



October 13, 2023

FISCAL AND POLICY NOTE

TO: Jennifer A. Jenkins
Council Administrator

William M. Hunt
Deputy Council Administrator

THRU: Josh Hamlin 
Director of Budget and Policy Analysis

FROM: Alex Hirtle 
Legislative Budget and Policy Analyst

Policy Analysis and Fiscal Impact Statement
CR-081-2023 Plan Prince George's 2035 Implementation & Infrastructure Task Force

CR-081-2023 (*proposed by:* Council Members Blegay, Ivey, Olson, Oriadha, Watson, and Dernoga)

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

A RESOLUTION CONCERNING PLAN PRINCE GEORGE'S 2035 IMPLEMENTATION AND INFRASTRUCTURE TASK FORCE for the purpose of establishing the Plan Prince George's 2035 Implementation and Infrastructure Task Force; setting forth procedures for the selection and appointment of members; assigning duties and responsibilities; setting forth provisions for administrative support of the board; and setting a time for the completion of work and termination of the temporary board.

Fiscal Summary

Direct Impact:

Expenditures: Nominal additional expenditures likely.

Revenues: No direct revenue impact.

Indirect Impact:

Possibly favorable.

Legislative Summary:

CR-081-2023, sponsored by Council Members Blegay, Ivey, Olson, Oriadha, Watson, and Dernoga, Fisher, Burroughs, and Hawkins, was introduced on September 19th, 2023 and referred to the Planning, Housing, and Economic Development (PHED) Committee. The Resolution establishes the Plan Prince George’s 2035 Implementation and Infrastructure Task Force, and sets forth procedures for the selection and appointment of members, assigns duties and responsibilities, sets forth provisions for administrative support of the Board, and sets the date of on or before October 1, 2024 for completion and submission of a final report of recommendations, and termination of the temporary Board, unless extended by Resolution of the County Council.

Current Law/Background:

State law requires the periodic review by the County to examine and/or update its long-range, comprehensive plan for land use and vision for development. The current County General Plan, Plan Prince George's 2035, was approved by the County Council in May 2014 and set forth specific targets for development near transit and at designated regional transit areas. It has been brought to the attention of the Council that, since the approval of the 2014 plan, several significant barriers have hindered the realization of both short- and long-term benchmarks for implementation of the General Plan vision. Charter Section 506 provides for the appointment and designation of temporary advisory boards to assist in the consideration of County policies and programs. This Resolution will establish the Plan Prince George's 2035 Implementation and Infrastructure Task Force, specify membership for the board, and confer duties of research and the submission of measured recommendations on how best to implement the system of land use/development recommendations.

Resource Personnel:

- Devan Martin, Chief of Staff/Legislative Aide, Council District 6
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Discussion/Policy Analysis:

Plan Prince George’s 2035 is the long-range plan that provides guidance for future growth for the entire County. The Plan was approved in 2014, and as noted in the Background section of this report, State law requires the periodic review by the County to examine and/or update its long-range, comprehensive plan for land use and vision for development.

In a briefing to the Council on January 10th, 2023,¹ M-NCPPC noted that the new unit distribution goals in the Plan were fifty percent (50%) for Regional Transit Districts, and twenty-five percent (25%) for Local Centers; the actual new unit distributions observed by the Commission were twenty-three percent (23%) for Regional Transit Districts and twenty-two percent (22%) for Local Centers. The Metropolitan Washington Council of Governments also set a regional target of “at least 75% of all new housing should be in Activity Centers or near high-capacity transit”, according to its 2019 document, *The Future of Housing in Greater Washington*. Additionally, the County’s own Climate Action Plan adopted through CR-032-2022² stresses the need for smart growth and, specifically, Implementation Step 5 of Priority Recommendation M-7, which advises revision of Subtitle 27 (Zoning) to prohibit new multi-family and townhouse development in rural areas and to establish a cap on such development in suburban areas outside Activity Centers.

As the County has not been meeting its goals in Plan Prince George’s 2035, this Resolution establishes, by the County Council sitting as the District Council, an Implementation and Infrastructure Task Force that will examine how to meet the stated targets and benchmarks for development, as stated in the Plan. The Task Force will consist of the following representatives: two (2) members from the Council; two (2) staff members from the Planning Department; four (4) community members appointed by the Council Chair; one (1) member from the Prince George’s County Chamber of Commerce; one (1) member from the County Department of the Environment; and one (1) member from an organization specializing in smart growth.

Given the diversity of representatives, the task force should have effective recommendations concerning how best to reconcile current development policies and regulations with the long-range vision of the Plan Prince George’s 2035, in order to limit sprawl, control haphazard development outside of Transit-Oriented Development and Local Activity Centers, and create systems that address climate goals and infrastructure concerns.

Planning Board position:

On September 28th, 2023, the Planning Board voted to support CR-081-2023,³ noting:

Establishing the task force is an excellent opportunity to evaluate and adjust the vision of Plan Prince George's 2035. The Planning Board supports the creation of this task force and looks forward to assisting the County Council and the task force.

Fiscal Impact:

- *Direct Impact*

Enactment of CR-081-2023 will likely have a nominal adverse direct fiscal impact on the County. The Task Force will require additional work hours for staff and elected officials, but not beyond

¹ [Briefing, Plan 2035 Update and Smart Growth, January 10, 2023](#)

² [CR-032-2022, A Resolution Concerning the Adoption of the Climate Action Plan](#)

³ [Planning Board letter, dated September 28, 2023; Planning Board Analysis of CR-081-2023](#)

their expected duties. The tasks will include meeting, research, and creating a final report of recommendations.

- *Indirect Impact*

The indirect impact of this Resolution, if enacted, could be favorable, in that the legislation may provide a final report that has effective recommendations which are utilized to meet the initial goals of Plan Prince George's 2035, which include significantly higher percentages of new unit distribution for Regional Transit Districts, and Local Centers. Higher percentages of residents living in activity centers and transit-oriented developments could increase the quality of life for these individuals through closer access to amenities such as shopping, restaurants, and other services, shorter commutes to work, and lower costs to the County in road maintenance and other public infrastructure.

- *Appropriated in the Current Fiscal Year Budget*

No.

Effective Date of Proposed Legislation:

This Resolution goes into effect upon the date of its adoption.

If you require additional information, or have questions about this fiscal impact statement, please reach out to me via phone or email.