



# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 11/17/2025

**Effective Date:**

**Reference No.:** CB-075-2025

**Chapter Number:**

**Draft No.:** 2

**Public Hearing Date:** 11/17/2025 @ 10:00 AM

**Proposer(s):** Oriadha

**Sponsor(s):** Oriadha, Watson, Adams-Stafford and Burroughs

**Item Title:** 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.

**Drafter:** Eric Irving, Fiscal and Legislative Specialist

**Resource Personnel:** Tiffany Hannon, Chief of Staff, District 7

### LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
09/16/2025	County Council	presented and referred	PHED
	<b>Action Text:</b> This Council Bill was presented by Council Member Oriadha and referred to the Planning, Housing and Economic Development Committee.		
10/16/2025	PHED	Favorably recommended with amendments	County Council
	<b>Action Text:</b> A motion was made by Vice Chair Oriadha, seconded by Council Member Hawkins, that this Council Bill be Favorably recommended with amendments. The motion carried by the following vote: Aye: 5 Dernoga, Hawkins, Olson, Oriadha and Adams-Stafford		
10/21/2025	County Council	introduced	

**Action Text:**

This Council Bill was introduced by Council Members Oriadha, Watson, Adams-Stafford and Burroughs.

11/17/2025 County Council public hearing held

**Action Text:**

The public hearing for this Council Bill was held.

11/17/2025 County Council enacted

**Action Text:**

A motion was made by Vice Chair Oriadha, seconded by Council Member Adams-Stafford, that this Council Bill be enacted. The motion carried by the following vote:

Aye: 10 Blegay, Dernoga, Fisher, Harrison, Olson, Watson, Ivey, Burroughs, Oriadha and Adams-Stafford

Absent: 1 Hawkins

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**AFFECTED CODE SECTIONS:**

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

This legislation establishes a voluntary program to incentivize housing developers to build more affordable single-family housing in Prince George's County. Under this program, developers enter into an agreement with the County to build a minimum number of homes in a proposed development to be sold at a moderate price. In exchange for offering these homes at a below-market sales price, the developer can access density bonuses, fee waivers and expedited review of final plat and building permit applications. Homes will be offered to eligible households who register with the Department of Housing and Community Development and sold at a price affordable to those making between 60%-100% of the area median income. The program places limits on the resale of these moderately priced homes for a thirty-year period. Finally, this legislation authorizes the Director of DHCD to publish regulations governing the program and requires annual reporting on housing generated through the program.

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**Document(s):** B2025075, CB-075-2025 Report, CB-075-2025 PAFI, CB-075-2025 OMB Comments, CB-075-2025 M-NCPPC Memo