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INTERGOVERNMENTAL AFFAIRS DIVISION

COUNTY AGENCY LEGISLATIVE COMMENT REQUEST FORM

Reviewing Agency: DHCD

Bill/Resolution Number: CB-075-2025

Brief Summary of the Bill/Resolution:

Please provide a brief description of the bill in your own words and do not cut and paste the bill's purpose section.

CB-075-2025: AN ACT CONCERNING HOUSING AND PROPERTY STANDARDS - MODERATELY PRICED HOUSING PROGRAM for the purpose of establishing a voluntary moderately-priced dwelling unit program; identifying developments eligible to participate in the program; requiring the minimum delivery of moderately-priced units; providing for a binding agreement between participants and the County; providing for alternative methods to comply with unit delivery requirements; setting forth development incentives for program participation; specifying the eligibility requirements for households seeking to purchase moderately-priced dwelling units; establishing the limitations on the sale and resale of moderately-priced units; providing for administrative regulations governing the program; requiring annual reporting on the program; and generally relating to housing development in Prince George's County.

Agency Impact:

Will this bill impact your Agency financially or operationally, or your Agency's mission?

☒ Yes ☐ No ☐ Undeterminable at this time

If yes, please select the appropriate impact: ☐ Positive Impact ☒ Negative Impact ☐ No Impact

Discussion of Impact:

1. DHCD does not currently have any staff to plan and implement an MPDU program in the County. Establishing such a program requires creating policies, publishing a program manual, establishing rent and income limits based on an industry-aligned methodology, the provision of routine and ad hoc technical assistance, implementation of a thoughtful communications strategy, long-term compliance monitoring, and on-going legal services. While the agency has staff that could lend their expertise to a term planning effort, staffing a program in the County would require at least 3 FTE.
2. Establishing program rules will require a feasibility study of sorts to determine program goals - for example, how many units should it yield annually, the population of constituents that could be served by such a program, a general framework to include program requirements and legalities, the creation of administrative requirements, as well as funding and KPIs.
3. DHCD's IZ study will conclude in Q1 of CY 2026. Unfortunately, our study will not be as responsive to this bill as it focuses on establishing inclusionary zoning policies for rentals in TODs. DHCD's study really explores on how to establish such a program from the development perspective. If there are burning questions relating to this bill's feasibility, it is possible for us to pose those questions to our consultant during this engagement. Certainly, this will increase the cost to the agency.



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Fiscal Impact: /SB

Please provide an estimate of the financial impact. For example, will this bill require you to hire more staff, create a computer system, etc?

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Agency Position Recommendation:

☐ Support ☒ Oppose ☒ Support with Amendments ☐ No position.

Please specify any suggested amendments in the space below?

Additional Information:

Has your agency been contacted by the State Department of Legislative Services staff regarding this proposal?

☐ Yes ☒ No

If yes, please provide comments about the discussion.

Agency Contact: Jonathan Butler, Acting Director, DHCD (301) 883-6511