

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2016 Legislative Session**

Resolution No. CR-29-2016  
Proposed by The Chairman (by request – County Executive)  
Introduced by Council Members Harrison, Turner, Davis, Glaros,  
Franklin, Taveras and Patterson  
Date of Introduction May 17, 2016

**RESOLUTION**

1 A RESOLUTION concerning the

2 Fiscal Year 2016 Annual Action Plan for Housing and Community Development  
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2016 Annual  
4 Action Plan for Housing and Community Development by adding the Housing Initiative  
5 Partnership, Inc.’s (“HIP”) Transforming Neighborhoods Initiative (“TNI”) Acquisition, Rehab  
6 and Resale Project, an eligible activity not originally funded or described in the FY 2016 Annual  
7 Action Plan; and reallocating and committing three hundred thousand dollars (\$300,000.00) in  
8 HOME Investment Partnerships (“HOME”) Program funds from the FY 2012, FY 2013, and FY  
9 2014 Annual Action Plans to support the TNI Acquisition, Rehab and Resale Project.

10 WHEREAS, the United States Department of Housing and Urban Development (“HUD”)   
11 requires jurisdictions that receive assistance under certain community planning and development  
12 programs to submit a five-year consolidated plan and an annual action plan to the Secretary of  
13 HUD that outlines ways to develop viable communities by: providing decent housing, a suitable  
14 living environment, and expanding economic opportunities principally for low- and moderate-  
15 income persons; and

16 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its  
17 five-year consolidated plans and annual action plans; and

18 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures  
19 for citizen participation, and must provide for and encourage citizens to participate in the  
20 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair  
21 Housing, the five-year consolidated plan, any substantial amendment to the consolidated plan,  
22 and the performance report; and

1           WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County  
2 Executive and the County Council of Prince George’s County, Maryland adopted CR-8-2015,  
3 which set forth the County’s FY 2016-2020 Consolidated Plan, along with the County’s FY  
4 2016-2020 Citizen Participation Plan; and

5           WHEREAS, the County’s 2016-2020 Citizen Participation Plan requires the County to  
6 submit to HUD, any amendments to the County’s five-year consolidated plan or annual action  
7 plan that would constitute a “substantial change”; and

8           WHEREAS, pursuant to the County’s 2016-2020 Citizen Participation Plan, the following  
9 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change  
10 in the method of distribution of funds; (2) the addition of an eligible activity not originally  
11 funded or described in the Annual Action Plan; (3) a change in the location, description,  
12 regulatory reference, national objective citation, or status of an activity originally described in  
13 the Annual Action Plan; and (4) a change in the use of Community Development Block Grant  
14 (“CDBG”), HOME, or Emergency Shelter Grant (“ESG”) funds, exceeding twenty-five percent  
15 (25%), from one existing activity to another existing eligible activity in any category within the  
16 applicable Program Year; and

17           WHEREAS, the County Council shall hold a public hearing for public input on any  
18 revision or amendment to the Consolidated Plan and the Annual Action Plan, and approve the  
19 amendment by resolution pursuant to Section 15A-106 of the County Code; and

20           WHEREAS, Attachments “A-1” and “A-2,” attached hereto and made part hereof, describe  
21 the TNI Acquisition, Rehab and Resale Project, the associated costs, and the sources of funds;  
22 and

23           WHEREAS, Attachment “B,” attached hereto and made part hereof, includes a table  
24 summarizing the reallocation and commitment of three hundred thousand dollars (\$300,000.00)  
25 in HOME Program funds from the FY 2012, FY 2013, and FY 2014 Annual Action Plans to  
26 support the TNI Acquisition, Rehab and Resale Project; and

27           WHEREAS, Attachment “C,” attached hereto and made part hereof, consists of the  
28 County’s FY 2016 Annual Action Plan, as amended; and

29           WHEREAS, the addition of the TNI Acquisition, Rehab and Resale Project constitutes a  
30 “substantial change” to the County’s FY 2016 Annual Action Plan because it is an eligible  
31 activity not originally funded or described in the County’s FY 2016 Annual Action Plan; and

1           WHEREAS, the reallocation and commitment of HOME Program funds constitutes a  
2 “substantial change” to the County’s FY 2016 Annual Action Plan because it amends the  
3 allocation priorities and method of distribution of HOME Program funds in the County’s FY  
4 2016 Annual Action Plan; and

5           WHEREAS, the County Executive recommends the amendments to the FY 2016 Annual  
6 Action Plan to include the addition of HIP’s TNI Acquisition, Rehab and Resale Project; and the  
7 reallocation and commitment of three hundred thousand dollars (\$300,000.00) in HOME  
8 Program funds to support the TNI Acquisition, Rehab and Resale Project.

9           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
10 County, Maryland, that the FY 2016 Annual Action Plan for Housing and Community  
11 Development, is hereby amended to include the TNI Acquisition, Rehab and Resale Project, and  
12 to reflect the reallocation and commitment of three hundred thousand dollars (\$300,000.00) in  
13 HOME Program funds from the FY 2012, FY 2013, and FY 2014 Annual Action Plans to  
14 support the TNI Acquisition, Rehab and Resale Project, as described in Attachments “A-1”, “A-  
15 2”, “B” and “C.”

16           BE IT FURTHER RESOLVED that upon the adoption of this Resolution, it shall be  
17 transmitted to the County Executive by the Clerk of the Council to submit the amended Annual  
18 Action Plan to the United States Department of Housing and Urban Development (HUD).

Adopted this 12<sup>th</sup> day of July, 2016.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Derrick Leon Davis  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Rushern L. Baker, III  
County Executive

**ATTACHMENT A-1**

**PROJECT INFORMATION SHEET**

**TNI Acquisition, Rehab and Resale Project  
HOME Program Year: 25  
Hyattsville, Maryland**

**PROJECT DESCRIPTION:** The Housing Initiative Partnerships, Inc. (“HIP”) will use HOME Investment Partnership (“HOME”) Program assistance to help fund its HIP Transforming Neighborhoods Initiative (“TNI”) Acquisition, Rehab and Resale Project. Through the Project, HIP will acquire, rehabilitate and resale three (3) vacant and distressed houses to income-eligible first-time homebuyers.

**PROPOSED RECIPIENT:** Housing Initiative Partnership, Inc.

**CONTACT:** Maryann Dillon, Executive Director  
Housing Initiative Partnership, Inc.  
6525 Belcrest Rd., Suite 555  
Hyattsville, Maryland 20782  
301-985-1252

**NEIGHBORHOOD/LOCALITY:** Transforming Neighborhoods Initiative (“TNI”) Communities

**HOME PROGRAM BUDGET:** Three Hundred Thousand Dollars (\$300,000.00)

**PROPOSED HOME INVESTMENT:** Approximately One Hundred Thousand Dollars (\$100,000.00) Per Unit

**ATTACHMENT A-2****PROJECT INFORMATION SHEET****TNI Acquisition, Rehab and Resale Project  
HOME Program Year: 25  
Hyattsville, Maryland**

Housing Initiative Partnership, Inc. (“HIP”) will build upon its successful HIP HOMES Program by acquiring an additional three (3) homes under this HOME Investment Partnerships (“HOME”) Program fund allocation. Since 1998, HIP has acquired seventy-one (71) vacant and distressed houses, primarily in inner-Beltway communities of Prince George’s County. HIP has undertaken extensive renovations and sold these homes to income-qualified first-time home buyers. In the last five (5) years alone, HIP has acquired twenty-seven (27) properties. The HIP HOMES Program has been an important tool in helping to revitalize older neighborhoods that have experienced disinvestment, especially foreclosures due to the subprime mortgage crisis. HIP has worked exclusively in neighborhoods that are low- to moderate-income, with large minority populations.

The Transforming Neighborhoods Initiative (TNI) Acquisition, Rehab and Resale Project will specifically target inner-Beltway TNI communities. While affordable housing is a priority throughout Prince George’s County, TNI communities are disproportionately cost burdened. A family that is “cost burdened” spends more than thirty percent (30%) of its household income on housing. Many TNI communities experience severe cost burdens, spending more than fifty percent (50%) of their income on housing.

The TNI Acquisition, Rehab and Resale Project will create sustainable, affordable homeownership opportunities. HIP creates a high quality product that can serve as a model for similar neighborhood development by improving the houses through extensive renovations. These renovations include: high standards of energy efficiency, market-rate amenities, replacement of mechanical, electrical and plumbing systems, and exterior improvements.

Given competition from investors, HIP identifies its purchases through the National Community Stabilization Trust, which gives qualified nonprofits a “first look” at Real Estate Owned (“REO”) properties before they are listed for sale by the note holders.

HIP will use HOME Program funds to reimburse development costs and provide permanent subsidies to the low-income home buyers. The subsidy will be provided in the form of a restrictive covenant which requires the buyer to remain an owner-occupant for fifteen (15) years. If the original buyer sells the home within fifteen (15) years, the original buyer must sell the home to another income-qualified buyer.