

20. In addition to the powers conferred upon an authority by other provisions of this Article, an authority is empowered to borrow money or accept grants or other financial assistance from the Federal Government for or in aid of any housing project within its area of operation, to take over or lease or manage any housing project or undertaking constructed or owned by the Federal Government, and to these ends, to comply with such conditions and enter into such mortgages, trust indentures, leases or agreements as may be necessary, convenient or desirable. It is the purpose and intent of this Article to authorize every authority to do any and all things necessary or desirable to secure the financial aid or co-operation of the Federal Government in the undertaking, construction, maintenance or operation of any housing project by such authority.

21. The property of an authority is declared to be public property used for essential public and governmental purposes and such property and an authority shall be exempt from all taxes and special assessments of the city, the State or any political subdivision thereof; provided, however, that an authority shall pay to the City or political subdivision of the State (a) a sum which is fixed by said City or political subdivision to be paid to it annually by the authority in respect to each housing project in lieu of taxes; or (b) a sum, if any, which said City or political subdivision has agreed to accept in respect to a project or projects in lieu of taxes; provided further, however, that the sum to be paid to the City or political subdivision shall not exceed an amount equal to the regular taxes levied upon similar property.

In the event that an authority, set up under the provisions of this Act either by a City or a County, takes over the Federal Project in Prince George's County, known as Greenbelt the provision of this Act limiting the amounts payable in lieu of taxes shall not apply and such payments shall be subject to agreement between such authority and the public body involved.

22. At least once a year, an authority shall file with the Clerk a report of its activities for the preceding year, and shall make recommendations with reference to such additional legislation or other action as it deems necessary in order to carry out the purpose of this Article.

In each County of the State there is hereby created a public body corporate and politic to be known as the housing authority of the county; provided, however, that said housing authority shall not transact or exercise its powers hereunder until or unless the Board of County Commissioners shall de-