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**A G E N D A   I T E M   S U M M A R Y**

**Reference No:** CR-108-1992

**Draft No:** 2

**P r i n c e   G e o r g e ' s**

**Meeting Date:** 11/10/92

**C o u n t y   C o u n c i l**

**Requester:** C

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**Item Title:** A Resolution to provide for a payment equal to 90% of County real property taxes for elderly housing on land owned by the Housing Authority (Parkview at Snow Hill)

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**Sponsors** C

**Date Presented**     \_\_\_/\_\_\_/\_\_\_                      **Executive Action**     \_\_\_/\_\_\_/\_\_\_     \_\_\_  
**Committee Referral** (2) 11/10/92   C.O.W.   **Effective Date**     \_\_\_/\_\_\_/\_\_\_  
**Committee Action**   (1) 11/10/92   FAV(A)  
**Date Introduced**     10/27/92  
**Pub. Hearing Date** (1) \_\_\_/\_\_\_/\_\_\_ \_\_\_:\_\_\_ \_\_\_

**Council Action**       (1) 11/10/92   Adopted  
**Council Votes**       CA: A\_, B\_: A\_, C\_: A\_, D\_: A\_, F\_: A\_, MC: A\_,  
                             M\_: A\_, P\_: A\_, WI: A\_  
**Pass/Fail**            P

**Remarks** \_\_\_\_\_

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	Ralph E. Grutzmacher	<b>Resource</b>
<b>Drafter:</b>	Legislative Officer	<b>Personnel:</b> Reginald Parks

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**LEGISLATIVE HISTORY**

COMMITTEE OF THE WHOLE REPORT

DATE: 11/10/92

Committee Vote: Favorable with amendments, 6-0 (In favor: Castaldi, MacKinnon, Casula, Fletcher, Bell and Del Giudice).

This project was previously endorsed by the County Council with the adoption of CR-74-1992. Under the proposed "PILOT" (payment in lieu of taxes) agreement, no payment would be due until the date of "substantial completion" of the project. This date is defined as the date on which use and occupancy permits have been obtained for all 153 units in the complex. The Committee amended this provision to indicate that taxes on the property will be due when a single use and occupancy permit is obtained for the entire project.

**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 153-unit elderly housing project to be built on land owned by the Housing Authority in the Laurel area. A condition of a \$1,655,000 financing commitment from the State Community Development Administration requires that 10% of the project be exempt from County taxes. The proposed PILOT agreement provides for a payment of 90% of the taxes owing on the value of the improvements to the property.

**CODE INDEX TOPICS:**