



# Resolution

20-10

A RESOLUTION OF THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY TO APPROVE PROVIDING A PAYMENT IN LIEU OF TAXES (PILOT) TO THE DEVELOPMENT OF RENTAL HOUSING, LOCATED ON NESBIT RD. IN GRASONVILLE, MD.

WHEREAS, Queen Anne's County recognizes that there is a significant need for quality family and senior housing units in Grasonville for persons with low or to moderate incomes; and

WHEREAS, Green Street Housing, LLC, a Maryland limited liability company or its assignee, proposes to develop and operate a rental housing development known as The Village at Slippery Hill, located on Nesbit Road in Grasonville, MD (the "Project"), all or a portion of which will assist persons of lower income as required by applicable law or regulations; and

WHEREAS, Green Street Housing, LLC has advised the County that the financing from the Maryland Department of Housing and Community Development's (the "Department") Low Income Housing Tax Credit (the "LIHTC") Program warrants a contribution to the project in the form of a payment in lieu of taxes (PILOT); and

WHEREAS, Queen Anne's County supports this project because it will address the need for quality affordable housing for persons with lower incomes;

WHEREAS, Queen Anne's County authorized a Payment in Lieu of Taxes (the "PILOT") subject to Resolution 16-73 adopted October 11, 2016 to reduce Queen Anne's County real estate taxes in the amount of \$200 per unit per year if the Project continues to provide affordable housing for persons of lower income for a period of forty (40) years;

WHEREAS, Queen Anne's County desires to provide a Payment in Lieu of Taxes (the "PILOT") subject to Resolution 16-73 adopted October 11, 2016;

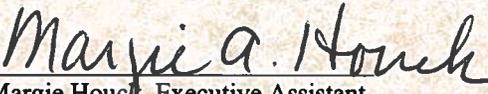
WHEREAS, Queen Anne's County desires to provide a deeper level of financial support to the senior housing portion of the project by reducing the Queen Anne's County real estate taxes in the amount of \$400 per unit per year if the Project continues to provide affordable senior housing for persons of lower income for a period of forty (40) years;

BE IT FURTHER RESOLVED THAT Queen Anne's County approves one or more PILOT agreements between Green Street Housing, LLC or its assignee and Queen Anne's County, attached hereto, provided Green Street Housing or its assignee constructs and operates a rental housing project on Nesbit Road for persons with low to moderate income in accordance with the guidelines of the Department and the LIHTC restrictive use covenants. The PILOT agreements provide for a reduction of Queen Anne's County real estate taxes in the amount of \$200 per unit per year, and in the amount of \$400 per unit per year for a senior housing, if the project continues to provide affordable housing for persons of lower income for a period of forty (40) years from the date the buildings are granted a certificate of occupancy; and

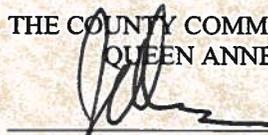
BE IT FURTHER RESOLVED THAT, the County Administrator be granted the authority to execute said Payment in Lieu of Taxes agreements, which is hereby attached to this resolution, on behalf of Queen Anne's County; and,

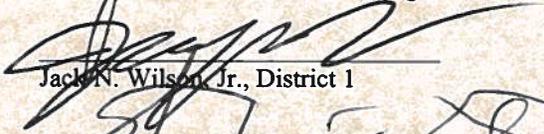
READ AND PASSED THIS 12 day of May, 2020.

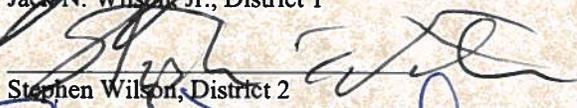
ATTEST

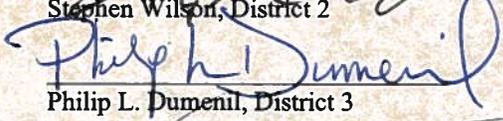
  
Margie Houch, Executive Assistant

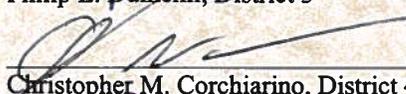
THE COUNTY COMMISSIONERS OF  
QUEEN ANNE'S COUNTY

  
James J. Moran, President, At-Large

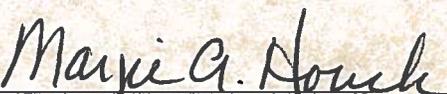
  
Jack N. Wilson, Jr., District 1

  
Stephen Wilson, District 2

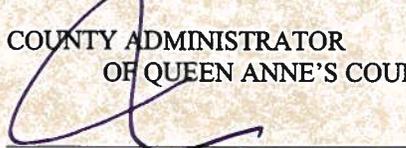
  
Philip L. Dumenil, District 3

  
Christopher M. Corchiarino, District 4

ATTEST/WITNESS

  
Margie Houch, Executive Assistant

COUNTY ADMINISTRATOR  
OF QUEEN ANNE'S COUNTY

  
Todd R. Mohn, PE