

BY: Delegate Brinkley

AMENDMENT TO SENATE BILL NO. 217, AS AMENDED

(Third Reading File Bill - Committee Reprint)

On pages 11 and 12, in Committee Amendment No. 14, under:

Heading: DIVISION OF DEVELOPMENT FINANCE

Program: SA25

Entitled: Partnership Rental Housing Program

Strike beginning with “provided” in line 33 on page 11 through “Courts” in line 1 on page 12 and substitute “provided that the per unit cost of construction (including hard, site, and soft costs) for townhouses in the new Murphy Homes development in Baltimore City may not exceed \$125,000. Further provided that the State’s contribution for construction shall be subject to an equal and matching requirement from non-State sources”.

Explanation: The projected per unit cost for the new Murphy Homes townhouses is currently \$141,192, of which the State contribution is \$80,000. The per unit costs of the previous high-rise developments (Lafayette Courts and Lexington Terrace) were \$130,936 and \$128,001, respectively. This level is excessive in comparison to the value of residential properties and to the fiscal 1997 sales prices for residential property in Baltimore City. The average (mean) value of improved residential properties is \$55,444 and the median sales price of owner-occupied residential properties sold during fiscal 1997 was \$55,000.