

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2023 Legislative Session

Reference No.: CR-097-2023

Draft No.: 1

Committee: Government Operations and Fiscal Policy (GAFP)

Date: November 2, 2023

Action: FAV

REPORT: Committee Vote: Favorable (In favor Council Members Burroughs, Oriadha, and Ivey)

Absent: Council Members Fisher and Harrison

The Government Operations and Fiscal Policy Committee convened on November 2, 2023, to consider CR-97-2023. The Resolution seeks the County Council's approval of a full waiver of the Public Safety Facilities Surcharge for Petra's the "Promise" project in Oxon Hill. The Promise project will consist of 841 residential units of all types, including age-restricted senior units and over 100 affordable units at 65% of the Area Median Income (AMI).

The Promise project is located within several priority areas designated by the County and the State, and its proximity to the Southern Avenue Green Line Metro and Bus Station demonstrates its potential for fulfilling County transit-oriented development goals.

The Policy Analysis and Fiscal Impact statement indicates that adopting CR-97-2023 will have an adverse financial impact of approximately \$2,503,657 in lost revenue by granting a full waiver of the public safety facilities surcharge.

Adopting CR-97-2023 may have a favorable indirect impact in the form of increased real property and income tax revenues and a potential increase in economic and development activity along the Southern Green Line Corridor.

The Council Member representing the specific area supports the development and looks forward to this project, as she believes it holds the potential to bring much-needed development to the Southern Avenue Corridor, which has lacked progress for over two decades. However, the Council Member indicated that she was not made aware of the waivers for public safety and the school facilities surcharge.

The Council Member further stated that she believes better coordination and communication between the two branches of government, especially in the context of development, would lead to a smoother exchange.

She also suggested that we should carefully consider granting waivers, particularly for public safety, as it can impact our ability to secure funding for other essential initiatives. In finding a balance to support this project and granting waivers, she hopes that we can ensure that the funding sources we need for various initiatives have the support of the Administration.

The Council Chair raised concerns about the timeliness of transmitting legislation of this kind to the Council for consideration. Collaboration between the Administration and Council staff is crucial to achieving a positive and prompt result.

The Council Chair inquired if it could mandate increased communication concerning waivers and incentives within the County Code.

After discussion, the Government Operations and Fiscal Policy Committee reported CR-97-2023 out favorably, 3-0.