



MEMO

Date: September 22, 2020
To: Members of the Housing Opportunities for All Workgroup
From: Enterprise Advisors
Re: Prince George's County Inclusionary Zoning Study & *Housing Opportunity for All* Implementation

Background

This memo provides an overview on the key findings and recommendations of the County's inclusionary zoning study, which was conducted from February to September 2020, and progress on the implementation of the *Housing Opportunity for All*.

Prince George's County Inclusionary Zoning Feasibility Study

The Prince George's County Department of Housing and Community Development (DHCD) kicked off its inclusionary housing study in March 2020, with support from HR&A Advisors, who Enterprise Advisors engaged to conduct Prince George's County's inclusionary housing feasibility study. The study has been completed and a final report is under review with County staff.

The study had three main components:

1. Market conditions assessment
2. Development feasibility scenarios
3. Policy recommendations

By conducting an inclusionary housing feasibility study, DHCD advanced two critical implementation steps to implement Cross-cutting Action 1.5 from *Housing Opportunity for All* and draws on key lessons learned from previous inclusionary housing efforts, namely exploring a wider range of offsetting incentives than a density bonus and targeting provisions to specific areas in the county.

Key findings

The study concludes that an inclusionary zoning policy is currently not feasible in Prince George's County along the Purple Line corridor. Available incentives do not provide enough new value and market conditions cannot support affordability requirements for onsite units to serve households earning at or below 50 percent regional area median income.

According to the study, Prince George's County needs to monitor the following indicators to assess inclusionary zoning feasibility in the future:

- **Market rents**, where rents increase at or above rent thresholds for feasibility
- **Payment-In-Lieu of Taxes (PILOT)/tax incentives**, where most or all market-rate develop occurs without use of PILOTs.
- **Zoning incentives**, where developers seek additional density.

While an inclusionary zoning policy is not feasible at this time, the study finds that the Purple Line will generate additional real-estate value that could be used to support housing activities along the corridor. The study identifies four policy alternatives for further study and consideration:

1. PILOT affordability requirements
2. Public land disposition
3. Impact fee
4. Synthetic Tax Increment Financing (TIF)

Housing Opportunity for All: Implementation update

Since the Housing Opportunities for All workgroup's last meeting in January 2020, Prince George's County has made strides in advancing actions in *Housing Opportunity for All*, as well as undertaking additional activities to respond to the impact of COVID-19. This section summarizes these activities in greater detail.

2021–2025 Consolidated Plan and First Year Action Plan

Supports 17 Cross-cutting or Targeted Actions

Prince George's County submitted its 2021–2025 Consolidated Plan and First Year Action Plan to the U.S. Department of Housing and Urban Development (HUD) in August 2020. The Consolidated Plan, a federally required document that outlines how the county will use its federal funding, aligns with needs, actions, geography and outcomes from *Housing Opportunity for All*. The activities supported by the County's federal entitlement funds (as outlined in the Strategic Plan and Annual Action Plan) support more than 17 specific actions and four priority outcomes from *Housing Opportunity for All* (see the attachment titled "Alignment the HOFA and Consolidated Plan").

The County's Consolidated Plan also helps create two supportive tools:

- **Section 108 Loan Guarantee:** To support implementation of *Housing Opportunity for All*, the County applied for \$25 million in Section 108 authorization in its 2021–2025 Consolidated Plan. The County's Section 108 program directly supports implementation of Cross-cutting Action 3.2 and Targeted Action 1.3 from *Housing Opportunity for All*. This resource will help create more mixed-income and mixed-use developments in strategic areas throughout the county.
- **Neighborhood Revitalization Strategy Area (NRSA):** The County will identify Neighborhood Revitalizations Strategy Areas (NRSAs) to help target resources in specific areas. An NRSA is a HUD-designated target area for revitalization activities; this designation must be approved by HUD and offers more flexible use of the County's Community Development Block Grant funds for public services, economic development, and housing production and preservation. The Purple and Blue Line corridors have been identified as potential NRSAs and will be evaluated further.

Universal Policy Design

Supports Cross-Cutting Action 1.7

In June 2020 Councilmember Anderson-Walker introduced CB-051-2020 (see the attachment titled "CB-51-2020 Bill DR1"), which has been referred to the Committee of the Whole. This legislation promotes future housing construction in Prince George's County that will comply

with design and visitability concepts. If adopted, this policy would implement Cross-cutting Action 1.7 (Adopt a universal design policy) from *Housing Opportunity for All*.

Lank Banking Research and Interagency Land Bank Task Force

Supports Targeted Action 3.2

DHCD engaged the Center for Community Progress to support the County's efforts to develop a comprehensive, systemic approach to vacant and abandoned properties that equitably and efficiently unlocks a pipeline of land for community-serving uses. The Interagency Lank Bank Task Force was established to oversee and monitor this effort, with representation from the County's Department of Permitting, Inspections and Enforcement; Office of Finance; Office of Central Services; and the Office of Law.

Center for Community Progress will evaluate the programmatic, financial, and legal feasibility of a land bank entity in the county. Their work includes conducting legal research to determine the specific legislation needed to establish a land bank and enable vacant/abandoned properties to be transferred more easily to it once established. It also includes outreach to County staff and external agencies and organizations, including MNCPPC, Enterprise Community Partners, Purple Line Corridor Coalition, Prince George's County Revenue Authority, and public safety departments. Recommendations are under development and will be released to the public once complete.

Right of First Refusal Policy

Supports Targeted Action 2.6

DHCD has taken several steps to strengthen the County's existing right-of-first refusal policy:

- The Housing Opportunity for All workgroup created a framework to strengthen its implementation.
- DHCD increased its implementation capacity through a consultant, supported by an Accelerator Pool Grant from the Center for Community Investment.
- Through a competitive request for qualifications process, DHCD selected a designee (Oculus CAS, LLC) to exercise the County's right of first refusal.

DHCD plans to hold a comprehensive roll-out of updated policy regulations in Fall 2020.

District 3 Thought Series: Affordable Housing

Supports Cross-cutting Action 2.2

In August 2020, Councilmember Glaros led a discussion about affordable housing among a panel of housing and health industry leaders. It covered the County Council's work to implement *Housing Opportunity for All*; provide affordable housing for seniors; and efforts to address housing needs along the Purple Line.

Housing-related COVID-19 Response

In response to COVID-19, Prince George's County, along with federal and state entities, has undertaken several housing and other resident stabilization activities, including the following:

- **Temporary, Emergency Rental Assistance Program.** As of September 2020, the County has processed 503 applications for a total of nearly \$1.8 million in assistance to landlords and utility companies. The Emergency Rental Assistance Program was

open for one week in May 2020 and will relaunch again soon.

- **Nonprofit grant support via the Greater Washington Community Foundation.** Greater Washington Community Foundation, working in partnership with County Executive Alsobrooks' administration and Prince George's County Public Schools, has announced \$650,000 in grants to support local nonprofits responding to the immediate impacts of the COVID-19 crisis on Prince George's County residents.

The grants will be administered by The Community Foundation, as part of its COVID-19 Emergency Response Fund. The first \$550,000 in funds will assist 15 local nonprofit organizations providing direct services and support to address the immediate health and economic needs of individuals, youth, families, and disproportionately impacted communities in Prince George's County. The funds will help to:

- Reduce food and housing insecurity
 - Mitigate the impact of reduced wages and lost work for low-wage workers, especially for people of color who are disproportionately affected
 - Expand medical care access to seniors, marginalized communities, and the uninsured
 - Enhance educational access and services for out of school children and youth from low-income families
 - Address the unique needs of people experiencing homelessness and people at risk of homelessness
- **National moratorium on evictions.** The Center for Disease Control's moratorium on evictions is in effect until December 31, 2020.
 - **Utility Shut-off.** The Maryland Public Service Commission, in an emergency action, has prohibited residential utility service terminations through November 15, 2020.

Attachments:

- Alignment the HOFA and Consolidated Plan
- CB-51-2020 Bill DR1

AREAS OF ALIGNMENT

AREAS OF ALIGNMENT

NEEDS

The Consolidated Plan affirmed many of the same housing needs among Prince George's County residents that were identified through quantitative and qualitative analysis completed for *Housing Opportunity for All*.

ACTIONS

Activities supported by the County's federal entitlement funds (as outlined in the Strategic Plan and Annual Action Plan) align with specific actions from *Housing Opportunity for All*.

GEOGRAPHY

Geographic priorities in the Consolidated Plan's Strategic Plan align with strategic locations and access to opportunity considerations identified in *Housing Opportunity for All*.

OUTCOMES

Goals in the Consolidated Plan's Strategic Plan aligns with advancing outcomes related to early implementation of *Housing Opportunity for All*.

RELATIONSHIP BETWEEN HOUSING OPPORTUNITY FOR ALL & CONSOLIDATED PLAN

AREA OF ALIGNMENT: ACTIONS

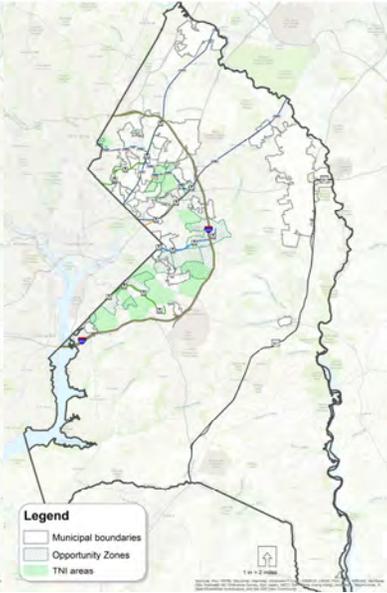
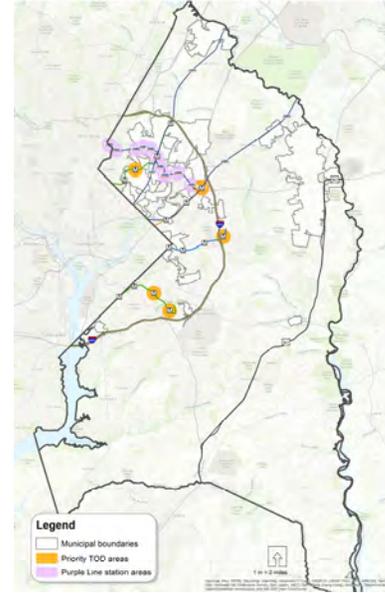
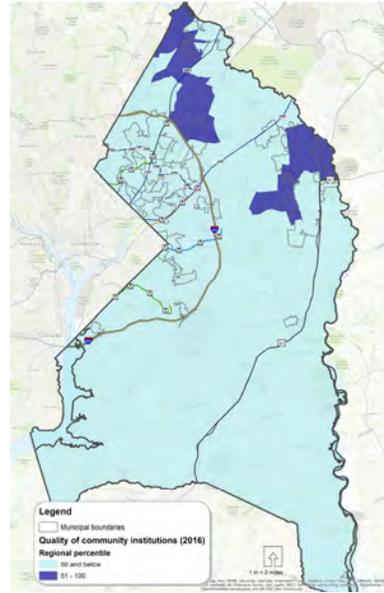
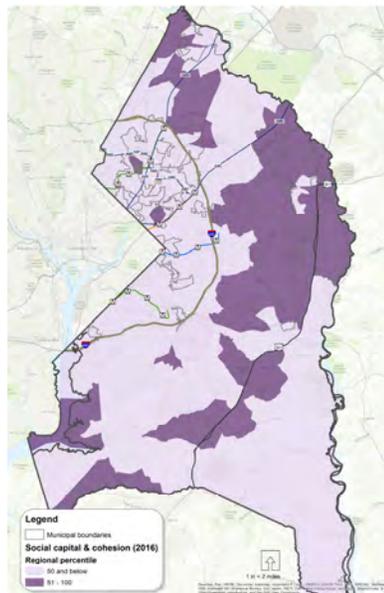
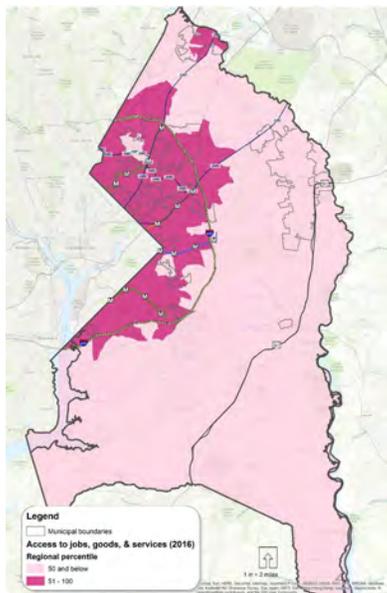
Activities supported by the County’s federal entitlement funds (as outlined in the Strategic Plan and Annual Action Plan) align with specific actions from *Housing Opportunity for All*.

| CONSOLIDATED PLAN ACTIVITY | KEY RELATED HOUSING OPPORTUNITY FOR ALL ACTION(S) |
|--|---|
| Production and preservation of rental homes | Establish stronger, market-informed inclusionary housing requirements (CC Action 1.5) Streamline the development review and permitting process for developments certain share of units set-aside for low-income households (CC Action 1.6) Increase the County’s Housing Investment Trust Fund (HITF) (CC Action 3.1) Identify opportunities for new housing development on publicly-owned land (TS Action 1.4) Strengthen the County’s and partner’s ability to purchase affordable rental properties at-risk of converting to market-rate housing (TS Action 2.6) Create a range of resources for households experiencing a housing crisis (TS Action 2.4) |
| Homebuyer assistance | Expand existing programs and financing tools to increase access to homeownership (TS Action 2.8) |
| Home rehabilitation and accessibility programs | Create additional resources to make it easier for persons with disabilities to find and stay in a home (TS Action 1.6) Encourage developers to use PACE financing to make comprehensive energy efficiency upgrades to older properties (TS Action 2.1) Stabilize residents through anti-displacement programs (TS Action 2.3) |
| NRSA | Target underused or obsolete properties for new housing production (TS Action 1.5) Implement a comprehensive approach to support elderly households aging in place (TS Action 1.7) Target resources like code enforcement and funding for rehabilitation, to improve the livability of existing homes (TS Action 2.5) Coordinate targeted public investments with housing activities or other revitalization efforts (TS Action 3.6) |
| Section 108 Financing | Apply for federal Section 108 Loan Guarantee Funds (CC Action 3.2) Build more mixed-use and mixed-income developments (TS Action 1.3) Use local economic development funding to create economic opportunities in tandem with housing development (TS Action 3.4) |

RELATIONSHIP BETWEEN HOUSING OPPORTUNITY FOR ALL & CONSOLIDATED PLAN

AREA OF ALIGNMENT: GEOGRAPHY

Prince George's County will consider two primary factors when prioritizing its federal investments for 2021:
1) areas with concentrations of at least 51 percent low-or-moderate-income persons; and 2) target areas from *Housing Opportunity for All*.



RELATIONSHIP BETWEEN HOUSING OPPORTUNITY FOR ALL & CONSOLIDATED PLAN

AREA OF ALIGNMENT: OUTCOMES

Goals in the Consolidated Plan’s Strategic Plan aligns with advancing outcomes related to early implementation of *Housing Opportunity for All*.

| Priority needs from 2021-2025 Consolidated Plan | Anticipated outcomes from Housing Opportunity for All (Years 1-3 implementation) | | | |
|---|---|---|--|-----------------------------|
| | Expanded partnerships and capacity | Increased access to jobs, goods, and services | Additional supports for vulnerable residents | Increased housing stability |
| Connections between residents and businesses to services | ● | ● | ● | - |
| Accessible homes and facilities | ● | - | ● | ● |
| Diverse, affordable rental and homeownership opportunities | ● | ● | ● | ● |
| Quality/condition of housing | ● | ● | ● | - |
| Housing instability among residents experiencing a housing crisis | | - | ● | ● |
| Loss of existing affordable housing opportunities | ● | - | - | ● |

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2020 Legislative Session

Bill No. CB-51-2020

Chapter No. _____

Proposed and Presented by Council Member Anderson-Walker

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Universal Design and Visitability Design for Housing

3 For the purpose of ensuring safe, sustainable and inclusive living housing options for all county
 4 residents regardless of ability, functionality, stature, age, stability, in a safe sustainable, universally
 5 designed environment.

6 **WHEREAS**, Consistent with Plan 2035, the Prince George's General Plan, which establishes
 7 a clear vision for the future of the County recognizing the "need to think holistically and grow
 8 sustainably and equitably", the County Council proposes to adopt an Universal Design and
 9 Visitability Design mandate to market to a new generation of residents seeking innovation,
 10 comfort, and functionality; and preparation for assisting a population growing older by increasing
 11 their independence and mobility.

12 **WHEREAS**, Universal Design is "a market-driven" process intended to create environments
 13 that are usable by all people."¹ Universal Design affords for functional design and usability. Many
 14 aspects of Universal Design are already included in luxury and automated homes, which attract
 15 young Millennials as well as the Baby Boomers, who possess most of the region's disposable
 16 income. Universal Design and Vistability Design integrates design choices like aesthetics,
 17 urbanism, sustainable design and usability.

18 **WHEREAS**, "These requirements were at first resisted by builders based on the fact that
 19 they would require costly changes to conventional design and construction practices, it became
 20 _____

21 ¹ (1997) Center for Universal Design. North Carolina State University.

1 evident that with appropriate planning, the construction could result in no additional cost if planned
 2 properly.”² If more houses were designed for usability from the start, there would be less need to
 3 renovate and/or remodel to have a home for a lifetime and assist with reducing public investments
 4 in the event of emergencies or accidents, and reduce the need for assisted living facilities.

5 **WHEREAS**, Universal Design is consistently associated with accessibility, it is however an
 6 extension of, and provides added value for, more than people with disabilities and functional
 7 limitations. Universal Design provides a more inclusive and innovative use of space as opposed to
 8 the current discriminatory exclusive designs.

9 **WHEREAS**, accessibility is a legal and regulatory mandate, most notably through the
 10 Americans with Disability Rights, which only lead to solutions as a remedy for compliance.
 11 Universal Design and Visitability extends the ideals and innovation of accessibility for previously
 12 underserved populations to include, individuals with chronic health disparities, little people,
 13 pregnant women, elite athletes, older people desiring mobility independence, children, women
 14 with strollers, and military members with walkers and/or canes. Universal Design affords the
 15 opportunity for greater societal participation as opposed to accessibility standards that create an
 16 undue burden on people with disabilities.

17 **WHEREAS**, Universal Design and Visitability benefits everyone desiring comfort and
 18 functionality, from the abled bodied, people with short stature, the disabled, and the older
 19 populations. In addition, no one knows when a life-tragedy will impact our lives, as studies show
 20 that more than 50% of the United States population could be characterized as having some sort of
 21 functional limitation. Also, the military presence in the county is growing due to its proximity to
 22 the nation’s capital. 19% of the county’s veteran population is considered disabled.

23 **WHEREAS**, this legislation requires that all newly built homes, covered dwellings, offer
 24 universal and inclusive design elements that afford ease of use for people of all abilities,
 25 consistent with the Standards for Type C (Visitability) Units of the American National Standards
 26 Institute (commonly known as ANSI) Standards for Accessible and Usable Buildings and
 27 Facilities (section 1005 of ICC ANSI A117.1–2009) or any successor standard. Requirements
 28 of this legislation, which are summarized below, are a minimum standard. Alternative designs,
 29 products, or technologies which provide equivalent or superior accessibility and
 30

31 ²[DR. Yves Khawam’s Letter to Congressional Chair Maxine Waters.](#)

1 usability may be used.

2 BY adding:

3 SUBTITLE 4. BUILDING.

4 Section 4-356, 4-357, 4-358, 4-359, 4-360, 4-361,

5 4-362, 4-363, 4-364, 4-365 and 4-366

6 The Prince George's County Code

7 (2019 Edition).

8 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
9 Maryland, that Section 4-356, 4-357, 4-358, 4-359, 4-360, 4-361, 4-362, 4-363, 4-364, 4-365 and
10 4-366 of the Prince George's County Code be and the same is hereby added:

11 **SUBTITLE 4. BUILDING**

12 **DIVISION 6. UNIVERSAL DESIGN FOR HOUSING**

13 **Sec. 4-356. Universal Design Definitions.**

14 (a) Accessibility refers to the design of products, devices, services, or environments to be
15 appropriate for use by people with disabilities and provide the ability to access and benefit from
16 some system or entity.

17 (b) Americans with Disability Act (ADA) was signed into law on July 26, 1990, by President
18 George H.W. Bush. The ADA is one of America's most comprehensive pieces of civil rights
19 legislation that prohibits discrimination and guarantees that people with disabilities have the
20 same opportunities as everyone else to participate in the mainstream of American life -- to enjoy
21 employment opportunities, to purchase goods and services, and to participate in state and local
22 government programs and services.

23 (c) The American National Standards Institute (ANSI) is a private, not-for-profit organization
24 dedicated to supporting the United States' voluntary standards and conformity assessment
25 system and strengthening its impact, both domestically and internationally.

26 (d) Disability a physical or mental condition that limits a person's movements, senses, or
27 activities.

28 (e) Section 508 through Section 504 of the 1973 Rehabilitation Act was the first disability civil
29 rights law to be enacted in the United States. It prohibits discrimination against people with
30 disabilities in programs that receive federal financial assistance and set the stage for enactment
31 of the Americans with Disabilities Act.

- 1 (f) Sustainable Design seeks to reduce negative impacts on the environment, and the health and
2 comfort of building occupants, thereby improving building performance.
- 3 (g) Universal Design is the design of buildings, products or environments to make them
4 accessible to all people, regardless of age, disability or other factors.
- 5 (h) Usability is part of the broader term “user experience” and refers to the ease of access and/or
6 use of a product.
- 7 (i) Visitability Design is the design approach for new housing such that anyone who uses a
8 wheelchair or other mobility device should be able to visit. A social visit requires the ability
9 to get into the house, to pass through interior doorways, and enter a bathroom to use the toilet.

10 **Sec. 4-357. Universal Design Application.**

- 11 (a) A phasing plan shall be implemented. This legislation shall apply to all dwelling units (site-
12 built homes) constructed in Prince George’s County after_____.
- 13 (b) Dwelling units for which plans have already been certified prior to_____ shall
14 be exempt from its provisions until the date of their next annual renewal.
- 15 (d) Covered dwelling unit means a detached single-family house; a townhouse or multi-level
16 dwelling unit (whether detached or attached to other units or structures); or multifamily
17 units, and is designed as, or intended for occupancy as, a residence.
- 18 (e) Application of this legislation shall not require existing homes to be retrofitted.

19 **Sec. 4-358. Universal Design-Exterior/Entrance.**

- 20 (a) There shall be a step free route of travel to at least one no -step entrance to the structure.
- 21 (b) The door of this entrance shall be 34-36-inch-wide doors and shall meet any promulgated
22 building requirements.
- 23 (c) Exterior pathways shall be slip resistant, firm, smooth and well-lit with lights at entrances
24 to provide view of door lock.
- 25 (d) A pathway shall be 36” min. wide from the point of arrival to the primary or garage
26 entrance and any slope should be consistent with promulgated requirements (i.e. ANSI
27 Section 1005 of ICC ANSI A117.1-2009)

28 **Sec. 4-359. Universal Design-Interior Accessible Route.**

- 29 (a) At least one accessible route shall connect all spaces and elements that are a part of the
30 accessible floor of the home area.

- 1 (b) Key function areas shall be on the entry level.
- 2 (c) Hallways shall have a 42-inch-wide minimum clear width.
- 3 (d) Doorways on the accessible route shall have a clear opening of 32 inches wide minimum
4 and all doors shall contain hardware that meets the door hardware requirements in the
5 current building code.
- 6 (e) No interior thresholds. Any exceptions, in level which exceed ¼ inch high, shall be
7 beveled, with a slope not steeper than one-inch rise to a 2-inch run (1:2).
- 8 (f) Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a
9 shape that is easy to grasp with one hand and that does not require tight grasping,
10 pinching, or twisting of the wrist to operate.
- 11 (g) Accessible routes shall have hard surface flooring or low pile carpet.

12 **Sec. 4-360. Universal Design-Bathroom Wall Reinforcement.**

- 13 (a) Bathrooms shall have a full useable bathroom on entry level, or ½ bath designed to be
14 convertible to full, usable bathroom.
- 15 (b) Outlets shall be within reachable range.
- 16 (c) Slip resistant floors shall be used.
- 17 (d) Continuous wall reinforcement at toilet and bathroom fixtures shall be included. (All wall
18 reinforcement shall be capable of resisting shear and bending forces of a minimum of 250
19 pounds).
- 20 (e) Easy to use controls on sink, tub, shower and toilet shall be used.
- 21 (f) Design switches, controls, hardware:
- 22 (1) All light controls shall be placed no higher than 48", on center, above the floor.
- 23 (2) Where practical, all electrical receptacles shall be placed no lower than 15", on center,
24 above the floor.
- 25 (3) All thermostats shall be placed no higher than 54", on center, above the floor.

26 **Sec. 4-361. Universal Design-Kitchen.**

- 27 (a) 40" minimum clearances shall be installed between all opposing base cabinets, counters,
28 appliances and walls within the kitchen work area.
- 29 (b) There shall be a 60" min. clear floor turning area in U-shaped kitchens and 30" x 48" min.
30 clear floor areas for parallel approach centered on the sink and stove and other appliances
31 or forward approach with knee clearance.

1 (c) Lever fixtures for sink shall be installed.

2 (d) Full extension drawers and pull out shelves shall be installed on base cabinets with doors.

3 **Sec. 4-363. Laundry, Appliances.**

4 (a) Side-by-side refrigerators with pull out shelves shall be installed.

5 (b) If structure is a multi-story home, entry-level shall include rough-in for plumbing (should
6 future need arise).

7 (c) Audible and visible smoke/fire/CO alarms shall be installed.

8 **Sec. 4-364. Elevator.**

9 (a) If the structure is a two-story dwelling and an elevator is needed:

10 (1) At least one set of stacked closets, pantry or storage space with knock-out or collapsible
11 floor shall be provided to become an elevator shaft for later elevator installation; or

12 (2) A residential elevator with minimum 3' x 4' clear floor area may be installed at the time
13 of initial construction.

14 **Sec. 4-365. Waiver Provision.**

15 Upon a determination by the Director of the Department of Permitting, Inspections and
16 Enforcement (DPIE) that by virtue of terrain or other unusual characteristics of the building
17 site, there are practical difficulties associated with compliance of any specific provision of
18 this standard, the conceptual plan shall be reviewed and approved by the District's Council
19 Member.

20 **Sec. 4-366. Amendments To The Building Code.**

21 (a) The Director of DPIE (or a designee) shall prepare and transmit to the County Council
22 amendments to The International Building Code, 2015 edition, as set forth in Subtitle 4.
23 Building, Division 1. Building Code, Subdivision 2.; and

24 (b) shall prepare and transmit to the County Council amendments to the International
25 Building Code of the Prince George's County Building Code (Building Code) that
26 incorporate the mandated elements of universal design set forth in Section 4-356, et seq.

27 (c) The County Council shall adopt, by bill, the Building Code amendments that make
28 mandated revisions to the Building Code, as set forth in Section 4-356 of this Code, Section
29 12-202 of the Public Safety Article of the Annotated Code of the Maryland, and Section 9-
30 250 of the Tax Property Article of the Annotated Code of Maryland.

31 (d) The Zoning Hearing Examiner shall request that DPIE require compliance with the

1 referenced language as set forth in the Building Code.

2 * * * * * * * *

3 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
4 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
5 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
6 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
7 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
8 Act, since the same would have been enacted without the incorporation in this Act of any such
9 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
10 or section.

11 SECTION 3. BE IT FURTHER ENACTED that this Act, requiring all dwelling units (site-
12 built homes) constructed in Prince George’s County to comply with Universal Design concepts,
13 shall apply to any and all dwelling units constructed after the effective date of this Act. Dwelling
14 units whose plans have been previously certified, prior to the effective date of this section, shall
15 be exempt from its provisions until the date of their next annual renewal. This law includes units
16 that are attached and detached family homes that have at least one occupiable floor at grade
17 level.
18

1 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect on
2 October 1, 2023.

Adopted this ____ day of _____, 2020.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.