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County Executive

Prince George's County, Maryland

Department of Housing and Community Development



Annual Action Plan: CFY 2025

Community Forum

Monday, January 29, 2024

6:00 PM – 7:00 PM

Virtual Community Forum Presentation

Prince George's County Annual Action Plan: CFY 2025

Agenda

1. Introduction & Purpose
2. Overview of Annual Action Plan
3. CFY 2025 Annual Goals & Objectives
4. Entitlement Programs
 - Low-to-Mod Income Limits
 - FFY 2024 Funding Allocations
 - Geographic Targets
5. Examples of Funded Projects/Programs
6. FY 2023 Annual Accomplishments
7. Open Forum/Discussion

Prince George's County Annual Action Plan: CFY 2025

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 **\$8.1 million** in federal fiscal year 2024 (CFY 2025) 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 2025

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

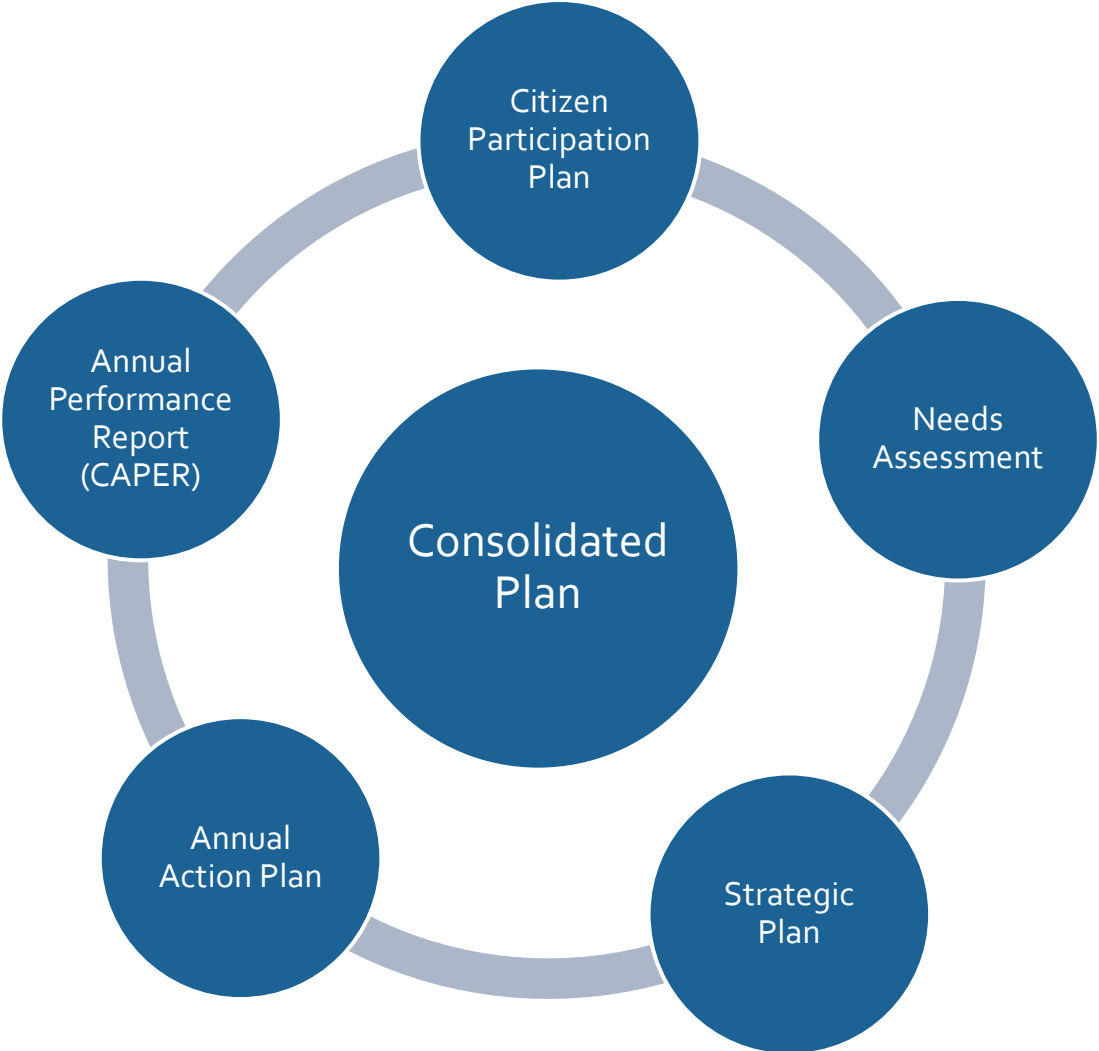
What is a Consolidated Plan?

- 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.

Consolidated Plan Process



Prince George's County Consolidated Plan: 2021-2025

Goals & Targets of the 5Yr. Consolidated Plan

Goal Name	Funding	5-yr Production Target	Annual Production Target
Increase supply of affordable rental homes	HOME	260 Rental units constructed	52 Rental units constructed
Stabilize and improve rental properties	HOME, CDBG	105 Rental units rehabilitated	21 Rental units rehabilitated
Increase homeownership opportunities	HOME	300 Households supported via direct financial assistance	60 Households supported via direct financial assistance
Increase supply of accessible and affordable homes	HOME, CDBG	200 Households served	40 Households served
Prevent displacement of long-term residents	HOME, CDBG, ESG	200 Rental units rehabilitated 110 Households served	40 Rental units rehabilitated 23 Households served
Support independent living for seniors and persons living with disabilities	HOME, CDBG	150 Renters served 150 Homeowners served	30 Renters served 30 Homeowners served
Prevent homelessness	ESG, CDBG	885 Persons served	177 Persons served
Increase access to job training and economic development assistance	CDBG	45 Jobs created 20 Businesses assisted	9 Jobs created 4 Businesses assisted
Improve quality of life/livability	CDBG	42,879 Persons assisted via public services	8,576 Persons assisted via public services
Support high-quality public infrastructure improvements	CDBG	114,000 Persons assisted via public infrastructure improvements	22,800 Persons assisted via public infrastructure improvements

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 2025

Entitlement Programs

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



Prince George's County Annual Action Plan: CFY 2025

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 **June 15, 2023***:

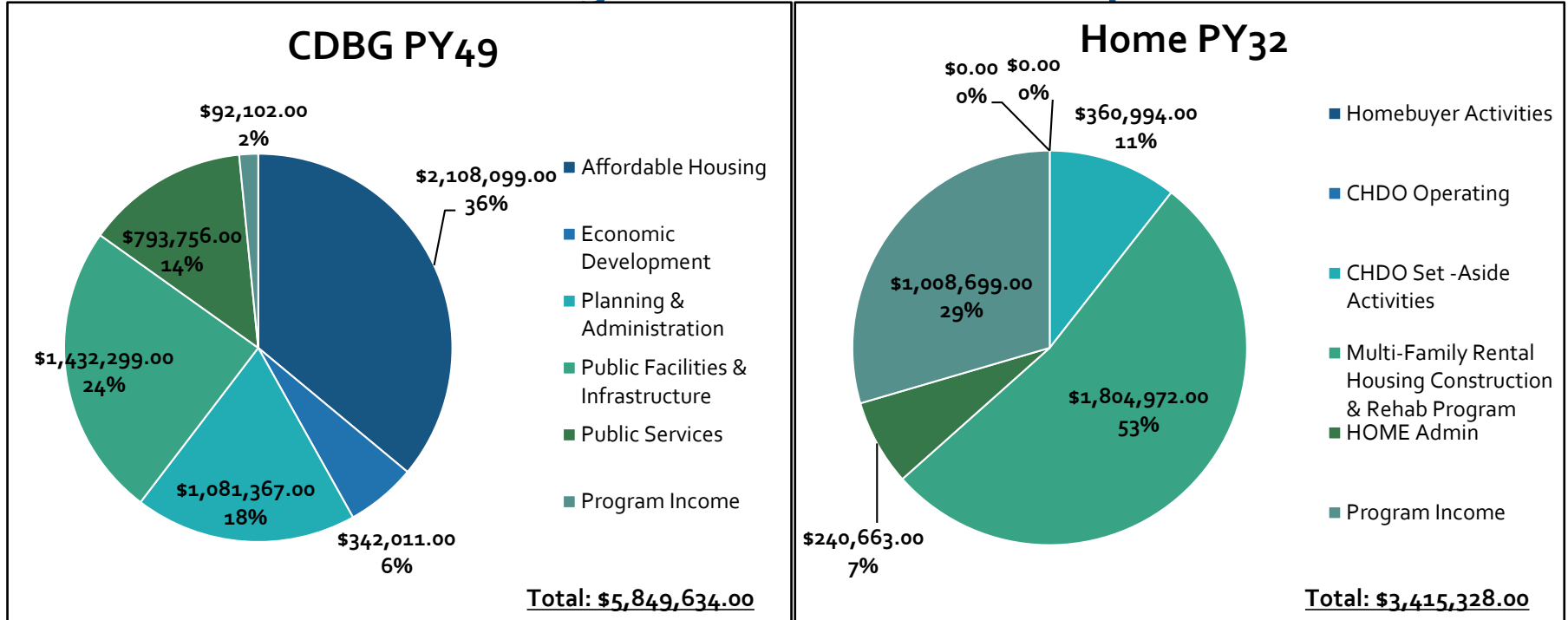
FY 2023 Median Family Income: \$152,100

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)
1	\$31,650	\$52,750	\$66,750
2	\$36,200	\$60,300	\$76,250
3	\$40,700	\$67,850	\$85,800
4	\$45,200	\$75,350	\$95,300
5	\$48,850	\$81,400	\$102,950
6	\$52,450	\$87,450	\$110,550
7	\$56,050	\$93,450	\$118,200
8	\$59,700	\$99,500	\$125,800

*U.S. Department of Housing and Urban Development, FFY 2023

** Homebuyer Programs are allowed to use uncapped income limits

Prince George's County Annual Action Plan: CFY 2025 Funding Allocation - CFY 2024



Eligible Uses of CDBG Funds:

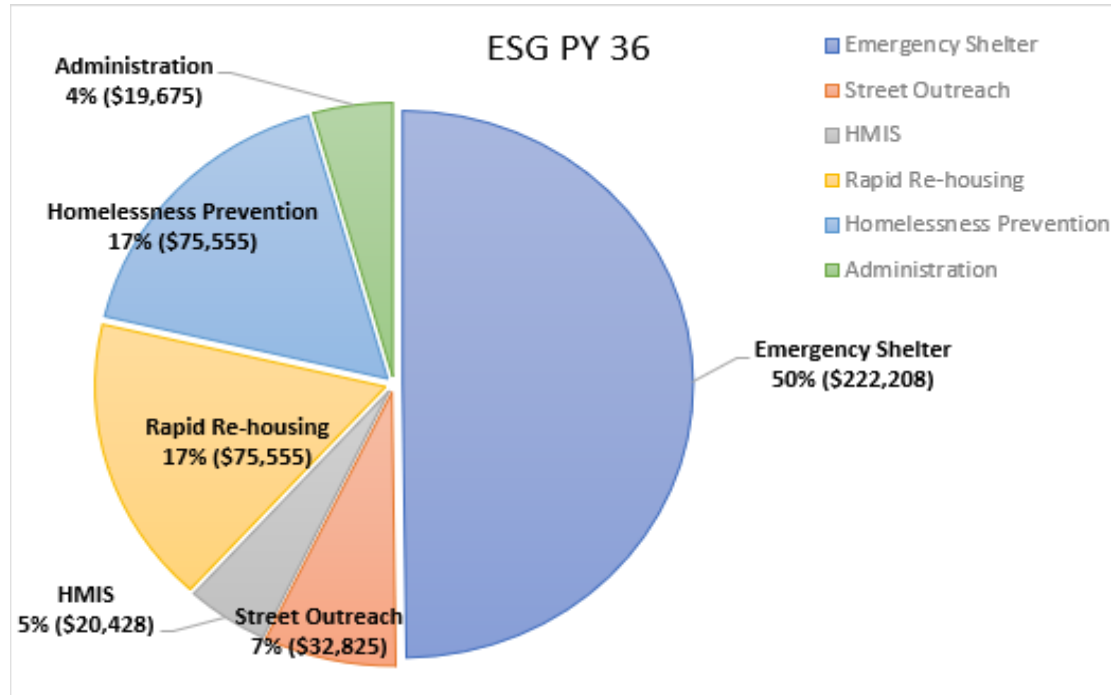
- **Public Facilities & Infrastructure**
Health centers, street and sidewalk improvements
- **Economic Development**
Micro-enterprise programs that create new jobs for LMI individuals
- **Public Services**
Program & services for youth, seniors, homeless, veterans, and disabled persons
- **Affordable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

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 2025

Funding Allocation – CFY 2024

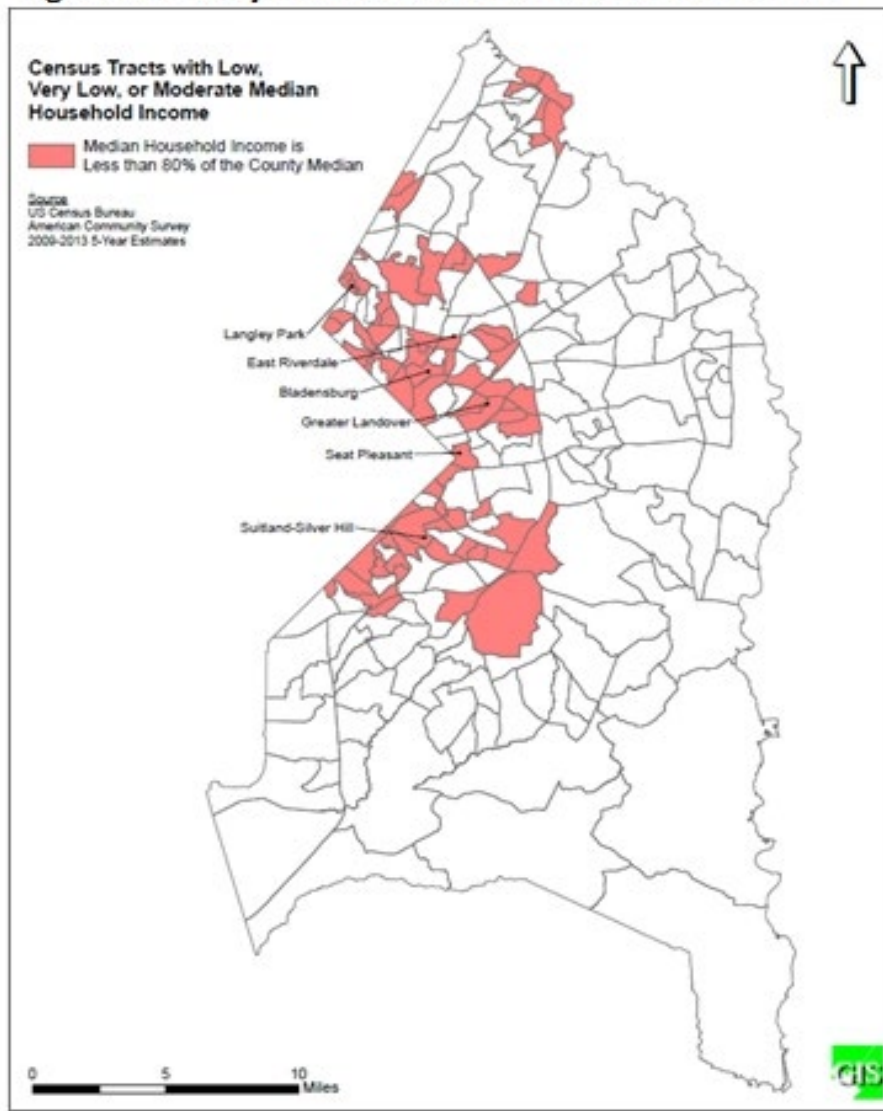


Eligible Uses of ESG Funds:

- Engage homeless individuals and families living on the street
- 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 2025

CDBG Funded Projects



Serving the Emergent Market

Small Business

Workshops

Workshops

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

Prince George's County Annual Action Plan: CFY 2025

FY 2023 CDBG Accomplishments

- Stabilized and improved rental properties by rehabilitating 122 rental units.
- Prevented displacement of long-time residents by providing rental assistance to 28 households at risk of homelessness.
- Improved the quality of life/livability by supporting public services activities that assisted 8,646 low to moderate-income persons.
- Supported high-quality public infrastructure improvement activities by supporting public facility or infrastructure improvement activities benefiting 18,000 low to moderate-income persons.

Prince George's County Annual Action Plan: CFY 2025

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:** Roofing, Electrical, Plumbing, Flooring
- **Energy Efficiency:** Windows, Insulation, Siding
- **ADA Related Improvements:** Ramps, grab bars, railings
- **Other improvements are considered**



Prince George's County Annual Action Plan: CFY 2025



HOME Funded Programs and Projects

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Pathway to Purchase

- First-time home buyers
- Up to \$25,000 in assistance
- Earning up to 80% of AMI
- Purchase Price Limits
 - \$432,000 for resale
 - \$467,000 for new construction
- For more information:
- <https://www.princegeorgescountymd.gov/2598/Pathway-to-Purchase>

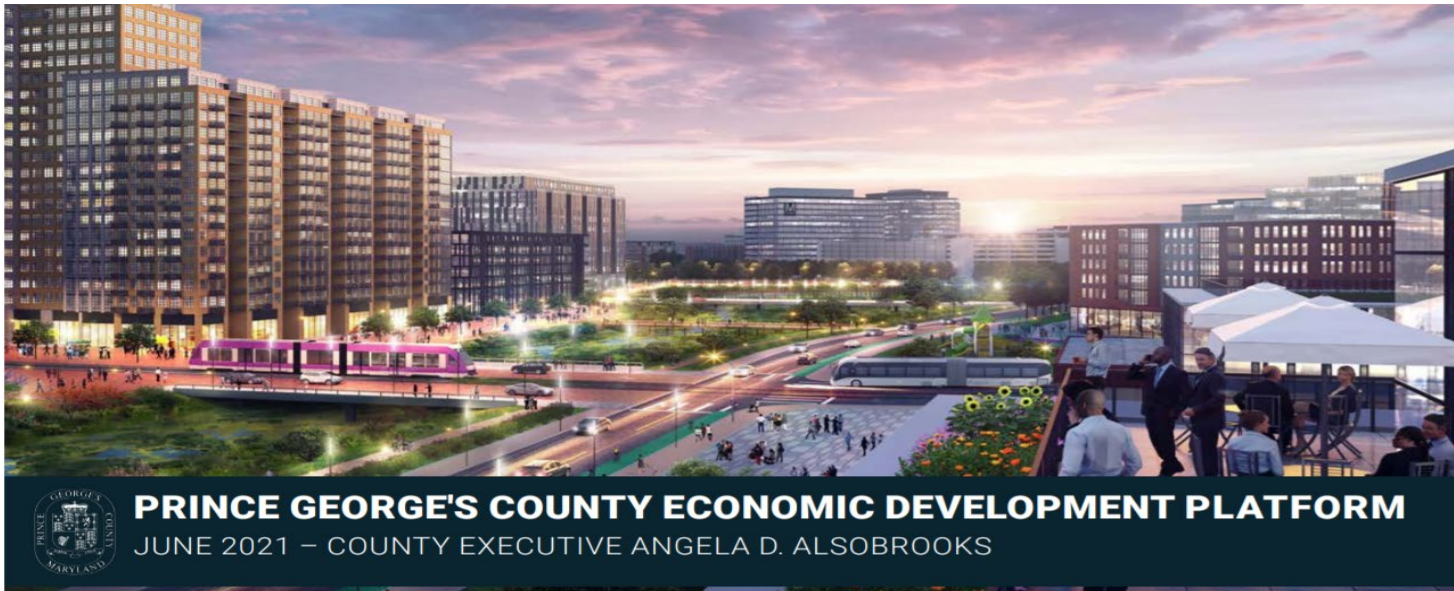


Prince George's County Annual Action Plan: CFY 2025

Multi-Family Affordable Housing Production

AFFORDABLE HOUSING PRODUCTION GOALS

1. Support the production of **26,000 new residential units, 75% of which would be committed as affordable** to households with income less than 120% of the area median.
2. Increase the number of new **multifamily construction** starts by 10,400 by 2030.



PRINCE GEORGE'S COUNTY ECONOMIC DEVELOPMENT PLATFORM

JUNE 2021 – COUNTY EXECUTIVE ANGELA D. ALSOBROOKS

Prince George's County Annual Action Plan: CFY 2025

FY2023

HOME Accomplishments

Prince George's County Annual Action Plan: CFY 2025

Homes at Oxon Hill

Construction Complete

Developers: Homes for America,
Foundation Development
Housing Authority of PGC

Address: 4550 Wheeler Hills Road
Oxon Hill, MD 20745

Description: A mixed-income multifamily rental
development comprised of
apartment style units

Number of Units: 163 (147 affordable)
137 1BR/1BA; 5 2BR/1BA; 21 2BR/2BA

AMIs Served: From 50% AMI – Market Rate
16 Market Rate; 18 at 50 % AMI; 129 at 60% AMI



FINANCING

➤ Tax-Exempt Bond Loan	\$24,660,000
➤ CDA Rental Housing	\$2,800,000
➤ County HOME Funds	\$1,500,000
➤ MEEHA-EmPower	\$489,000
➤ Low Income Housing Tax Credits	\$12,811,000
➤ Deferred Developer's Fee	\$1,147,704
➤ GP from acquisition	\$6,165,000
➤ Other	\$2,546,600

TOTAL SOURCES

\$ 52,119,304

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Woodyard Station Senior Apartments

Construction Complete

Developers: Pax Edwards, LLC
Osprey Property Co II
BHH Inc.

Address: 8800 Mimosa Ave
Clinton, MD 20735

Description: An affordable senior (62+) rental development comprised of apartment style units

Number of Units: 112
75 1BR/1BA; 37 2BR/ 2BA

AMIs Served: 30% AMI – 60%
1 at 30%, 2 at 40%, 8 at 50%, 101 at 60%



FINANCING

➤ Tax-Exempt Bond Loan	\$15,500,000
➤ County HOME Funds	\$3,000,000
➤ Low Income Housing Tax Credits	\$11,505,000
➤ Deferred Developer's Fee	\$407,025
➤ GP from acquisition	\$6,165,000
➤ Other	\$1,043,229

TOTAL SOURCES

\$ 31,455,254

Prince George's County Annual Action Plan: CFY 2025

Residences at Springbrook

Construction in Progress

Developers: Housing Initiative Partnership
Parallax Development Group
Banc of America CDC

Address: 8230 Schultz Rd
Clinton, MD 20735

Occupancy Type: Senior

Number of Units: 90

Est Completion: February 2024



Prince George's County Annual Action Plan: CFY 2025

Glenarden Phase 3 – 9%

Construction in Progress

Developers: Pennrose
Redevelopment Authority PGC
B&W Solutions
SHIBACH! Ministries

Address: 8405 Hamlin St
Lanham, MD 20705

Occupancy Type: Multifamily

Number of Units: 44

Est Completion: March 2024



Prince George's County Annual Action Plan: CFY 2025

Hill House at Beechfield

Construction in Progress

Developer: KCG Development LLC

Address: 12005 Traditions Boulevard
Bowie, MD 20720

Occupancy Type: Senior

Number of Units: 150

Est Completion: March 2025



Prince George's County Annual Action Plan: CFY 2025



FY 2023 Emergency Solutions Grants Program (ESG) – Accomplishments

- Engaged 14 homeless individuals living on the street
- Provided essential services to 517 shelter residents (case management, social services, etc.)
- Rapidly re-housed 169 homeless and at risk of homelessness individuals



Prince George's County Annual Action Plan: CFY 2025

CFY 2025 Anticipated Federal Funding Levels*



Source of Funds	FFY 2025
CDBG	\$5,291,711.00
HOME	\$2,406,629.00
ESG	\$446,246.00
Total	\$8,144,586.00

*To date, the U.S. Department of Housing and Urban Development (HUD) has not announced the actual funding allocation amounts for Federal FY 2024 (County FY 2025). The estimated entitlement allocations may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.

Prince George's County Annual Action Plan: CFY 2025

County FY 2025 Annual Action Plan (AAP) Timeline*

- **CDBG Application and Recommendations: November 6, 2023, thru January 26, 2024**
- **Community Forum: January 29, 2024**
- **Deadline for Submission to County Council: March 8, 2024**
- **Public Notice 30-Day Comment Period Begins: March 14th – April 12th**
 - DHCD releases the 30-day notice to the public for comment.
- **County Council Public Hearing: April 9, 2024**
 - 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: April 23, 2024**
 - The County Council votes to adopt the legislation and forwards to County Executive for approval.
- **HUD Deadline for Submission: May 3, 2024**
 - 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

Prince George's County Annual Action Plan: CFY 2025

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

Questions/Comments



Prince George's County Annual Action Plan: CFY 2025



Public Comments

Written comments can be emailed to:

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

For more information, please email:

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

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis, of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.



To receive DHCD's notices, subscribe to MyPGC:

<https://public.govdelivery.com/accounts/MDPGC/subscribers/new>

To access a copy of the Community Forum PowerPoint:

[Public Notices | Prince George's County \(princegeorgescountymd.gov\)](https://princegeorgescountymd.gov/public-notices)

THANK YOU!



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