

12 WHEREAS, there is a significant need for elderly housing units in Prince George’s County;  
 13 and

14 WHEREAS, following demolition of the existing improvements, the Owner desires to  
 15 acquire a portion of the site known as the Manchester Square Apartments located at 4866 Eastern  
 16 Lane, Suitland, Prince George’s County, Maryland, and construct thereon approximately 125  
 17 elderly residential rental units (the “Project”) as detailed in the Project Information Sheet  
 18 attached hereto as Attachment A; and

19 WHEREAS, in connection with the construction of the 125 elderly residential rental units,  
 20 the Owner has also requested approval of financing in the form of \$11,000,000 in CDA-allocated  
 21 Low Income Housing Tax Credits issued by the State of Maryland Community Development  
 22 Administration; 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  
 3 CDA must be supported by the government of the locality in which the project is situated; and

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

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

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

11 (2) The real property is used for a housing structure or project that is constructed under a  
 12 Federal, State or local government program that funds construction, or insures its financing in  
 13 whole or in part;

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

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

20 WHEREAS, in order to provide housing for the elderly it is in the interest of the County to  
 21 enter into the Negotiated Payment in Lieu of Taxes Agreement and County Property Tax  
 22 Deferral attached hereto as Attachment C and made a part hereof; and

23 WHEREAS, the redevelopment of the Manchester Square Apartments property is  
 24 contingent upon approval of the United States Department of Housing and Urban Development  
 25 ("HUD"), which approval has been requested but not yet received; and

26 WHEREAS, the County Executive endorses and recommends approval for financing the  
 27 Project as described on Attachment A;

28 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince  
 29 George's County, Maryland, that, contingent upon receipt of HUD's approval of the  
 30 redevelopment of Manchester Square Apartments that the proposed allocation by CDA of Low  
 31 Income Housing Tax Credits for the acquisition and construction of the Project is hereby

1 approved.

2 SECTION 2. BE IT FURTHER RESOLVED by the County Council of Prince George's  
3 County, Maryland, that, contingent upon receipt of HUD's approval of the redevelopment of  
4 Manchester Square Apartments, in accordance with Section 7-506.1 of the Tax-Property Article  
5 of the Annotated Code of Maryland, as amended, the County shall enter into Negotiated Payment  
6 in Lieu of Taxes Agreements and County Property Tax Deferral ("Negotiated Payment in Lieu of  
7 Taxes Agreement") for the elderly component of the Project.

8 SECTION 3. BE IT FURTHER RESOLVED that the County Executive or designee of the  
9 County Executive is hereby authorized to execute and deliver, in the name and on behalf of the  
10 County, the Negotiated Payment in Lieu of Taxes Agreement for the Project in substantially the  
11 form attached hereto as Attachment C;

12 SECTION 4. BE IT FURTHER RESOLVED that the County Executive or designee, may  
13 make such changes or modifications of the Negotiated Payment in Lieu of Taxes Agreement as  
14 deemed appropriate by the County Executive or as required by the U.S. Department of Housing  
15 and Urban Development in order to accomplish the purpose of the transactions authorized by this  
16 Resolution.

Adopted this 13th day of November, 2001

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Ronald V. Russell  
Chairman

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
Clerk of the Council

Attachments B & C available in hard copy only

**ATTACHMENT A**  
**PROJECT INFORMATION SHEET**  
**Windsor Crossing**  
**Elderly Residential Rental Units**  
**4866 Eastern Lane**  
**Suitland, Maryland 20746**

**COUNCILMANIC DISTRICT 6**

PROPERTY DESCRIPTION:	The property formerly known as "Manchester Square" is a vacant, dilapidated 516 unit rental apartment complex. The existing buildings will be demolished and approximately 128 multifamily residential rental units, 125 elderly residential rental units, and 95 single family “for sale” units will be constructed on the site.
DEVELOPER/OWNER:	Windsor Elderly Associates, LP, a Maryland limited partnership to be formed will be the developer/owner of the elderly component of the project. Windsor Elderly, L.L.C., a Maryland limited liability company to be formed comprised of the Housing Authority, William D. Miller II, LLC, Virtual Enterprises, Inc. and Stavrou at Windsor Elderly, L.L.C. will be the general partner.
DEVELOPER’S CONTACT:	N. Stephen Stavrou, President Stavrou at Windsor Elderly, L.L.C., managing member c/o Stavrou Associates, Inc. 5100 Forbes Boulevard, Suite 100 Lanham, MD 20706 (301) 577-6610
SOURCES OR FINANCING:	\$5,000,000 in conventional financing; \$11,000,000 in Low Income Housing Tax Credits; \$950,000 Home Loan to be split between the multifamily and elderly projects; Property Tax Deferral Package (PILOT) from the County (maximum annual deferral following completion estimated to be \$40,000.00).
NEIGHBORHOOD/LOCALITY:	Project is located on a site situated at 4866 Eastern Lane, Suitland, Maryland.