

Gail Wheat, Esq., representing the Prince George's County Municipal Association, addressed property taxes, densities, compatibility with surrounding neighborhoods, and compliance with the "adequate public facility" test. She also submitted a written statement. There was general agreement among the Committee members that APF requirements should be satisfied and the government should not exempt itself from compliance. A policy question arises in regard to who is responsible for paying the costs, the government or other sources.

Jim Whitley, representing the IAC, and Chickie Grayson, representing Enterprise Construction Corp., presented statements regarding accomplishments of the Nehemiah housing program in Baltimore. Both suggested changing the median income limitation on page 3, lines 18-21 of CB-67, to specify 80% of the median income in the Washington area since the D.C. area has such high income levels.

Discussion also centered on approving the program without having the regulations for its administration available. It was noted that this placed the Council in an uncomfortable position and was "putting the cart before the horse." Emelda Johnson of the Department of Housing and Community Development indicated that the regulations would be similar to those for the MPDU program, and would be transmitted to the Council very soon.

Tom Haller, Esq., addressed the Committee and raised questions regarding notification requirements and the posting of properties. He suggested that the same procedures applicable to site plan review should apply to Opportunity Housing. He further noted that the Planning Board might face difficulty in making a finding of conformance with the Master Plan when it approves a subdivision. This point was brought up because the bill allows Opportunity Housing in the O-S, R-A, R-E, and R-R zones.

The Council noted that it was the intent to find properties that would be compatible with the program.

The Committee voted the bills out with a favorable recommendation, with the following amendments being applicable to CB-67:

- a) On page 3, lines 18-21, the income requirement would be revised to read "80% of the median household income" in the Washington, D.C. area (and reference to family size is to be deleted;
- b) On page 4, delete lines 20-23, so as to not include capital funding decisions in the bill;
- c) Add a provision calling for the County Executive to submit the administrative regulations to the Council by December 1, 1991, for review and approval.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

The proposed legislation will provide for the identification of non-profit housing organizations to be eligible to construct Opportunity Housing dwelling units on land provided by the County or the Housing Authority.