

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2026 Legislative Session

Bill No. CB-065-2026

Chapter No. _____

Proposed and Presented by Council Member Blegay

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Senior Co-housing Expansion Program

3 For the purpose of establishing a program to increase the use of County real property and
4 financial resources to increase the availability of senior co-housing; providing for the
5 administration of the program by the Redevelopment Authority; identifying funding sources for
6 the program; requiring certain annual reporting; and generally relating to senior housing
7 expansion.

8 BY adding:

9 SUBTITLE 13. HOUSING AND PROPERTY

10 STANDARDS.

11 Section 13-1167,

12 The Prince George's County Code

13 (2023 Edition; 2025 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
15 Maryland, that Section 13-1167 of the Prince George's County Code be and the same is hereby
16 added:

17 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.**

18 **DIVISION 17. SENIOR HOUSING EXPANSION**

19 **Sec. 13-1167. Senior Co-housing Expansion Program.**

20 (a) Definitions. For the purposes of this Division, the following terms have the meanings

1 indicated:

2 (1) Authority means the Redevelopment Authority of Prince George’s County
 3 authorized and established under Subtitle 15B of this Code.

4 (2) Program means the Senior Co-housing Expansion Program established under this
 5 Section.

6 (3) Senior co-housing means an intentional community of adults 55 years of age and
 7 over, combining private living spaces with shared indoor and outdoor living spaces, and
 8 designed to support connection, collaboration, and an interdependent life.

9 (b) Program established. The Redevelopment Authority, in conjunction with the Land
 10 Bank Authority, the Housing Authority, and the Department of Housing and Community
 11 Development, shall administer a Senior Co-Housing Expansion Program for the purpose of
 12 increasing the supply of affordable housing for older adults with an emphasis on design and
 13 construction techniques, including shared common areas, that foster communal bonds among
 14 residents and maintenance of social connections.

15 (c) Program components. To fulfill the objectives of the Program, the Authority may:

16 (1) develop or redevelop vacant or underutilized properties as senior co-housing.

17 (2) sell, lease, convey, transfer, or otherwise dispose of land or property to any private,
 18 public, or quasi-public corporation, partnership, association, person, or other legal entity for the
 19 development of senior co-housing.

20 (3) provide financial assistance in the form of grants or loans to support the
 21 development of senior co-housing.

22 (d) Program priorities. In administering the Program, the Authority shall prioritize
 23 projects that:

24 (1) provide long-term affordability through income-restricted units, community land
 25 or housing trust ownership, or other affordability mechanisms;

26 (2) utilize vacant, abandoned, tax-delinquent, foreclosed, or underutilized properties
 27 acquired by the Land Bank Authority;

28 (3) locate housing near essential services, including public transportation, healthcare
 29 facilities, grocery stores, pharmacies, community centers, and recreational opportunities;

30 (4) leverage public and private investment through partnerships with nonprofit
 31 organizations, private developers, community housing trusts, and other entities engaged in

1 affordable housing development; and

2 (5) reduce social isolation among older adults by incorporating shared spaces,
 3 communal facilities, supportive services, and other features consistent with the senior co-housing
 4 model.

5 (e) Program financing. The Program shall be financed from:

6 (1) funds appropriated to the Redevelopment Authority operating budget and capital
 7 improvement program;

8 (2) revenue from bonds issued and sold by the Redevelopment Authority;

9 (3) funds provided from the Housing Investment Trust Fund established under Subtitle
 10 10, Division 19, of this Code;

11 (4) any contributions, donations, or appropriations, or other funding provided by the
 12 United States, the State of Maryland, any other political jurisdiction, or any private entity; and

13 (5) any other funds designated and provided by the County.

14 (f) Reporting. No later than January 31st of each year, the Authority shall submit to the
 15 County Council and County Executive a report on Program activity, identifying:

16 (1) the number and location units created in the prior calendar year;

17 (2) affordability levels of units created in the prior calendar year;

18 (3) any challenges to the implementation of Program objectives encountered; and

19 (4) plans for development or other activity in furtherance of Program objectives in the
 20 coming calendar year.

21 SECTION 2. BE IT FURTHER ENACTED that the County Council hereby reaffirms the
 22 support expressed in CR-016-2026 for the “National Infrastructure Bank Act of 2025” (H.R.
 23 5356, 119th Cong. 2025) (the “Act”), as an infrastructure bank financing approach as proposed in
 24 the Act could provide a flexible, long-term funding mechanism to strengthen capital planning,
 25 expand financing capacity, and support coordinated, equitable infrastructure investment across
 26 urban, suburban, and underserved communities, and could be an important source of funding for
 27 the Senior Co-housing Expansion Program.

28 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby
 29 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
 30 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
 31 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining

1 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
2 Act, since the same would have been enacted without the incorporation in this Act of any such
3 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
4 or section.

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

Adopted this ____ day of _____, 2026.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Krystal Oriadha
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Aisha N. Braveboy
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

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