

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.: CR-036-2021

Draft No.: 2

Committee: COMMITTEE OF THE WHOLE

Date: 05/04/2021

Action: FAV(A)

REPORT:

Committee Vote: Favorable as amended, 8-0 (In favor: Council Members Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras, and Turner)

The Committee of the Whole convened on May 4, 2021 to consider CR-36-2021, a Resolution for the purpose of amending the Prince George's County Fiscal Year 2021 Annual Action Plan for the Department of Housing and Community Development by adding the Homes at Oxon Hill project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan. Additionally, this Resolution will amend the FY 2021 Annual Action Plan by reprogramming and reallocating one million five-hundred thousand (\$1,500,000) in HOME Investment Partnerships Program funds from the FY 2019 Annual Action Plan to support the project.

The Homes at Oxon Hill project involves the land acquisition and new construction of one hundred forty-seven (147) apartments for low-income and moderate-income seniors, sixteen (16) units of market rate housing for seniors, and three thousand (3,000) square feet of commercial space, located at 1313 Southern Avenue, Oxon Hill, Maryland 20745. The apartments in Homes at Oxon Hill will be reserved for seniors, ages sixty-two (62) years and older and will be built and constructed by developer Homes for America, Inc.

Ms. Aspasia Xypolia, Director of the Department of Housing and Community Development (DHCD) gave a brief overview of the purpose of the resolution and introduced Ms. Diana Talios, Development Director, Homes for America, Inc. Ms. Talios provided a PowerPoint presentation with the project summary including details and renderings. Ms. Diane Clyde, Vice President of Development, Homes for America Inc., was also present for the meeting and available to respond to Council Members' questions.

The Office of Law reviewed CR-36-2021 and found it to be in proper legislative form with no legal impediments to its adoption. However, technical errors were identified and provided in an amendment sheet as follows:

- Page 1, Line 13:
After the word "low-" insert "income"

- Page 2, Line 1:
After “15A-107” insert “Citizen Action Plan”
- Page 2, Line 15:
Strike “Program. All” and insert “Program, all”
- Page 2, Line 21:
After “15A-106” insert “-Review and Approval of the Five-Year Consolidated Housing and Community Development Plan and Annual Action Plan.”
- Page 2, Line 22:
After “15A-105(a)(2)” insert “-Plan Annual Housing and Community Development Action Plan – content”
- Page 2, Line 26:
After “low-” insert “income”
- Page 2, Line 30:
After the word “part” and before the word “hereof” insert “of the record”

The Office of Audits and Investigations submitted a Policy Analysis and Fiscal Impact Statement dated May 3, 2021 which indicated that adoption of CR-36-2021 would represent no direct fiscal impact to the County Expenditures as the \$1,500,000 funds proposed to support this project are being re-allocated from activities under the FY 2019 Annual Action Plan. Over time, adoption of CR-36-2021 could potentially represent a positive impact on the County’s revenue as it would collect program income from repayment of the HOME loan funds, which can be reinvested in other projects, and expansion of the County’s tax base. Adoption of CR-36-2021 may promote positive indirect impact through the increase of new retail and amenities in the overall community, including the 3,000 square feet of commercial space as part of the project. Additionally, the agency reports that Homes at Oxon Hill and the larger community will contribute many economic benefits included but not limited to, the addition of jobs during construction, and will contribute to the expansion of Prince George’s County’s tax base through the investment of over \$41,155,812 in new residential rental housing and commercial space.

Following the presentation and Ms. Talios’ response to Council Members’ questions, the Committee of the Whole voted favorable, 8-0, on CR-36-2021 including the Office of Law technical amendments.