



Prince George's County Council

Wayne K. Curry
Administration Building
1301 McCormick Dr
Largo, MD 20774

Report of the Standing Committee - Final Planning, Housing and Economic Development Committee

Thomas E. Dernoga, Chair
Krystal Oriadha, Vice Chair
Shayla D. Adams-Stafford
Calvin S. Hawkins, II
Eric C. Olson

Staff Support:

Rana Hightower, Committee Director, x23718
Eric Irving – Legislative Attorney, x25261(Planning/Zoning)
Kathy Canning – Legislative Attorney, x23186 (Housing)
Joseph R. Hamlin, Legislative Attorney, x25279
Charlotte Aheart – Committee Assistant, x24199

Thursday, October 16, 2025

10:00 AM

Committee Room 2027

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ORDER OF PROCEEDING

CALL TO ORDER

The meeting was called to order by Chair Thomas Dernoga at 10:27a.m. with all members present at roll call.

Present: 5 - Chair Thomas Dernoga, Council Member Calvin S. Hawkins, Council Member Eric Olson, Vice Chair Krystal Oriadha and Council Member Shayla Adams-Stafford

BRIEFING[BR 10162025a](#)**Master Plans and Sector Plans Evaluation - Project Update**

Kierre McCune, Planning Supervisor, Master Plans and Studies Division

Thomas Lester, Planner IV, Master Plans and Studies Division

Attachment(s): [2025.10.16 MPEP PHED Project Update 1](#)**Briefing held.**[BR 10162025b](#)**Common Ownership Communities (Update from passage of CB-031-2024)**

Chanel Dickerson, Director

Office of Community Relations

MaShawn Hall, Unit Chief, Common Ownership Communities (COC) Unit

Office of Community Relations

Attachment(s): [Prince Georges County COC Council Briefing 1025](#)**Briefing held****LEGISLATION**[CR-085-2025](#)**A RESOLUTION CONCERNING COMMON OWNERSHIP COMMUNITIES PROGRAM RULES AND REGULATIONS****PROMULGATION** for the purpose of the County Council promulgation of rules and regulations governing the implementation and administration of the Common Ownership Communities Program.**Attachment(s):** [R2025085](#)
[CR-085-2025 Attachment A](#)
[CR-085-2025 Summary](#)
[CR-085-2025 PAFI Common Ownership Communities Program Rules and Regulations_Final](#)

A motion was made by Vice Chair Oriadha, seconded by Council Member Adams-Stafford, that this Resolution be Favorably recommended with amendments. The motion carried by the following vote:

Aye: 5 - Dernoga, Hawkins, Olson, Oriadha and Adams-Stafford

[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.

Attachment(s): [B2025075](#)
 [CB-075-2025 Summary](#)
 [CB-075-2025 PAFI Moderately Priced Housing](#)
 [Program Final](#)
 [M-NCPPC Memo on CB-75-2025](#)
 [DHCD Response to CB-075-2025](#)
 [CB-075-2025 \(DR-2\) Committee Report](#)
 [CB-075-2025 Draft 2](#)

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

[CB-048-2025](#)

AN ACT CONCERNING DECEPTIVE TRADE PRACTICES BY LANDLORDS for the purpose of enhancing tenant protections under consumer protection laws in response to widespread issues facing tenants from landlord's unfair or deceptive practices.

Attachment(s): [B2025048](#)
 [CB-048-2025 Summary](#)
 [CB-048-2025 PAFI Deceptive Trade Practices](#)
 [by Landlords Final](#)
 [CB-048-2025 Committee Report](#)

A motion was made by Council Member Hawkins, seconded by Council Member Olson, that this Council Bill be Favorably recommended. The motion carried by the following vote:

Aye: 3 - Dernoga, Hawkins and Olson

Excused: 1 - Adams-Stafford

Absent: 1 - Oriadha

ADJOURN

Adjourned

A motion was made by Council Member Olson, seconded by Council Member Hawkins, that this be adjourned. The motion carried by the following vote:

Aye: 3 - Dernoga, Hawkins and Olson

Absent: 2 - Oriadha and Adams-Stafford

Also present:

Rana Hightower, Director

Eric Irving, Legislative Attorney

Leroy Maddox, Legislative Attorney

Charlotte Aheart, Committee Assistant

Shalene Miller-Whye, Legislative Budget and Policy Analyst

Sonia Owens, CEX

Dinora Hernandez, OOL

Delegate Marvin E. Holmes, Jr.

Lakisha Hull, M-NCPPC

Thomas Lester, M-NCPPC

Kierre McCune, M-NCPPC

Shaquan Smith, M-NCPPC

Chanel Dickerson, OCR

MaShawn Hall, OCR

Jonathan Butler, DHCD

LaShauna Tillmon

Darren Swain

Cheryl Walker