

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2022 Legislative Session

Reference No.: CB-087-2022

Draft No.: 2

Committee: PLANNING, HOUSING AND ECONOMIC DEVELOPMENT

Date: 9/21/2022

Action: FAV (A)

REPORT:

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Franklin, Glaros, Harrison, Hawkins, and Turner)

The Planning, Housing and Economic Development (PHED) Committee convened on September 21, 2022, to consider CB-87-2022. The Planning, Housing and Economic Development (PHED) Committee Director summarized the purpose of the legislation and informed the Committee of written comments received on referral. This legislation was transmitted by the County Executive for the Council's consideration for the purpose of creating a Payment In Lieu of Taxes ("PILOT") pre-authorization process for properties purchased under the Right of First Refusal ("ROFR") program.

Deputy Chief Administrative Officer Angie Rodgers and Department of Housing and Community Development Director Aspasia Xypolia were present to provide additional background on the legislation and a PowerPoint presentation in support of CB-87-2022. The PowerPoint presentation notes: "The purpose of this legislation is to enable the County to increase the effectiveness of the ROFR program and increase the success rate of the program in preserving currently affordable housing."

The Office of Audits and Investigations (A&I) provided a September 14, 2022, Policy Analysis and Fiscal Impact Statement with a detailed Discussion/Policy analysis and Questions for the Committee's Consideration. The statement indicates enactment of CB-087-2022 may have an adverse short-term direct fiscal if the Director enters into PILOT agreements up to \$1.5 million per year. Enactment of CB-087-2022 may increase the availability of affordable housing (as defined regionally) in the County by allowing the Director of DHCD to expedite PILOT agreements for ROFR program properties.

Melissa Bondi with Enterprise and Cheryl Cort, Coalition for Smarter Growth, submitted letters in support of the legislation. Maryann Dillon, Housing Initiative Partnership, provided an eComment in support. Ms. Cort also testified in support. eComments in support of CB-87-2022 were also submitted by Christine Madigan, Elizabeth Everhart and Maryann Dillon. Cheryl Cort also testified in support.

PHED Committee Chair Franklin offered an amendment to the bill to provide a 14-day notice period for Council to review the PILOT agreements prior to the DHCD Director's granting of the

PILOT as a new subsection (f) on page 2 as follows:

Sec. 13-1121

(f) Advance Notice to the County Council. At least 14 calendar days prior to the execution of a PILOT agreement, the Director shall provide written notice of the impending PILOT Agreement, including a description of the project, proposed PILOT amount, and summary of the terms and conditions of the proposed agreement, to the Clerk of the County Council for immediate distribution to the Members of the County Council. The Director shall consider any feedback from the Members of the County Council in the Director's final decision about whether to grant the PILOT.

After discussion, on a motion by Council Member Turner and second by Council Member Harrison, the Committee voted favorable, 5-0, on CB-87-2022 including the amendment offered by PHED Chair Franklin.