

(iii) When establishing the charge under this section, the County Councils shall identify and consider the actual cost of construction of WSSC facilities.

(iv) When establishing the charge under this section, under criteria established jointly and agreed to by the County Councils, the County Councils:

1. Shall grant a full or partial exemption from the charge for public sponsored or affordable housing as jointly defined and agreed upon by the County Councils;

2. May grant a full or partial exemption from the charge for:

A. [revitalization] REVITALIZATION projects; OR

~~B. PROPERTY OWNED BY A COMMUNITY-BASED ORGANIZATION THAT IS EXEMPT FROM TAXATION UNDER § 501(C)(3) OF THE INTERNAL REVENUE CODE AND WHOSE PRIMARY MISSION AND PURPOSE IS TO PROVIDE PROGRAMS AND SERVICES TO YOUTH SO LONG AS THE PROPERTY IS USED PRIMARILY FOR SERVICES TO YOUTH; OR~~

~~C. PROJECTS THAT INCLUDE A COMMITMENT FOR THE PRESERVATION OF OPEN SPACE, UNDER THE DEFINITIONS, CONDITIONS, AND REQUIREMENTS AS JOINTLY AGREED ON BY THE COUNTY COUNCILS; and~~

B. IF THE PROPERTY IS USED EXCLUSIVELY FOR PROGRAMS AND SERVICES TO YOUTH, PROPERTY OWNED BY A COMMUNITY-BASED ORGANIZATION THAT IS EXEMPT FROM TAXATION UNDER § 501(C)(3) OF THE INTERNAL REVENUE CODE AND THAT HAS THE EXCLUSIVE MISSION AND PURPOSE OF PROVIDING PROGRAMS AND SERVICES TO YOUTH, PROVIDED THE EXEMPTION AMOUNT IS LIMITED TO \$80,000; AND

3. May grant a full or partial exemption from the charge, under conditions prescribed by the County Councils, for:

A. Residential property located in a mixed retirement development as defined in the zoning ordinance of Prince George's County;

B. Residential property located in a planned retirement community as defined in the zoning ordinance of Montgomery County;

C. Other elderly housing; or