

# HOUSE BILL 1413

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By: **Delegates Alston, Harrison, and J. Lewis**

Introduced and read first time: February 9, 2024

Assigned to: Ways and Means

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## A BILL ENTITLED

1 AN ACT concerning

2 **Prince George’s County – Development Authority – Established**

3 FOR the purpose of establishing the Prince George’s Development Authority in Prince  
4 George’s County to support and develop a certain neighborhood revitalization plan  
5 in coordination with certain residents; and generally relating to the Prince George’s  
6 Development Authority.

7 BY adding to

8 Article – Economic Development

9 Section 12–1101 through 12–1106 to be under the new subtitle “Subtitle 11. Prince  
10 George’s Development Authority”

11 Annotated Code of Maryland

12 (2018 Replacement Volume and 2023 Supplement)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
14 That the Laws of Maryland read as follows:

15 **Article – Economic Development**

16 **SUBTITLE 11. PRINCE GEORGE’S DEVELOPMENT AUTHORITY.**

17 **12–1101.**

18 **(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS**  
19 **INDICATED.**

20 **(B) “AUTHORITY” MEANS THE PRINCE GEORGE’S DEVELOPMENT**  
21 **AUTHORITY.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1           **(C) “TARGET AREA” MEANS THE TOWN OF FAIRMONT HEIGHTS, THE TOWN**  
2 **OF SEAT PLEASANT, THE TOWN OF CAPITAL HEIGHTS, AND THE UNINCORPORATED**  
3 **AREAS IN 3.5 SQUARE MILES IN MARYLAND AROUND THE BOUNDARIES OF THE**  
4 **TOWN OF FAIRMONT HEIGHTS, THE TOWN OF SEAT PLEASANT, AND THE TOWN OF**  
5 **CAPITAL HEIGHTS IN PRINCE GEORGE’S COUNTY.**

6 **12-1102.**

7           **THERE IS A PRINCE GEORGE’S DEVELOPMENT AUTHORITY IN PRINCE**  
8 **GEORGE’S COUNTY.**

9 **12-1103.**

10           **THE AUTHORITY CONSISTS OF THE FOLLOWING MEMBERS:**

11           **(1) THE SECRETARY, OR THE SECRETARY’S DESIGNEE;**

12           **(2) THE SECRETARY OF HOUSING AND COMMUNITY DEVELOPMENT,**  
13 **OR THE SECRETARY’S DESIGNEE;**

14           **(3) THE SECRETARY OF HEALTH, OR THE SECRETARY’S DESIGNEE;**

15           **(4) THE SECRETARY OF AGING, OR THE SECRETARY’S DESIGNEE;**

16           **(5) THE GENERAL MANAGER OF THE WASHINGTON METROPOLITAN**  
17 **AREA TRANSIT AUTHORITY, OR THE GENERAL MANAGER’S DESIGNEE;**

18           **(6) THE MAYOR OF THE TOWN OF FAIRMONT HEIGHTS, OR THE**  
19 **MAYOR’S DESIGNEE;**

20           **(7) THE MAYOR OF THE TOWN OF SEAT PLEASANT, OR THE MAYOR’S**  
21 **DESIGNEE;**

22           **(8) THE MAYOR OF THE TOWN OF CAPITAL HEIGHTS, OR THE**  
23 **MAYOR’S DESIGNEE;**

24           **(9) THE CHAIR OF THE MARYLAND–NATIONAL CAPITAL PARK AND**  
25 **PLANNING COMMISSION, OR THE CHAIR’S DESIGNEE;**

26           **(10) ONE RESIDENT OF THE 24TH LEGISLATIVE DISTRICT, APPOINTED**  
27 **BY THE STATE REPRESENTATIVES TO THE 24TH LEGISLATIVE DISTRICT, WHO HAS**  
28 **FORMERLY SERVED AS THE HEAD OF THE DEPARTMENT OF HOUSING IN PRINCE**  
29 **GEORGE’S COUNTY WITH EXPERTISE IN ACCOUNTING;**

1           **(11) THE PRESIDENT OF THE PEPPERMILL VILLAGE CIVIC**  
2 **ASSOCIATION, INC., OR THE PRESIDENT'S DESIGNEE;**

3           **(12) THE PRESIDENT OF THE SUTLAND CIVIC ASSOCIATION, INC., OR**  
4 **THE PRESIDENT'S DESIGNEE;**

5           **(13) THE PRESIDENT OF THE COALITION OF CENTRAL PRINCE**  
6 **GEORGE'S COMMUNITY ORGANIZATIONS, OR THE PRESIDENT'S DESIGNEE; AND**

7           **(14) THE HEALTH OFFICER OF PRINCE GEORGE'S COUNTY, OR THE**  
8 **HEALTH OFFICER'S DESIGNEE.**

9 **12-1104.**

10           **(A) THE AUTHORITY MAY MANAGE APPROPRIATED FUNDS FROM**  
11 **MUNICIPALITIES IN THE TARGET AREA, PRINCE GEORGE'S COUNTY, AND THE**  
12 **STATE.**

13           **(B) THE AUTHORITY MAY RECEIVE DONATED SERVICES FROM**  
14 **ACCOUNTANTS, LAWYERS, OR OTHER CONSULTANTS AS NECESSARY TO CARRY OUT**  
15 **THIS SUBTITLE.**

16           **(C) THE AUTHORITY MAY SUPERVISE, MANAGE, AND TERMINATE STAFF**  
17 **AND CONSULTANTS AS NECESSARY.**

18           **(D) THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING**  
19 **COMMISSION SHALL STAFF THE AUTHORITY.**

20 **12-1105.**

21           **A MEMBER OF THE AUTHORITY:**

22           **(1) MAY NOT RECEIVE COMPENSATION AS A MEMBER OF THE**  
23 **AUTHORITY; BUT**

24           **(2) IS ENTITLED TO REIMBURSEMENT FOR EXPENSES UNDER THE**  
25 **STANDARD STATE TRAVEL REGULATIONS, AS PROVIDED IN THE STATE BUDGET.**

26 **12-1106.**

27           **(A) THE AUTHORITY SHALL SUPPORT THE DEVELOPMENT AND APPROVAL**  
28 **OF A COMPREHENSIVE NEIGHBORHOOD REVITALIZATION PLAN IN THE TARGET**  
29 **AREA TO BENEFIT:**

- 1           **(1) THE RESIDENTS;**  
2           **(2) HOUSING;**  
3           **(3) NEIGHBORHOODS;**  
4           **(4) ECONOMIC DEVELOPMENT; AND**  
5           **(5) TRANSPORTATION, INCLUDING MOTOR VEHICLES AND**  
6 **PEDESTRIANS.**

7           **(B) THE COMPREHENSIVE NEIGHBORHOOD REVITALIZATION PLAN IN THE**  
8 **TARGET AREA SHALL INCLUDE AN ANALYSIS ON HOW TO:**

- 9           **(1) BRING MORE HEALTH FACILITIES TO THE TARGET AREA; AND**  
10           **(2) INCREASE AFFORDABLE HOUSING OPTIONS FOR SENIORS IN THE**  
11 **TARGET AREA.**

12           **(C) ON OR BEFORE OCTOBER 31, 2026, THE AUTHORITY SHALL REPORT ITS**  
13 **COMPREHENSIVE NEIGHBORHOOD REVITALIZATION STRATEGY TO THE GOVERNOR**  
14 **AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, TO**  
15 **THE SENATE BUDGET AND TAXATION COMMITTEE AND THE HOUSE**  
16 **APPROPRIATIONS COMMITTEE.**

17           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
18 October 1, 2024. It shall remain effective for a period of 5 years and, at the end of September  
19 30, 2029, this Act, with no further action required by the General Assembly, shall be  
20 abrogated and of no further force and effect.