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Department of Housing and Community Development



Prince George's County
**Department of Housing
& COMMUNITY DEVELOPMENT**

Aspasia Xypolia
Acting Director

Annual Action Plan: CFY 2022

Community Forum

Thursday, January 14, 2021

6:00 PM - 8:00 PM

Virtual Community Forum Presentation

Prince George's County Annual Action Plan: CFY 2022

Agenda

1. Introduction & Purpose
2. Overview of Annual Action Plan
3. Entitlement Programs
 - Low-to-Mod Income Limits
 - Geographic Targets
 - FY 2021 Funding Allocations
4. Examples of Funded Projects/Programs
5. FY 2021 Annual Accomplishments
6. FY 2022 Annual Goals & Objectives
7. Open Forum/Discussion

Prince George's County Annual Action Plan: CFY 2022

The County's Annual Action Plan:

- Describes the County's proposed use of available federal funds and other resources to address the priority needs and objectives for a specific year, as outlined in the 2021-2025 Consolidated Plan;
- Dictates the County's method for distributing funds to local municipalities, government agencies and non-profit organizations;
- Describes the County's planned use of approximately **\$8.8 million** in federal fiscal year 2021 (CFY 2022) funds for the:
 - Community Development Block Grant Program (CDBG)
 - HOME Investment Partnerships Program (HOME)
 - Emergency Solutions Grants Program (ESG)

Prince George's County Annual Action Plan: CFY 2022

The overall goal of the U.S. Department of Housing and Urban Development's (HUD) community planning & development programs is to develop viable urban communities by providing:

- Decent Housing
- A Suitable Living Environment
- Expanded Economic Opportunities



Prince George's County Consolidated Plan: 2021-2025

What is a Consolidated Plan?

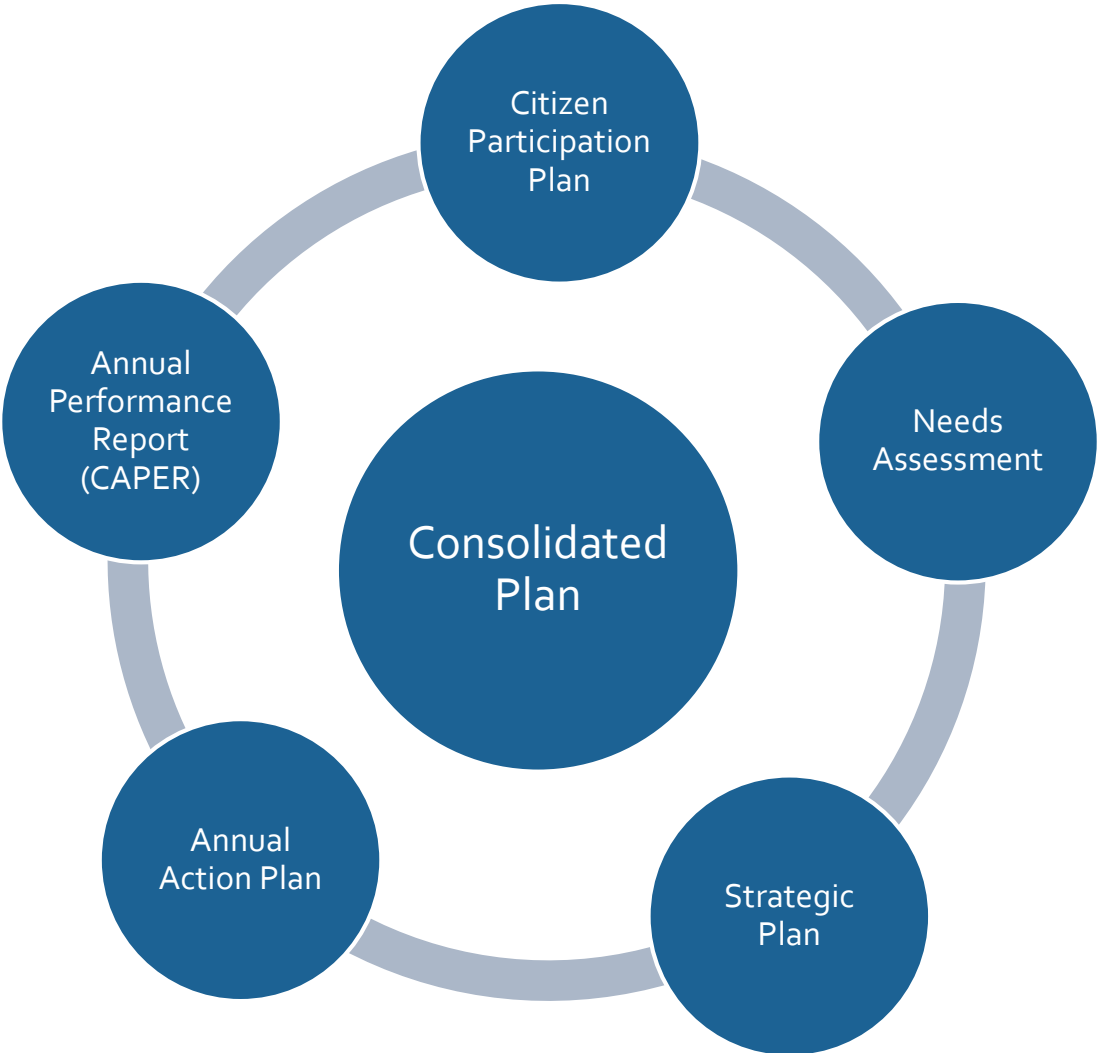
- Required every five years by HUD to be eligible for federal funds;
- Assessment of needs in the community;
- Strategic Plan to meet the needs;
- Opportunity for the community to provide input and spending priorities for the next five years; and a
- Guiding document for allocating federal funds.

Purpose of the Consolidated Plan

- Plan and process that establishes a unitary vision for housing and community development activities;
- Strategy for realizing HUD Program goals;
- Application for federal funds; and
- Basis for assessing performance.

Prince George's County Consolidated Plan: 2021-2025

Consolidated Plan Process



Prince George's County Consolidated Plan: 2021-2025

Goals & Targets of the 5Yr. Consolidated Plan

Goal Name	Funding	Production Targets
Increase supply of affordable rental homes	HOME	260 rental units constructed**
Stabilize and improve rental properties	HOME, CDBG	105 rental units rehabilitated
Increase homeownership opportunities	HOME	300 households supported via direct financial assistance
Increase supply of accessible and affordable homes	HOME, CDBG, HOPWA	200 households served
Prevent displacement of long-term residents	HOME, CDBG, HOPWA	200 rental units rehabilitated; 115 households served
Support independent living for seniors and persons living with disabilities	HOME, CDBG	300 households served
Prevent homelessness	ESG, CDBG, HOPWA	885 persons or households supported
Increase access to job training and economic development assistance	CDBG	45 jobs created; 20 businesses assisted
Improve quality of life / livability	CDBG, HOPWA	114,000 persons assisted; 5 public facilities supported
Support high-quality public infrastructure improvement	CDBG	114,000 persons assisted
Improve communications and information-sharing	CDBG	-

Prince George's County Annual Action Plan: CFY 2022

Goals & Targets for AAP CFY 2022

Goal Name	Funding	Production Target
Increase supply of affordable rental homes	HOME	52 rental units constructed
Stabilize and improve rental properties	HOME, CDBG	21 rental units rehabilitated
Increase homeownership opportunities	HOME	60 households supported via direct financial assistance
Increase supply of accessible and affordable homes	HOME, CDBG	40 households served
Prevent displacement of long-time residents	HOME, CDBG, ESG	40 rental units rehabilitated; 23 households served
Support independent living for seniors and persons living with disabilities	HOME, CDBG	60 households
Prevent homelessness	ESG, CDBG	177 persons or households supported
Increase access to job training and economic development assistance	CDBG	9 jobs created; 4 businesses
Improve quality of life/livability	CDBG	22,800 persons assisted; 1 public facilities supported
Support high-quality public infrastructure improvements	CDBG	22,800 persons assisted
Improve communications and information-sharing	CDBG	

Prince George's County Consolidated Plan: 2021-2025



- What is *Housing Opportunity for All*?

- A 10-year plan to serve the housing needs of **all county residents**, both current and future, while expanding **access to opportunity**

- What will it accomplish?

- Build the County's and partners' **capacity** for successful implementation
- Address **specific housing needs** through new or expanded tools

- How does it relate to the FY2021-2025 Consolidated Plan?

- Establishes a **vision for housing** in Prince George's County
- **Guides decisions** about local housing policies, programs, and resources, including those made through the Consolidated Plan

FOR MORE INFORMATION AND THE FULL REPORT, VISIT:

WWW.PRINCEGEORGESCOUNTYMD.GOV/2803/COMPREHENSIVE-HOUSING-STRATEGY

Prince George's County Annual Action Plan: CFY 2022

Entitlement Programs

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)



Prince George's County Annual Action Plan: CFY 2022

Entitlement Programs

- Prince George's County receives federal funds to invest in improving local communities.
- Entitlement funds must assist low-to-moderate income (LMI) individuals and families.
- HUD Income Limits Effective **July 1, 2020***:
 - **FY 2020 Median Family Income: \$126,000**

Household Size	<u>EXTREMELY LOW INCOME</u> (30% AMI = Maximum Income)	<u>VERY LOW INCOME</u> (50% AMI = Maximum Income)	<u>LOW INCOME</u> (80% AMI = Maximum Income)	2020 <u>UNCAPPED</u> Income Limits**
1	\$26,500	\$44,100	\$55,750	\$70,600
2	\$30,250	\$50,400	\$63,700	\$80,650
3	\$34,050	\$56,700	\$71,650	\$90,750
4	\$37,800	\$63,000	\$79,600	\$100,800
5	\$40,850	\$68,050	\$86,000	\$108,900
6	\$43,850	\$73,100	\$92,350	\$116,950
7	\$46,900	\$78,150	\$98,750	\$125,000
8	\$49,900	\$83,200	\$105,100	\$133,000

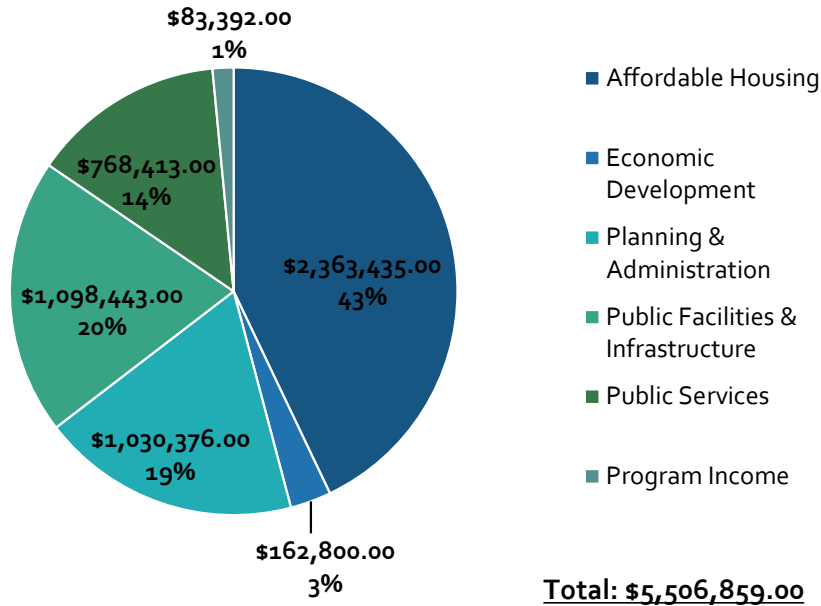
*U.S. Department of Housing and Urban Development, FY 2020

** Homebuyer Programs are allowed to use uncapped income limits

Prince George's County Annual Action Plan: CFY 2022

Funding Allocation - CFY 2021

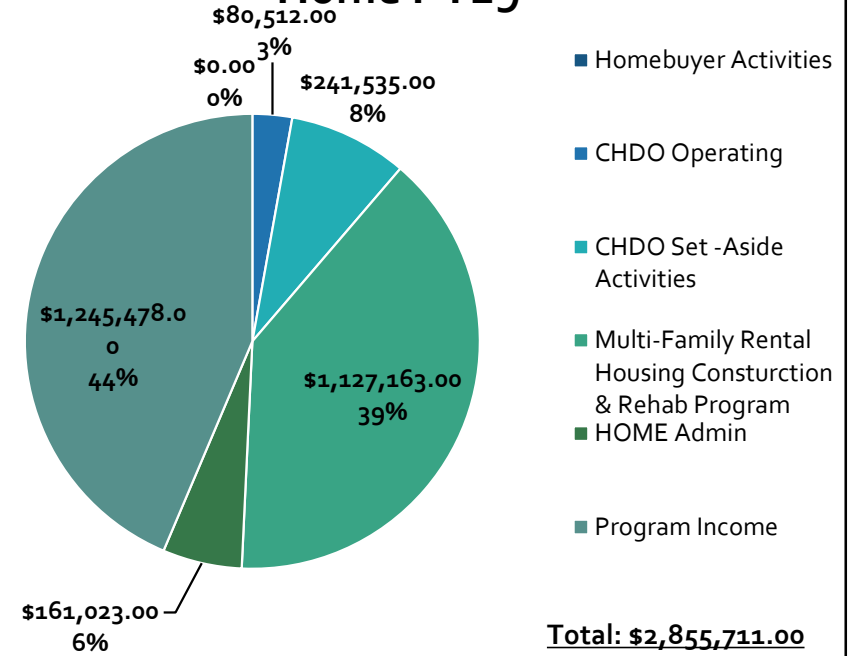
CDBG PY46



Eligible Uses of CDBG Funds:

- **Public Facilities & Infrastructure**
Health centers, street and sidewalk improvements
- **Economic Development**
Micro-enterprise programs that create new jobs for LMI individuals
- **Public Services**
Program & services for youth, seniors, homeless, veterans, and disabled persons
- **Affordable Housing**
Build or rehabilitate rental/homeownership units for LMI persons

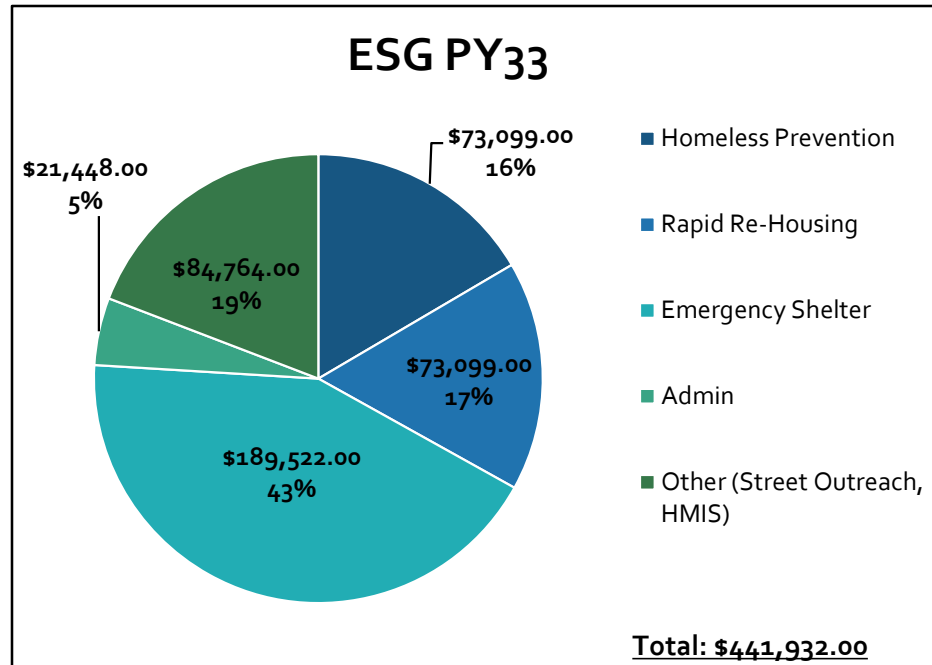
Home PY29



Eligible Uses of HOME Funds:

- Provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers
- Build or rehabilitate housing for rent or ownership
- Technical assistance to Community Housing Development Organizations (CHDO's)

Prince George's County Annual Action Plan: CFY 2022 Funding Allocation – CFY 2021

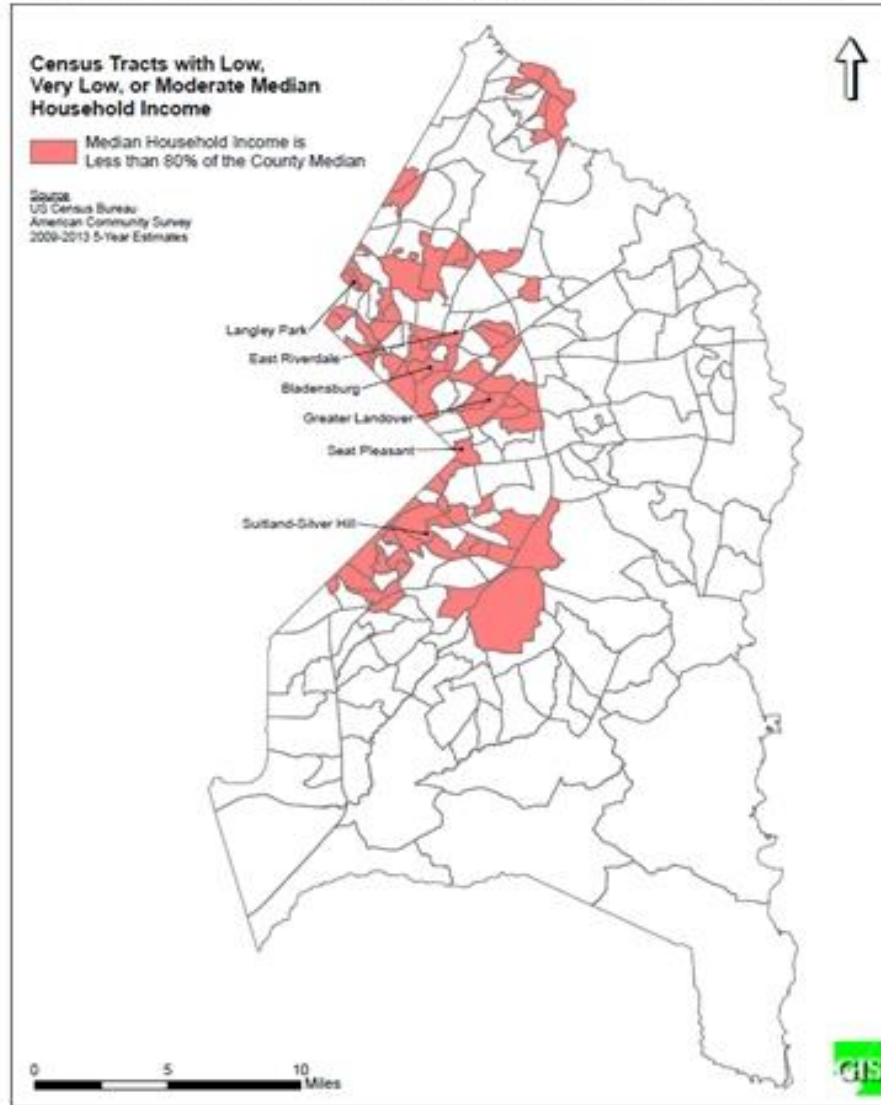


Eligible Uses of ESG Funds:

- Engage homeless individuals and families living on the street
- Improve the number and quality of emergency shelters for homeless individuals and families
- Provide essential services to shelter residents (case management, social services, etc.)
- Rapid re-house homeless individuals and families

Geographic Target Areas

Figure 27 – Very Low to Moderate Household Income



Prince George's County Annual Action Plan: CFY 2022

CDBG Past Performances

- **38,236** County residents benefited from improved public facilities and infrastructure
- **137** Units of existing affordable rental housing rehabilitated for low and moderate-income households
- **61** Owner-occupied housing rehabbed for low and moderate-income households
- **11,380** County residents benefited from new and/or improved public services
- Jobs were created and/or retained for low and moderate-income County residents* Local businesses received economic development assistance*

* Please note the Economic Development activities did not meet their goal prior to the closing of the reporting period due to the COVID pandemic; however, their goal was achieved after the reporting period that will be documented in the CFY 2021 reporting period.

Prince George's County Annual Action Plan: CFY 2022



CDBG Funded Projects



Serving the Emergent Market

**Small Business
Workshops**



**Workshops In
Management, Finance, Marketing + Branding**

Route 1 Corridor: Gateway Arts District + Riverdale Park
West Hyattsville + Prince George's Plaza Transit Districts

Prince George's County Annual Action Plan: CFY 2022



HOME Funded Projects



Prince George's County Annual Action Plan: CFY 2022

Housing Rehabilitation Assistance Program (HRAP)

- The Prince George's County Department of Housing and Community Development (DHCD) has partnered with Housing Initiative Partnership and the Redevelopment Authority of Prince George's County to provide **zero percent (0%) home improvement loans of up to \$60,000** to eligible homeowners who need to make repairs on their homes.
- Monthly loan payments are deferred and the principal loan amount is repaid in full when the property is sold or transferred.

Eligible Repairs Include:

- **Health Hazards:** Lead, mold and asbestos abatement
- **Safety and Code Compliance:** roof, electrical systems, plumbing, flooring
- **Energy Efficiency:** Windows, insulation, air sealing, siding
- **ADA Related Improvements:** Ramps, grab bars, railings
- **Other improvements are considered**

In FY 2020, HRAP assisted 24 homeowners.

Prince George's County Annual Action Plan: CFY 2022

FY2020 HOME Accomplishments

- **Pathway To Purchase & County Purchase Assistance Program**

Provided down payment assistance to **37** low and moderate-income first-time homebuyers

- **Multi-Family Development**

- Woodlands at Reid Temple
- Glenarden Hills 2

Prince George's County Annual Action Plan: CFY 2022

Woodlands at Reid Temple

Developers: Atlantic-Pacific Communities, Reid CDC and Urban Matters

- 11425 Old Prospect Road Glenn Dale, MD (District 4)
- Projected Completion Date: Summer 2021
- Description: New Construction - 252 dwelling units of senior affordable rental housing
- Bedroom mix: 195 - 1 BR/1 BA; 57 - 2 BR/2 BA
- AMI Served: 2 units at 50% of AMI; 250 units at 60% of AMI



Financing

➤ Tax Exempt Bonds	\$34,190,027
➤ Lessor Note	\$ 750,000
➤ State DHCD Rental Housing Works Loan	\$ 2,500,000
➤ Prince George's County HOME Funds	\$ 618,490
➤ HUD Working Capital Reserve	\$ 653,8801
➤ Tax Credit Equity	\$17,414,140
➤ Deferred Developer Fee	\$ 2,866,548
TOTAL SOURCES	\$58,993,006

Prince George's County Annual Action Plan: CFY 2022

Glenarden Apartments 2A – Senior Building

Developers: Pennrose Holdings, B&W Solutions Inc., SHABACH! Ministries, Inc., RDA of PGC



- Address: 8405 Hamlin Street, Glenarden, Maryland 20706 (District 5)
- Project Completion Date: December 2020
- Description : New Construction, Elevator Building - 55 Units
- Bedroom Mix: 47 1BR/1BA; 8 2BR/ 2BA
- AMI Served: 54 at 60 % AMI; 1 at 50% AMI

FINANCING

➤ Tax Exempt Bonds	\$4,764,749
➤ CDA Rental Housing Works	\$2,500,000
➤ Prince George's County (HOME)	\$ 750,000
➤ RDA Infrastructure Grant	\$1,099,456
➤ Low Income Housing Tax Credits	\$4,656,633
➤ Deferred Developer's Fee	\$ 460,633

TOTAL SOURCES

\$14,231,654

Prince George's County Annual Action Plan: CFY 2022



Social Services

Prince George's County, Maryland



FY2020 Emergency Solutions Grant Program (ESG) Accomplishments

1,193 individuals and families at risk of homelessness

- Homeless outreach
- Short term housing assistance
- Rehabilitation & operation of shelters



Prince George's County Annual Action Plan: CFY 2022

CFY 2022 Anticipated Federal Funding Levels



Source of Funds	FY 2022
CDBG	\$5,506,859
HOME*	\$2,855,711
ESG	\$441,932
Total	\$8,804,502

*Due to compliance obligations/commitments, FY16-FY21 HOME allocations may be reduced by one-third.

Prince George's County Annual Action Plan: CFY 2022

Feedback



- Neighborhood Revitalization
- Affordable Housing
- Public Facilities
- Community Services
- Public Infrastructure
- Economic Development
- Homeless Facilities and Services
- Planning



Prince George's County Annual Action Plan: CFY 2022

We are listening!

Public services

- Child care
- Homeless assistance
- Health/wellness
- Crime awareness
- Credit counseling
- Legal assistance
- Youth programs/services
- Recreation
- Services for the disabled
- Substance abuse
- Transportation
- Educational programming

Housing

- Rental/homeownership
- New Construction
- Green building/
- Energy Efficiency
- Elderly housing

Public facility improvements

- Sewer and water Improvements
- Handicap accessibility
- Street/Sidewalk Improvements
- Alternative Energy
- Bike/walking paths
- Community Centers
- Parks and Recreation
- Community/Senior Centers
- Child Care
- Community gardens/green space
- Public Building renovations

Economic Development

- Job creation/retention – loan pools
- Job training
- Business district improvements/development

Homeless

- Permanent housing, shelter improvements, rental assistance



Prince George's County Annual Action Plan: CFY 2022

County FY 2022 Annual Action Plan (AAP) Timeline*

- **CDBG Application and Recommendations: October 22, 2020 thru January 15, 2021**
- **Community Forum: January 14, 2021**
- **Deadline for Submission to County Council: March 12, 2021**
- **Public Notice 30-Day Comment Period Begins: March 18th – April 16th**
 - DHCD releases the 30-day notice to the public for comment.
- **County Council Public Hearing: April 22, 2021**
 - The County Council sponsors the public meeting (Public Hearing).
 - It is generally held after the 30-day public comment period has ended.
- **County Council Adopts Legislation: May 4, 2021**
 - The County Council votes to adopt the legislation and forwards to County Executive for approval.
- **HUD Deadline for Submission: May 14, 2021** (May 15, 2021 is on Sat.)
 - Upon the adoption and approval of the County legislation, DHCD submits the AAP to HUD for funding. HUD has up to 45 days to approve and AAP.



*Dates are tentative

Questions/Comments



Prince George's County Annual Action Plan: CFY 2022

Listening/Public Input



Prince George's County Annual Action Plan: CFY 2022

Public Comments

- Written comments can be emailed to:

Shirley Grant: segrant@co.pg.md.us

For more information, please email:

Priscilla Hafford, Administrative Aid pmhafford@co.pg.md.us