

CITY COUNCIL

CHRISTINE M. JOHNSON
At-Large

JAMES KOLE
First Ward

ADRIAN G. SIMMONS
First Ward

KYLA M. CLARK
Second Ward

JEFFREY W. MILLS
Second Ward

Council meets second and fourth
Mondays of each month.



KEITH R. SYDNOR
Mayor

CHRISTIAN L. PULLEY, CPM
City Administrator

NEKESA MATLOCK
Deputy City Administrator

STEPHANIE P. ANDERSON
City Solicitor

SARA A. GREEN, CPM, MMC
City Clerk

(301) 725-5300

www.cityoflaurel.org

MAYOR AND CITY COUNCIL OF LAUREL

8103 Sandy Spring Road

Laurel, Maryland 20707-2502

**WORK SESSION
MAYOR AND CITY COUNCIL OF LAUREL
MONDAY, NOVEMBER 10, 2025
5:00 PM
VIRTUAL MEETING
MINUTES**

The work session convened via Zoom at approximately 5:00 pm with Council President Kyla M. Clark presiding. Councilwoman Christine M. Johnson, Councilman James Kole, Councilman Adrian G. Simmons and Mayor Keith R. Sydnor were present. There were (0) members of the public in attendance.

Councilman Mills entered the meeting at approximately 5:12 pm.

The following staff members were also present: Christian L. Pulley, CPM, City Administrator, Nekesa Matlock, Deputy City Administrator, Sara A. Green, CPM, MMC, City Clerk, Bill Bailey, Director, Department of Parks and Recreation, Monta L. Burrough, Deputy Director, Department of Economic and Community Development, Chrissy Cornwell, Director, Department of Emergency Management, Chief Russell E. Hamill, III, LPD, Marchelle LeBlanc, Director, Department of Human Services, Tim Miller, Director, Department of Public Works, S. Michele Saylor, Director, Department of Budget and Personnel Services, Danny Selby, Director, Department of the Fire Marshal and Permit Services, James Cornwell-Shiel, Director, Department of Information Technology, Natalie Williams, Director, Department of Communications, Mark Plazinski, Deputy Chief of Police, Stephanie P. Anderson, City Solicitor and Larry Taub, Esquire, Legal Counsel.

Agenda Item No. 2 was Ordinance No. 2052- An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend Laurel City Code, Chapter 11, "Planning and Development, "Article III, "Affordable Housing Program," Section 11-53, "For Sale Affordable Housing" to Update and Supplement the For Sale Housing Requirements and Providing for an Effective Date. Mr. Taub presented the proposed ordinance. A discussion ensued between Councilmembers and Mr. Taub regarding different aspects of the proposed ordinance. Mayor Sydnor asked the Council to submit any edits they would like to see to the proposed ordinance in writing. The Council agreed that more work needed to be done on the proposed ordinance before moving it forward to a public hearing. President Clark announced that the proposed ordinance would not be introduced and the first public hearing on the item would not be held at the 6:00 pm regular meeting scheduled for the same evening.

There being no further business, the meeting was adjourned at approximately 5:48 pm.

Approved:

A handwritten signature in blue ink, appearing to read "Sara A. Green".

Sara A. Green, CPM, MMC
City Clerk

Date: *November 24, 2025*

Mayor and City Council Attendance Record

Work Session

November 10, 2025 5:00 pm

Virtual Meeting

Call to Order: 5:00pm

Meeting Ended: 5:48pm

Members of the Public: 0

☒ Christian L Pulley ☒ Nekesa Matlock ☒ Bill Bailey ☒ Monta Burrough ☒ Chrissy Cornwell
☒ Chief Russell Hamill ☒ ~~absent~~ Crystal Hypolite ☒ James Cornwell-Shiel ☒ Marchelle LeBlanc
☒ Tim Miller ☒ S. Michele Saylor ☒ Danny Selby ☒ Natalie Williams ☒ Stephanie Anderson
☒ Mark Plazinski

Mayor and Councilmembers Attendance

☒ Councilman Simmons ☒ Councilwoman Johnson ☒ Councilman Mills
☒ Councilman Kole ☒ President Clark ☒ Mayor Sydnor
Came in @ 5:12pm

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Work Session

Monday, November 10, 2025

5:00 PM

Agenda

Virtual Meeting

Watch the meeting on Laurel TV streaming live in your web browser at <https://laurelvtv.org/watch-live> or locally Laurel TV can be found on Comcast Channel 996 (HD), 71 (SD) or Verizon FiOS Channel 12.

1. Call to Order – Kyla M. Clark, President
2. Ordinance No. 2052- An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend Laurel City Code, Chapter 11, "Planning and Development, "Article III, "Affordable Housing Program," Section 11-53, "For Sale Affordable Housing" to Update and Supplement the For Sale Housing Requirements and Providing for an Effective Date.
3. Adjournment



CITY OF LAUREL, MARYLAND

Item 2.

ORDINANCE NO. 2052

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND LAUREL CITY CODE, CHAPTER 11, "PLANNING AND DEVELOPMENT," ARTICLE III, "AFFORDABLE HOUSING PROGRAM," SECTION 11-53, "FOR SALE AFFORDABLE HOUSING" TO UPDATE AND SUPPLEMENT THE FOR SALE HOUSING REQUIREMENTS AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by the President at the request of the Administration.

WHEREAS, the City Council desires to promote for sale affordable housing in the City; and

WHEREAS, the City Council also desires to update and supplement the existing provisions involving for sale affordable housing in the City, to assure that said housing is achieving the housing goals and desires of those who are not able to afford market rate housing; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that the Laurel City Code, Chapter 11, "Planning and Development," Article III, "Affordable Housing Program," Section 11-53, "For sale affordable housing," is hereby amended as follows:

Sec.11-53. For sale affordable housing.

- a. For residential developments that include a minimum of twenty (20)~~twenty (20)~~~~thirty (30)~~~~forty (40)~~~~fifty (50)~~ single-family detached, townhouse, and/or condominium dwelling units in a multi-family building, to also include residential portions of mixed-use developments that include the same type and minimum number of dwelling units, eight (8) percent of the total number of dwelling units (with any fractional amount rounded up) shall be developed, built, and sold as affordable housing. If the development is constructed in phases, each phase of the development shall include its proportionate share of affordable units, unless otherwise agreed to in writing by the City's Department of Economic and Community Development.

1

Underlining indicates new language added.

Strikethroughs indicate language deleted.

* * * Asterisks indicate intervening language and section unchanged.

- b. Eligibility for any affordable dwelling unit shall be a household income of between thirty percent (30%) and ninety percent (90%) of the Area Median Income ("AMI") for Prince George's County ~~no greater than sixty (60) percent of the median income in Prince George's County~~, adjusted for household size, as determined annually by the Maryland Department of Housing and Community Development.
- c. The base price of each affordable dwelling unit in the development shall not exceed thirty (30) percent (30%) of the average price as advertised for the base price of the same market rate model, or if the affordable unit is not related to a market rate model, then to the market rate model to which it is most closely related, all as approved by the City's Department of Economic and Community Development. (Example: If the average price of the base model of a market rate model is \$500,000, 30% of that price would be \$150,000 for the price of the related, or most closely related, affordable unit.) ~~median price of each similar unit type in the development at the time a contract for any such affordable unit is entered into.~~
- d. Affordable dwelling units shall be interspersed throughout the development, and the location of all lots to contain an affordable unit shall be shown on the Preliminary Plan of Subdivision for the development and approved through that process. No lot containing an affordable unit shall be adjacent to a lot containing any other affordable unit, although any lot upon which an affordable unit is constructed may be located directly across a street from another lot containing an affordable unit, or may back directly upon a lot containing another affordable unit across rear yards or common areas.
- e. No affordable unit shall be less than eighty percent (80%) smaller than the smallest base model of market rate units within the same development (based on interior square footage). Additionally, no affordable unit shall be located on a lot that is significantly smaller or shaped much differently (as determined by the Planning Commission) from lots upon which market rate units are located within the development.
- f. The exterior of each affordable unit shall be similar in architecture, materials, color, and all other exterior design features from those of market rate units, within the development, so that they are virtually indistinguishable visually from the market rate units.

- g. The number of bedrooms and bathrooms within each affordable unit shall be no less than the number of bedrooms and bathrooms in the smallest base model of the market rate units within the development. The residents of each affordable unit shall have full and equal access to all amenities within the development as do the residents of each market rate unit.
- h. No affordable unit may be used for rental purposes.
- i. ~~as a rental unit.~~ All affordable dwelling units in a development shall remain so in perpetuity, and this shall be reflected in declaration of covenants that shall run with the land and shall bind the applicant, and as signee, mortgagee, subsequent purchasers, or any of their successors or assigns, and said declaration of covenants shall be recorded among the land records of Prince George's County Maryland.
- j. i. Certificates of occupancy for at least seventy-five percent (75%) of the total number of affordable units within a development shall be issued prior to the issuance of more than seventy-five percent (75%) of the certificates of occupancy for the total number of market rate units within any development; and
 ii. Certificates of occupancy for one hundred percent (100%) of the total number of affordable units within a development shall be issued prior to issuance of more than ninety percent (90%) of the certificates of occupancy for the total number of market rate units within the development.
- k. Prior to the recordation of the final plat for any development (or prior to the first final plat, if more than one), the owner of the property shall sign and have recorded among the land records of Prince George's County a covenant to run with the land, to assure that: (1) each affordable unit within the development shall remain affordable (as described herein and as may be amended from time to time) for a period of at least thirty (30) years; (2) any resale of the affordable unit will be subject to the covenants, restrictions and other provisions related to affordable units within the City Code at the time of the resale; (3) should any affordable unit(s) be age-restricted, a covenant shall be recorded among the land records for Prince George's County to have any such affordable unit remain age-restricted for a period

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~~Strikethroughs indicate language deleted.~~

* * * Asterisks indicate intervening language and section unchanged.

of at least thirty (30) years; any such age-restricted affordable units shall be purchased only by individuals who meet the Federal HUD requirements for age restrictions in place at the time of the sale, and shall otherwise be subject to all covenants, restrictions and other provisions related to affordable units within the City Code; and (4) any refinancing of the affordable unit may not be for any more than twenty-five percent (25%) above the amount owed on the unit at the time of the refinancing.

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

PASSED this _____ day of _____, 2025.

ATTEST:

SARA A. GREEN, CPM, MMC
City Clerk

KYLA M. CLARK
President of the City Council

APPROVED this _____ day of _____, 2025.

KEITH R. SYDNOR
Mayor

4
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