

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

Meeting Date: 11/14/2000

Reference No.: CR-48-2000

Proposer: County Executive

Draft No.: 1

Sponsors: Bailey, Scott

Item Title: A Resolution to approve the project and financing through the Community Development Administration (CDA) for the construction of the Marwood Elderly Apartments by an entity to be formed by Home Properties of New York

Drafter: JoAnn Gould
Housing

Resource Jalal Greene
Personnel: Housing

LEGISLATIVE HISTORY:

Date Presented: __/__/__

Executive Action: __/__/__

Committee Referral: 9/6/2000 THE

Effective Date: __/__/__

Committee Action: 9/27/2000 FAV

Date Introduced: 9/6/2000

Public Hearing: __/__/__ :__ __

Council Action: 1 10/17/2000 POSTPONED

Council Votes: DB:A, JE:A, IG:A, TH:A, WM:A, RVR:A, AS:A, PS:A, MW:A

Pass/Fail: P

Council Action: 2 11/14/2000 ADOPTED

Council Votes: DB:A, JE:A, IG:A, TH:A, WM:A, RVR:A, AS:A, PS:A, MW:A

Pass/Fail: P

Remarks: _____

TRANSPORATION, HOUSING AND ENVIRONMENT COMMITTEE DATE: 9/27/00

Committee Vote: Favorable, 3-0 (In favor: Council Members Shapiro, Maloney and Wilson).

Staff summarized the legislation indicating that it provides the necessary local government approval to the Maryland Community Development Administration (CDA) in connection with the Marwood Elderly Apartments. CDA tax-exempt bonds will provide the source of funds for the construction of this project. The apartments are intended for rental occupancy by families

with one member age 62 or older. At least forty percent of the elderly apartments will be rented to one- or two-person families earning less than 60% of the area median income.

Jillian Storms, Architect, and Marc Silverman, Marwood LLC, addressed the Committee explaining that the complex will consist of a single four-story elevator equipped building with a mix of 155 one- and two-bedroom apartments. Mr. Silverman also explained that the proposed site consist of fifty-six acres. However, the proposed development is on thirty-six acres, and twenty acres have been reserved for green space and conservation. In addition to the 155 apartments, 151 cottages (senior housing) and a community building is being proposed. CR-48-2000 only pertains to the proposed State tax-exempt bond program funding for the 151 apartments.

The Legislative Officer and the Office of Law determined that the bill is in proper legislative form. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of adopting CR-48-2000. The County Executive supports CR-48-2000.

BACKGROUND INFORMATION/FISCAL IMPACT

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

Marwood Elderly Apartments will be a 155 unit apartment complex located in Upper Marlboro (Council District 9). Proposed State Tax-exempt Bond Program funding would finance the construction of the property and is requested by the Maryland Community Development Administration. Article 83B, Sections 2-201 through 2-208 of the Annotated Code of Maryland requires a local government resolution approving the land use and the use of State funds within the jurisdiction. No direct County financing assistance is requested. The construction will be a single four-story elevator equipped building with a mix of 155 one- and two bedroom apartments intended for rental occupancy by families with one member age 62 or older. A public hearing will be conducted by CDA.

CODE INDEX TOPICS: