

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session _____ 1991 _____

Bill No. _____ CB-67-1991 _____

Chapter No. _____ 52 _____

Proposed and Presented by _____ Council Member Castaldi _____

Introduced by _____ Council Members Castaldi, Bell, Fletcher, _____
_____ Del Giudice, Pemberton and Casula _____

Co-Sponsors _____

Date of Introduction _____ June 11, 1991 _____

BILL

AN ACT concerning

Opportunity Housing Program

FOR the purpose of establishing an Opportunity Housing Program for the County and providing for the applicability of the program and requirements for certification.

BY repealing and reenacting with amendments:

SUBTITLE 13. HOUSING AND PROPERTY
STANDARDS.

Section 13-248(b),

BY adding:

Sections 13-258,
13-259, and
13-260,

The Prince George's County Code

(1987 Edition, 1989 Supplement, as amended by CB-83-1990).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 13-248(b) of the Prince George's County Code be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

DIVISION 8. MODERATELY PRICED HOUSING.

Sec. 13-248. Definitions.

(b) The following words and phrases, as used in this Division, have the following meanings:

* * * * *

(9) "Household Income" means income from all sources for all residents of a household who are eighteen years of age or older and who have resided in the household for twelve consecutive months prior to the date of application. All income must be fully documented and demonstrated to be stable and consistent.

(10) "Non-Profit Housing Organization" means a private corporation or legal entity that is exempt or eligible for exemption from taxation under Section 501(c)(3) of the Internal Revenue Code and is approved by the Director as to financial responsibility.

SECTION 2. BE IT FURTHER ENACTED that new Sections 13-258, 13-259, and 13-260 be and the same are hereby added to the Prince George's County Code as follows:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

DIVISION 8. MODERATELY PRICED HOUSING.

Sec. 13-258. Certification of Non-profit housing organizations.

(a) Non-profit housing organizations which seek to be certified to develop and build Opportunity Housing in accordance with the provisions of Subtitle 27, Part 3, Division 12, shall submit a request for certification in accordance with Opportunity Housing Program Regulations. Organizations recommended for certification by the Director shall be proposed for inclusion in the County Comprehensive Housing Affordability Strategy.

Sec. 13-259. Site Selection.

(a) Upon the recommendation of the Director, the County Executive shall review and evaluate proposals by certified non-profit housing organizations to construct Opportunity Housing, as defined in Subtitle 27, which meets the following criteria:

(1) Sites. Opportunity Housing shall be constructed on land owned by the County or by the Housing Authority which shall be conveyed to the non-profit housing organization after the approval of a Detailed Site Plan in accordance with Subtitle 27, Part 3, Division 12.

(2) Sale of Dwelling Units. Each dwelling unit shall be sold to one or more persons

(A) who have a household income on the date of purchase that is not more than eighty percent of the the median household income in the Washington, D.C. Standard Metropolitan Statistical Area; and

(B) none of whom have owned a home during the three-year period preceding the date of purchase.

(3) Conditions of Ownership. Every person who purchases a dwelling unit constructed pursuant to the Opportunity Housing Program shall not lease or sell the dwelling unit for a period of ten years, except as provided in the Opportunity Housing Program regulations.

(4) The non-profit housing organization shall demonstrate the financial feasibility of the proposed Opportunity Housing project, including identification and availability of public and private funds.

(b) For those proposals which meet the criterion of subsection (a), the County Executive shall be authorized to enter into such contracts as may be necessary to provide for the transfer of County-owned real property to non-profit housing organizations; provided, however, that no deed or other document designed to convey title to the property shall be given until the disposition of the property has been approved by the County Council in accordance with the provisions of Subtitle 2 and the Detailed Site Plan has been approved by the District Council in accordance with the provisions of Subtitle 27, Part 3, Division 12.

(c) The County Executive shall be authorized to waive the collection of any taxes associated with the conveyance of the property to the non-profit housing organization to the extent permitted by State law.

Sec. 13-260. Opportunity Housing Program Regulations.

(a) The County Executive shall propose regulations for the administration of the Opportunity Housing Program for the approval

of the County Council by Resolution.

SECTION 3. BE IT FURTHER ENACTED that regulations required by Section 13-260 shall be submitted by the Executive to the Council on or before December 1, 1991.

SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect on forty-five (45) calendar days after it becomes law.

Adopted this _____ day of _____, 1991.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
Acting Clerk of the Council

APPROVED:

DATE: _____

BY: _____
Parris N. Glendening
County Executive

KEY:

Underscoring indicates language added to existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.