

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2022 Legislative Session**

Resolution No. CR-104-2022  
Proposed by The Chair (by request - County Executive)  
Introduced by Council Members Hawkins, Harrison and Medlock  
Co-Sponsors \_\_\_\_\_  
Date of Introduction September 6, 2022

**RESOLUTION**

A RESOLUTION concerning

Public Safety and Behavioral Health Surcharge

For the purpose of approving a partial waiver of the public safety and behavioral health surcharge for all residential units of the mixed-use Homes at Oxon, a project of the Homes at Oxon Hill Limited Partnership (“Homes at Oxon Hill”).

**WHEREAS**, in Council Bill 89-2004, the County Executive of Prince George’s County and the County Council enacted an amendment to section 24-122.01 of the Prince George’s County Code, to impose an adequate public safety and behavioral health surcharge for new residential construction in the County; and

**WHEREAS**, consistent with the requirements of Chapter 594 of the Laws of Maryland of 2005 (House Bill 1129), codified as Section 10-192.11 of the Prince George’s County Code, the County Executive and County Council approved Council Bill 56-2005 to modify the requirements of CB 89-2004; and

**WHEREAS**, pursuant to Chapter 461 of the 2020 Laws of Maryland and Section 10-192.11(a) of the Prince George’s County Code, the governing body of Prince George’s County, by resolution, may impose a public safety and behavioral health surcharge on new residential construction for which a building permit is issued by the County; and

**WHEREAS**, Section 10-192.11(b)(3) of the Prince George’s County Code authorizes the County Council, acting as the governing body of Prince George’s County, to waive any surcharge imposed within the Transportation Service Area 1, as defined by the Maryland-National Capital Park and Planning Commission in the Prince George’s County approved General Plan; and

**WHEREAS**, the Homes at Oxon Hill will be located at 1313 Southern Avenue, Oxon Hill,

1 MD, 20745. The community is located on the site of a former senior public housing development.  
2 The development was approved under HUD's demolition/disposition program in December 2019.  
3 The property is situated in a residential area of Oxon Hill with access to community services,  
4 public transportation, and recreation.; and

5 **WHEREAS**, the Homes at Oxon Hill will consist of 163 age-restricted, multi-family  
6 apartments on a parcel situated between Southern Avenue and Wheeler Hills Road in Oxon Hill.  
7 The community will offer one- and two-bedroom floor plans in a five-story building  
8 with two elevators, secured entrances, and interior corridors. As proposed, 147 units will be Low  
9 Income Housing Tax Credit (LIHTC) units restricted to 50 and 60 percent of the Area Median  
10 Income (AMI) for the Washington-Arlington-Alexandria, DC-VA-MD Metro FMR Area, adjusted  
11 for household size; and

12 **WHEREAS**, the Homes at Oxon Hill will be located in a neighborhood is served  
13 by public transportation with the Southern Avenue Metro station located within .5 mile of the  
14 property and 14 WMATA bus lines stopping within .2 miles of the property

15 **WHEREAS**, the Homes at Oxon Hill will be located in Transportation Service Area 1. Its  
16 use will be consistent with the scope of the approved Southern Green Line Station Area Sector  
17 Plan; and

18 **WHEREAS**, Homes at Oxon Hill is part of the approved Preliminary Plan of Subdivision  
19 Case #4-16023; and

20 **WHEREAS**, the County Executive has determined, because the Homes at Oxon Hill Project  
21 will have many positive effects on the residential and commercial environment in the Oxon Hill  
22 area, that the public safety and behavioral health surcharge required under CB-55-2005 and CB-  
23 56-2005 should be reduced by 60% for the building permits that have been issued that included  
24 the full payment of the surcharge; and

25 **WHEREAS**, the County Executive has further determined that the public safety and  
26 behavioral health surcharge required under CB-55-2005 and CB-56-2005 should be reduced by  
27 60% for the building permits that have been issued for the subject property, and will for the  
28 foreseeable future, be more than adequately served by the police and fire facilities; and

29 **WHEREAS**, this Resolution, subject to the County Council approval, will complete the  
30 process required for the waiver of the public safety and behavioral health surcharge for the Homes  
31 at Oxon Hill project; and

1       **WHEREAS**, any surcharge imposed within the Developed Tier may be waived by the  
2 County Executive and County Council, acting as the governing body.

3       **NOW, THEREFORE, BE IT RESOLVED** that the public safety and behavioral health  
4 surcharge shall be subject to a 60% waiver for the Homes at Oxon Hill Project.

5       **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George’s  
6 County, Maryland, that the property included in the Homes at Oxon Hill Project is granted a 60%  
7 waiver for the public safety and behavioral health surcharge required in CB-55-2005 and CB-56-  
8 2005, and building permits that have been issued to the Developer for the dwelling units shall be  
9 applicable for payment of the surcharge, which shall be reimbursed to the Developer.

Adopted this 24<sup>th</sup> day of October, 2022.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council