

Department of Legislative Services  
Maryland General Assembly  
2024 Session

FISCAL AND POLICY NOTE  
First Reader

House Bill 1413  
Ways and Means

(Delegate Alston, *et al.*)

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**Prince George's County - Development Authority - Established**

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This bill establishes the Prince George’s Development Authority in Prince George’s County, staffed by the Maryland-National Capital Park and Planning Commission (M-NCPPC). The authority must support the development and approval of a comprehensive neighborhood revitalization plan in the “target area” to benefit the residents, housing, neighborhoods, economic development, and transportation, including motor vehicles and pedestrians. The comprehensive neighborhood revitalization plan in the “target area” must include an analysis on how to (1) bring more health facilities to the target area and (2) increase affordable housing options for seniors in the area. The authority primarily consists of specified State and local government officials, or their designees, as well as representatives of specified associations and organizations, or their designees. By October 31, 2026, the authority must report its comprehensive neighborhood revitalization strategy to the Governor, the Senate Budget and Taxation Committee, and the House Appropriations Committee. **The bill terminates September 30, 2029.**

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**Fiscal Summary**

**State Effect:** No direct effect. Expense reimbursements for authority members are assumed to be minimal and absorbable within existing resources. Although the bill allows the authority to manage funds appropriated by the State, it does not require any such funds to be appropriated. Revenues are not directly affected.

**Local Effect:** Expenditures for M-NCPPC may increase to the extent additional personnel must be hired to staff the authority. The bill allows the authority to manage funds appropriated by Prince George’s County and municipalities in the target area, but it does not require any such funds to be appropriated. No direct effect on local revenues.

**Small Business Effect:** None.

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## Analysis

**Bill Summary:** “Target area” means the Town of Fairmont Heights, the Town of Seat Pleasant, the Town of Capital Heights, and the unincorporated areas in 3.5 square miles in Maryland around the boundaries of the Town of Fairmont Heights, the Town of Seat Pleasant, and the Town of Capital Heights in Prince George’s County.

The authority may (1) manage appropriated funds from the municipalities in the target area, Prince George’s County, and the State; (2) receive donated services from accountants, lawyers, or other consultants as necessary; and (3) supervise, manage, and terminate staff and consultants as necessary.

Members of the authority may not receive compensation but are entitled to reimbursement for expenses.

**Current Law:** Chapters 80 and 81 of 2021 established the West North Avenue Development Authority to support a revitalization plan in a target area and buffer zone in Baltimore City. Chapters 466 and 467 of 2023 established the Prince George’s Gateway Development Authority in Prince George’s County to support the development and approval of a comprehensive neighborhood revitalization plan in the “target area” in the county. Both development authorities were provided with similar powers to receive revenues from the State and/or the county and to direct the revenues for certain purposes.

**Additional Comments:** The authority may *manage* any funds it receives from municipalities in the target area, Prince George’s County, and/or the State to support the *development and approval of* a comprehensive neighborhood revitalization plan. No such funding is required by the bill, nor does the bill explicitly allow the authority to finance neighborhood revitalization as is typical for development authorities. Accordingly, this analysis does not reflect any fiscal effects that may result from implementation of the neighborhood revitalization strategy that is developed in accordance with the bill.

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## Additional Information

**Recent Prior Introductions:** Similar legislation has not been introduced within the last three years.

**Designated Cross File:** None.

**Information Source(s):** Maryland Association of County Health Officers; Department of Commerce; Maryland Department of Aging; Prince George’s County; Maryland-National Capital Park and Planning Commission; Department of Legislative Services

**Fiscal Note History:** First Reader - March 7, 2024  
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