A G E N D A   I T E M   S U M M A R Y

P r i n c e   G e o r g e ' s

C o u n t y   C o u n c i l

Reference No: CR-105-1991

Draft No: 2

Meeting Date: 11/26/91

Requester: CO. EXEC.

Item Title: A Resolution to adopt regulations for the County's Moderately Priced Dwelling Unit Program

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Sponsors CA F   P   B   D

Date Presented __/__/__	**Executive Action** __/__/__ __
Committee Referral(1) 10/22/91 C.O.W.	**Effective Date** __/__/__
Committee Action (2) 11/25/91 FAV(A)	
Date Introduced 10/22/91	
Pub. Hearing Date (1) __/__/__ __:__ __	

Council Action (1) 11/26/91 Adopted

Council Votes CA: A_, B_: A_, C_: A_, D_: A_, F_: A_, MC: A_,
M_: A_, P_: A_, WI: A_, __: __, __: __, __: __

Pass/Fail P

Remarks _____

Emelda Johnson	**Resource**	Raymond A. Skinner
Drafter: DHCD	**Personnel:**	Director, DHCD

LEGISLATIVE HISTORY

COMMITTEE-OF-THE-WHOLE REPORT   DATE: 11/25/91

Committee Vote: Favorable as amended, 7-1 (In favor: Council Members Bell, Castaldi, Casula, Fletcher, MacKinnon, Pemberton, and Wineland; in opposition: Council Member Del Giudice).

The Director of DHCD presented a proposal regarding a preference system for County residents following the discussion on 11/19/91. There was considerable debate regarding the point in the certification process at which the preference system would be imposed. In lieu of a preference system, the Committee agreed by a 5-1 vote to limit the program to County residents during the first two years. By a 6-0 vote, the Committee amended the resolution to limit the number of certificates issued to ten times the projected number of units that will be available, by bedroom size, in the following year.

The proposed Draft 2, with the above amendments, was voted out of

committee with a favorable recommendation. The main differences between the two drafts, other than technical and consistency amendments, were: the maximum sales prices listed on page 8 were increased by 21.5% to account for construction loan expenses, legal and closing costs, builder's overhead expenses, predevelopment costs and contingencies, and marketing costs; notice will be given to a municipality if an alternative compliance proposal is proposed to be located within municipal boundaries; and the decision regarding alternative compliance will be made by the County Executive and Council through the joint signature letter process, in accordance with CB-85-1990.

COMMITTEE-OF-THE-WHOLE REPORT   DATE: 11/19/91

Held in Committee.

The Committee considered a proposed Draft 2, which had been prepared following a meeting including representatives of the Interfaith Action Communities, the Suburban Maryland Building Industry Association, the Department of Housing and Community Development, and Council staff.

The first issue under consideration was the eligibility requirements. There was considerable discussion and debate regarding the criteria that allows persons who work, but do not currently live, in the County to obtain certificates. A number of proposals were made, including limiting the length of time a person may work, but not live in the County and remain eligible; incorporating general language that gives preference to current residents; limiting the number of certificates and reserving a certain percentage for current residents;limit the program to County residents for the first two years; developing marketing and other strategies that will unofficially give preference to County residents; and allowing County residents to apply for the program before opening it up to others. There was some discussion about holding this resolution until the next legislative year and allowing a Council subcommittee to study the issues. However, it was agreed that DHCD would develop a preference system proposal, and the COW would consider the issue again on November 25 at 1:30 p.m.

BACKGROUND INFORMATION/FISCAL IMPACT
(Includes reason for proposal, as well as any unique statutory requirements)

The authorizing legislation for the MPDU Program is contained in CB-13-1990, CB-83-1990, CB-84-1990 and CB-85-1990. The Department of Housing and Community Development is to implement the MPDU Program pursuant to these regulations.