



THE PRINCE GEORGE'S COUNTY GOVERNMENT


Office of Audits and Investigations


September 14, 2022

FISCAL AND POLICY NOTE

TO: Robert J. Williams, Jr.
Council Administrator

William M. Hunt
Deputy Council Administrator

THRU: Josh Hamlin 
Director of Budget and Policy Analysis

FROM: Arian Albear 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CB-086-2022 Housing Policy and Implementation Advisory Board

CB-086-2022 (*Proposed and Presented by: The Chair by request of the County Executive*)

Assigned to the Planning, Housing, and Economic Development (PHED) Committee

AN ACT CONCERNING HOUSING POLICY AND IMPLEMENTATION ADVISORY BOARD for the purpose of establishing a Housing Policy and Implementation Advisory Board as recommended by the Housing Opportunities For All Workgroup; setting forth the qualifications for members and composition of the Housing Policy and Implementation Advisory Board; setting forth the method of appointments; defining the length of term of the appointments and the method of filling vacancies; establishing the responsibilities of the Housing Policy and Implementation Advisory Board; providing for certain meeting requirements; providing for certain reporting requirements; and generally relating to housing policy, housing advice and implementation of housing development in Prince George's County.

Fiscal Summary

Direct Impact

Expenditures: Small increase in expenditures likely.

Wayne K. Curry Administration Building | 1301 McCormick Drive | Largo, MD 20774
VOICE (301) 952-3431; FAX (301) 780-2097; TDD (301) 925-5167

Revenue: No additional revenue likely.

Indirect Impact

Potentially positive.

Legislative Summary:

CB-086-2022¹, proposed by the Chair of the Council by request of the County Executive, was presented on September 6, 2022, and referred to the Planning, Housing, and Economic Development (PHED) Committee. CB-086-2022 would create a “Housing Policy and Implementation Advisory Board,” as recommended by the Housing Opportunities for All (HOFA) Workgroup as one of two housing bodies.²

Overview

The bill would establish the aforementioned Housing Policy and Implementation Advisory Board (the Board) as an independent unit to, among other things, monitor the implementation of housing policies, review data, and provide guidance on current and future policies and legislation.

Membership

The membership of the Board, nominated by the County Executive and confirmed by the County Council, would be composed of thirteen (13) voting members which live or are employed in the County with the following specifications:

- 1 – Director of the Department of Housing and Community Development (DHCD), as Chair of the Board.
- 1 – Representative of designee of the County Council, as Vice Chair of the Board.
- 5 – Housing and developer industry representatives with expertise in housing policy.
 - o 1 with experience in developing affordable housing.
- 6 – Representatives with expertise in housing policy.
 - o Include representatives of the following communities: senior population, faith-based industry, housing advocate affiliates, disability advocates, non-profit developers, immigrant and diverse cultural advocates, municipal governments, and non-profit legal service.

Agency representatives from the Department of Social Services, the Department of Planning, and the Department of Housing Authority may participate as non-voting members.

Member of the Board may not receive compensation other than reimbursements for expenses under the standard travel regulation for duties performed.

¹ [CB-086-2022](#).

² The other pertaining to landlord-tenant issues.

Term of Service

Board Members serve no more than two (2) two-year terms³ and terms of appointments are staggered to terminate over a three (3) year period.

Vacancies shall be filled by appointment and confirmation by the County Council (rather than nomination by the County Executive and confirmation by the County Council).

The County Executive may remove any member who has more than three (3) unexcused absence in one (1) calendar year.

Board Meetings and Reporting

The Board is anticipated to meet between four (4) and six (6) times per year.

Meetings are to be available to the public through live video streaming and archived recordings for up to five (5) years after the date of the meeting.

The Board and their meetings are subject to the Public Information Act and the Open Meetings Act.

The Board shall provide a yearly briefing to the County Executive and the County Council on or before June 30th and a yearly public meeting to share its work progress and hear feedback from residents.

Background/Current Law:

The current Prince George's County Landlord-Tenant Code does not include any concentrated housing policy board. This bill would be the first to create such an independent body.

Resource Personnel:

- Danielle Glaros, Council Member, District 3
- Jose C. Sousa, Assistant Deputy Chief Administrative Officer, Economic Development

Discussion/Policy Analysis:

The proposed establishment of the Board is an outgrowth of the Housing Opportunities for All (HOFA) Workgroup,⁴ which was established by the Council via CR-016-2019, and charged with assisting the County with setting priorities and implementing the Comprehensive Housing Strategy

³ Clarification may be needed in the bill text, page 5, line 3.

⁴ [Housing Opportunities for All Workgroup](#)

Report, entitled "Housing Opportunity for All" for Prince George's County. In its June 2022 report to the Council,⁵ the HOFA Workgroup recommended the establishment of the Board, and provided suggestions as to the role and composition of the Board:

Enterprise | 28

Housing Policy and Implementation Advisory Board

Recommended structure

Roles	Monitor implementation of core housing recommendations and progress toward meeting their outcomes
	Advise on housing policy and implementation of housing and development tools
	Advocate for new or modified housing & development tools to aid in implementation
	Educate residents about housing needs affecting residents and actions to address them
Composition	Diverse, cross-sector representation
	Geographic representation from across Prince George's County
	Subject matter experts/professionals who serve County residents

Enterprise | 29

Having a permanent, consolidated Housing Policy and Implementation Advisory Board that analyzes data and provides recommendations could create an independent authority on all housing policy issues related to the County.

Better delineation between the roles of the Director of the Department of Housing and Community Development, as Director of the Department *and* as Chair of the Board may help mitigate any potential conflict of interest which may arise, particularly when five (5) of the thirteen (13) members represent the for-profit builder and developer industry.

Fiscal Impact:

- *Direct Impact*

Enactment of CB-086-2022 should have only a small direct adverse fiscal impact on the County for administrative costs, as Board members shall take no compensation other than reimbursements for travel expenses performed while on duty.

⁵ [Housing Opportunity for All, 2022 Council Briefing](#)

- *Indirect Impact*

Inasmuch as the Board is successful in guiding housing policy to “attract new residents, including millennials & families, employers, and developers” into the County, with an attendant increase in economic activity, there could be a favorable indirect fiscal impact on the County.

Effective Date of Proposed Legislation:

The proposed Bill shall be effective forty-five (45) calendar days after it becomes law.

If you require additional information, or have questions about this fiscal impact statement, please email me.