

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2024 Legislative Session

Reference No.: CR-036-2024

Draft No.: 1

Committee: GAFP

Date: June 13, 2024

Action: FAV

REPORT: Committee Vote: Favorable 4-0 (Council Members Watson, Harrison, Dernoga, Franklin, Oriadha)

CR-036-2024 A RESOLUTION CONCERNING PUBLIC SAFETY FACILITIES SURCHARGE for the purpose of approving a full waiver of the public safety facilities surcharge for all residential units within “The Highlands” project.

The Highlands, located on Sherriff Road, adjacent to the First Baptist Church of Highland Park in the Landover area of Prince George’s County, is a proposed mixed-income development project that will have a total of 137 age-restricted (62+ years old) units, 132 of which will be affordable and priced at affordable for residents earning 60% of the Area Median Income (AMI) for the Washington-Arlington-Alexandria and 5 units restricted to tenants earning 50% AMI. The property will consist of 89 one bedroom and 48 two-bedroom units. Additionally, the project is located within Transportation Service Area 1.

Subsection 10-192.11(b)(3) gives the governing body of Prince George’s County the authority to waive any surcharge imposed under §10-192.11 Subsection (b)(1)(B), which states that projects developed within a Transportation Service Area 1 (as defined by the M-NCPPC) and/or included in a basic or conceptual site plan that abuts an existing or planned mass transit rail station site operated by WMATA and complies with the sector site plan or the master plan approved by the County Council. The reason is because it is cheaper for local governments to provide services to more compact communities as, for example, sewage and electric lines are shorter, and travel times for police and fire departments are decreased in these areas.

The adoption of CR-036-2024 will have an adverse financial impact of approximately \$427,851 in lost revenue by granting a full waiver of the public safety facilities surcharge established for FY 2024 via CR-063-2023. The waiver amount has yet to be established for 2025 and could change this estimate.

Sakinda Skinner, representing the Office of the County Executive, requested a favorable recommendation from the committee.

Jim Chandler, Office of the County Executive, introduced Pastor Henry Davis of Highland Park Baptist Church and representatives from the Community Housing Initiative and stated all of the Highland Park project 137 units will be reserved for those under 60% of the area median income with five units reserved for those making less than 50% AMI.

Vice Chair Harrison inquired about the pricing of the housing, which starts at \$1600 for a one-bedroom unit at 60% AMI.

After discussion, the Prince George's County Council's Government Operations and Fiscal Policy Committee reported CR-36-2024 out of committee favorably, 4-0