

**A RESOLUTION REGARDING THE CONVEYANCE OF COUNTY-OWNED LAND  
AT 6033 DAYBREAK DRIVE IN PATUXENT VIEW SUBDIVISION**

**WHEREAS**, Section 12-402(e) of the *Local Government Article* of the Maryland Annotated Code authorizes the Board of County Commissioners of Calvert County, Maryland to convey any interest in real property to the United States of America, the State, or any other political subdivision or public instrumentality without consideration if the property will be used for a public purpose, subject to certain requirements, including procedural requirements for public notice and public hearing;

**WHEREAS**, the Calvert Affordable Housing Alliance, Inc. has advised of its intent to address identified gaps in housing;

**WHEREAS**, the Calvert Affordable Housing Alliance, Inc. was established in 2001 in coordination with the Board of County Commissioners of Calvert County to address the need for safe and affordable housing for citizens of Calvert County and it operates independently of the Housing Authority of Calvert County as a 501(c)(3) non-profit entity;

**WHEREAS**, because only 501(c)(3) are eligible for many types of federal, state, and private funding opportunities, Calvert Affordable Housing Alliance, Inc. is poised to serve as an essential component in community efforts to address community housing needs;

**WHEREAS**, in order to develop an affordable single-family home for a low- or moderate-income veteran, Calvert Affordable Housing Alliance, Inc. requests the transfer of the county-owned property at 6033 Daybreak Drive, Prince Frederick, MD 20678, in the Patuxent View Subdivision, a 15,000 square foot parcel depicted upon the plat recorded among the Plat Records of Calvert County Maryland at Plat Book 2, folio 3 and being part of that land described in that Deed recorded among the Land Records of Calvert County, Maryland at Liber 4985, folio 177 (hereinafter, the "Property");

**WHEREAS**, by the authority of the Board of County Commissioners of Calvert County, notice of a public hearing was published in The Calvert Recorder, a newspaper of general circulation in Calvert County, on March 27, 2020 and April 3, 2020 in accordance with the statutory provisions of Section 12-402(e)(3) of the *Local Government Article* of the Maryland Annotated Code;

**WHEREAS**, the Board of County Commissioners for Calvert County held a public hearing, as advertised and in accordance with applicable statutory provisions on April 7, 2020.

**WHEREAS**, upon consideration of all testimony, the Board of County Commissioners has determined that the Property shall be conveyed to Calvert Affordable Housing Alliance, Inc. for no monetary consideration, but is a donation to accomplish the development of an affordable single-family home for a low-or moderate-income veteran;

**WHEREAS**, in the event the land comprising the Property is not used by Calvert Affordable Housing Alliance, Inc. or its assignees approved by the Board of County Commissioners, for the development of an affordable single-family home for a low- or moderate-income veteran, within eight (8) years of the date of the deed to the Calvert Affordable Housing

BK0061PG0025

SUBJECT: Conveyance of County-Owned Land at 6033 Daybreak Drive

Alliance, Inc. authorized herein, ownership of the land comprising the Property shall revert to the County.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of County Commissioners, of Calvert County, Maryland that the Commissioner President, is hereby authorized to execute such documents necessary to convey the Property to the Calvert Affordable Housing Alliance, Inc. for Zero Dollars (\$0.00) consideration and upon the provision that, the instrument of conveyance shall include provisions that: (1) if the Property, or any portion of the Property, ever ceases to be used for a public purpose, the Property, or that relevant portion of the Property, shall revert to the County, as set forth in Section 12-402(e)(1)(ii) of the *Local Government Article* of the Maryland Annotated Code; and (2) in the event the land comprising the Property is not used by the Calvert Affordable Housing Alliance, Inc. or its assignees approved by the Board of County Commissioners, for the development of an affordable single-family home for a low- or moderate-income veteran within eight (8) years of the date of the deed to the Calvert Affordable Housing Alliance, Inc. authorized herein, ownership of the land comprising the Property shall revert to the County.

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland, that, in the event any portion of this Resolution is found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Resolution shall be enforceable and valid.

**BE IT FURTHER RESOLVED**, by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein.

**BE IT FURTHER RESOLVED**, by the Board of County Commissioners of Calvert County, Maryland that this Resolution shall be effective upon recordation.

**DONE**, this 9<sup>th</sup> day of June, 2020, by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

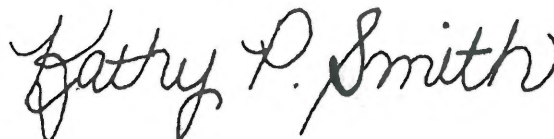
Aye: 5

Nay: 0

Absent/Abstain: 0

Received for Record... June 9<sup>th</sup> ... 2020  
at 3:35 o'clock... P M. Same day  
recorded in Liber KPS No. 61  
Folio... 24 ... COUNTY COMMISSIONERS  
ORDINANCES AND RESOLUTION.

Signatures on following page



BK0061PG0026

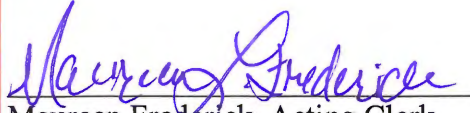
RESOLUTION NO. 15-20

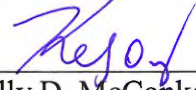
SUBJECT: Conveyance of County-Owned Land at 6033 Daybreak Drive

Page 3 of 3

ATTEST:


**BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND**

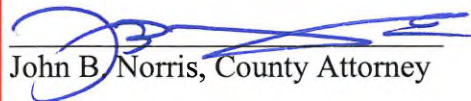
  
Maureen Frederick, Acting Clerk

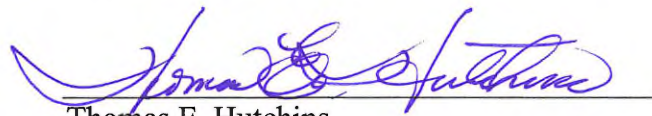
  
Kelly D. McConkey, President


  
Mike Hart, Vice President

Approved for form and legal sufficiency  
by:

  
Earl F. Hance

  
John B. Norris, County Attorney

  
Thomas E. Hutchins

  
Steven R. Weems