

DHCD Presentation to the Planning, Housing, and Economic Development Council Subcommittee

FEBRUARY 7, 2019 | ESTELLA ALEXANDER | ACTING DIRECTOR

Department of Housing and Community Development

The Department of Housing and Community Development administers policies and programs, facilitating:

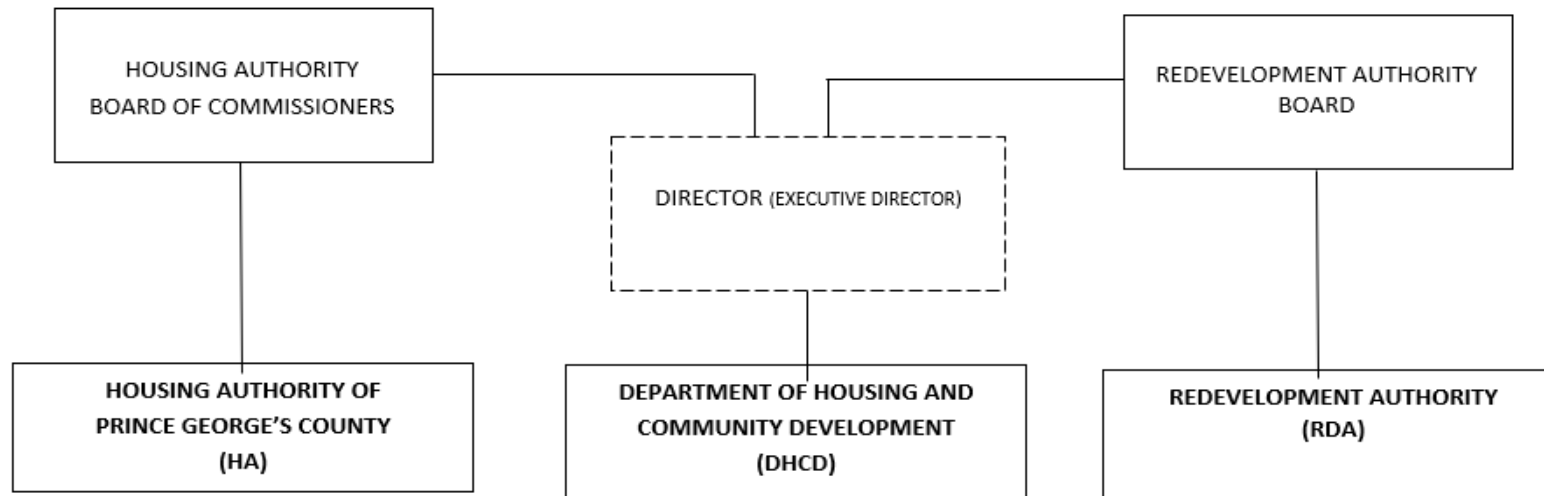
- Housing Construction and Rehabilitation/Preservation
- The delivery of housing and community development related services
- Large-scale economic development projects
- Preservation and revitalization of neighborhoods
- The provision of federally assisted housing opportunities

Benefiting individuals and families while strengthening the socio-economic and physical infrastructure of Prince George's County.

Department of Housing and Community Development

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
ORGANIZATIONAL CHART

CURRENT STRUCTURE



Housing and Community Development

DHCD is responsible for the administration, monitoring and evaluation of federal government entitlement programs, including:

Community Planning Division

- Community Development Block Grant Program (CDBG)
- Emergency Solutions Grant
- Housing Rehabilitation Assistance Program

Housing Development Division

- HOME Investment Partnership Program (HOME)
- Housing Investment Trust Fund Program (HITF)
- Home Buyers Assistance Programs

Program Compliance Unit

- Prepares the Annual Action Plan, 5-Year Consolidated Plan, Analysis of Impediments to Fair Housing, and other documents, as mandated by HUD.
- Conducts environmental reviews and monitoring of activities.

Housing and Community Development

Annual Action Plan (AAP)

DHCD seeks legislative approval for its AAP which describes the County's proposed use of federal and other resources to address priority needs and objectives, annually, as outlined in the 2016-2020 Consolidated Plan.

Upon approval and adoption of County legislation, DHCD submits the AAP to HUD for funding by the deadline date of May 2019.

DHCD also seeks legislative approval for substantial amendments to the AAP to restructure/reprogram CDBG sub-recipients activities and the allocation of HOME Program funds, as necessary.

All the above are subject to County Council's Public Hearings and Approval.

Housing and Community Development

DHCD receives approximately \$4.9 Million in federal funds for the Community Development Block Grant Program (CDBG).

The funds are awarded annually to local non-profits and municipal governments on a competitive application process.

CDBG Program has 5 categories:

- Affordable Housing
- Economic Development
- Planning and Administration (20% Cap)
- Public Facilities and Infrastructure
- Public Services (15% Cap)

Housing and Community Development

Emergency Solutions Grant (ESG)

- DHCD provides administrative oversight of the ESG program.
- DHCD receives approximately \$400,000 in ESG program funds annually and partners with the Prince George's County Department of Social Services (DSS) to implement the ESG program, administering the following programs:
 - Emergency Shelter
 - Street Outreach
 - HMIS
 - Rapid Re-Housing
 - Homelessness Prevention
- Through contracts with private non-profit agencies in the County, DSS uses ESG funds to support emergency shelters and to help prevent homelessness among households experiencing a temporary crisis.
- ESG funds help to link homeless individuals and families to transitional housing, permanent supportive housing and other appropriate housing options.

Housing and Community Development

Housing Rehabilitation Assistance Program (HRAP)

DHCD provides the funding and administrative oversight and partners with the Redevelopment Authority for the administration of its daily operations.

HRAP provides:

- 0% interest, deferred loans up to \$60,000
- Rehabilitation activities to maintain decent, safe, sanitary, handicapped accessible and energy efficient single-family dwellings by providing major system upgrades, electrical upgrades, and plumbing improvements.
- Rehabilitation activities must comply with County, State and Federal housing codes; and adhere to environmental requirements.

Housing and Community Development

Housing Rehabilitation Assistance Program (HRAP) cont'd.

HRAP was re-launched in May 2018.

HRAP's current status:

- Approximately \$806,000 has been expended for direct loan assistance and project delivery costs.
- Six (6) completed projects, 35 in process, 106 income eligible applicants in the Pipeline.
- It's anticipated that all HRAP funds will be expended by April 2020, assisting approximately 91 homeowners.

Housing and Community Development

HOME Investment Partnership (HOME) Program/ Housing Investment Trust Fund (HITF)

Through the HOME Program, HCD encourages non-profit and for-profit developers to produce and rehabilitate housing, assist first-time homebuyers to purchase homes, acquire or improve group homes for special populations and assist Community Housing Development Organizations (CHDO's) to create and support housing opportunities for income eligible households.

In April 2018, DHCD issued a Notice of Funding Availability (NOFA) for funds available through HOME and the Housing Investment Trust Fund (HITF) to support the acquisition, new construction or rehabilitation of affordable/workforce rental housing.

Six (6) applications for funding were submitted. After the review, underwriting and scoring process, 3 projects were recommended for funding and legislation will be forthcoming to approve the commitment of these funds. Approximately \$2.8 million of HOME Funds were awarded.

Housing and Community Development

Home Program Financing

- Since 2011, DHCD has awarded approximately **\$10,000,000** in HOME Loan funds to real estate developers to construct, rehabilitate and preserve affordable rental units in Prince George's County. This translates into **100** new rental townhouses, **399** rental apartments, the preservation of **68** existing rental units, and **17** market rate units.
- Total Development Cost: **\$142,284,651.00**

Housing and Community Development



BLADENSBURG COMMONS The Shelter Group

- Land acquisition and new construction: 58th Avenue, Bladensburg, MD (District 5)
- Completion Date: March 2017
- Description: 100 Multi-family and mixed income apartment units with 90% workforce housing and 10% market rate housing
- Bedroom mix: 50 – 1 bedroom; 40 – 2 bedrooms; and 10 – 3 bedrooms
- **Financing**
 - Private Loan - \$4,400,000
 - Rental Housing Funds - \$2,000,000
 - LIHTC - \$13,798,620
 - Developer Equity - \$351,608
 - **Prince George's HOME Loan - \$3,000,000**
 - **Total Development Cost: \$23,550,228.00**

Housing and Community Development



Conifer Village at Oakcrest Conifer Realty

- Land acquisition and new construction: 2011 Brooks Drive, Capitol Heights, MD (District 7)
- Completion Date: March 2017
- Description: Senior rental community with 120 apartments; 97 – 1 bedroom/1BA; 16 – 2 bedroom/1BA; 7 – 2 bedroom/1.5 BA.
- **Financing**
 - Private Loan (HUD Insured) - \$11,490,000
 - Rental Housing Works Loan - \$2,500,000
 - LIHTC - \$9,250,809
 - Deferred Developer Fee - \$1,340,810
 - **Prince George's County HOME Loan - \$2,200,000**
 - **Total Development Cost: \$26,782,019.00**

Housing and Community Development



The Residences at Woodland Springs The Shelter Group

- Land acquisition and new construction of 36 townhomes: Rochelle Avenue and Atwood Streets, District Heights, MD (District 6)
- Completion Date: April 2017
- Description: 36 new, rental, affordable 3 and 4 bedroom townhouses. 26 – 4 bedroom; 10 – 3 bedroom townhouses.
- **Financing**
 - Private Loan - \$1,830,000
 - Rental Housing Fund - \$2,000,000
 - LIHTC - \$6,599,117
 - Developer Equity –Deferred Fee - \$141,339
 - Developer Equity – Resident Services Fee - \$50,000
 - Developer Equity – Rental Subsidy Escrow - \$39,500
 - **Prince George's County HOME Loan - \$200,000**
 - **Total Development Cost: \$11,050,547.00**

Housing Authority of Prince George's County

Mission

To expand access to a broad range of quality housing options, create safe, well planned, residential communities while assisting families in maintaining self-sufficiency and promoting stability within communities.

The Housing Authority serves low and moderate income County residents through affordable housing.

HAPGC carries out its mission thorough federal grants and productive partnerships with public, private, other County agencies and community based organizations.

Governance

HAPGC is governed by a 7-member Board of Commissioners.

Housing Authority of Prince George's County

The Housing Authority consists of two (2) primary divisions:

- **Rental Assistance Division** – administers and implements the Authority's federal housing assistance programs for low income families who meet federal eligibility requirements through the Housing Choice Voucher (HCV) Program (formerly Section 8).
 - The County has 5,837 HCVs.

- **Housing Assistant Division** – provides property management and resident services for the Public Housing Authority sites.

- **Financial Services and Administration Unit**
 - Operating Budget - \$2.8 Million
 - Housing Choice Voucher Program - \$81.5 Million

Housing Authority of Prince George's County

- Housing Authority's Waiting List, as of December 2018:
 - Housing Choice Voucher Program – 2,504 persons
 - Public Housing – 4,728 persons

- Both waiting lists are currently closed.

Housing Authority of Prince George's County

The **Rental Assistance Division** operates the following programs:

- Housing Choice Voucher
- Project Based Voucher
- Moderate Rehabilitation Certificate
- Violence Against Women Voucher
- Mental Illness & Disability Voucher
- Family Unification Program Voucher
- Family Unification Program – Foster Care Voucher
- Veterans Affairs Supportive Housing Voucher
- Veterans Voucher
- Homeless Voucher
- Money Follows the Person Voucher
- Home Ownership Program
- Family Self Sufficiency Program

Housing Authority of Prince George's County

Public Housing – The Housing Authority owns and manages six (6) properties comprised of public and assisted housing totaling 392 units. There are 376 public housing units (296 units for seniors and disabled, 80 units for families), and 16 assisted housing units.

Public housing properties include:

- Owens Road - Oxon Hill
- Cottage City Towers – Cottage City
- Kimberly Gardens – Laurel
- Rollingcrest Village – Hyattsville
- Marlborough Towne – District Heights
- Coral Gardens – District Heights

Housing Authority of Prince George's County

Capital Fund Program

The U.S. Department of Housing and Urban Development provides public housing authorities with funds annually for the development, financing and modernization of public housing developments and for management improvements. The Capital Fund components include:

- Funding for Large Capital Projects
- Non-Routine Maintenance
- Strategic Long-Term Plan
- Consultation with Residents, maintenance and other staff as well as the general public
- Recommendations for Capital Improvements for 1-5 years

Housing Authority of Prince George's County



Park Tanglewood

- In 2017, HAPGC successfully resurrected the bond program and was able to issue over \$21 million in revenue bonds for its first development project in 10 years.
- Renovation: 5309 Riverdale Rd., Riverdale Park, MD 20737 (District 3)
- Description: Multi-family, 7-story apartment building with 180 units; 6 – Efficiencies; 129 – 1 bedroom/1BA; 45 – 2 bedroom/2 BA.
- **Financing**
 - **Revenue Bonds - \$21,685,278**
 - LIHTC - \$9,443,652
 - **Total Development Cost: \$31,128,930**

Housing Authority of Prince George's County

1313 Southern Avenue, Oxon Hill



- New Construction: 1313 Southern Avenue, Oxon Hill, MD (District 7)
- Description: 160 unit, mixed income, senior housing community with a retail component. Access to the Southern Avenue Metro (Green Line)
- **Financing**
 - **State Tax Exempt Bond - \$19,300,000**
 - MD Rental Housing Works - \$2,500,000
 - LIHTC - \$6,400,000
 - Equity - \$575,000
 - MD PRH - \$600,000
 - **Total Development Cost: \$29,375,000**



Redevelopment Authority of Prince George's County

Mission

The mission of the Prince George's County Redevelopment Authority is to contribute to the creation of a diverse and vibrant economy and living environment for Prince George's County, using community building techniques and providing responsible and responsive development and redevelopment that is designed to enhance quality of life, balanced growth and job creation for diverse sustainable communities.

The Redevelopment Authority targets communities located within the Beltway in support of the County Executive's priorities of community development, transit-oriented development, and affordable housing.



Redevelopment Authority of Prince George's County

The **Major Redevelopment Projects Team** is responsible for initiating and managing major redevelopment projects in Prince George's County including land acquisition and assemblage, land use entitlement, financing and construction management.

The following are the major RDA development projects:

- Town Square at Suitland Federal Center
- Glenarden Hills Redevelopment (Formerly Glenarden Apartments)
- The Artisan (Gateway Arts and Entertainment District)
- Studio 3807 (Gateway Arts and Entertainment District)
- 210 on the Park (Capitol Heights Metro)
- Cheverly Extended Stay Hotel and Restaurant



Redevelopment Authority of Prince George's County



Town Square at Suitland Federal Center

- Development Area: Suitland (District 7)
- Description: 25 acre site within ½ mile of the Suitland Metro Station, located near the Census Bureau
- 219 townhouses
- 137 senior units
- 351 market rate multi-family units
- 100,000 SF retail
- 50,000 SF performing arts center
- **Total Development Cost: \$402 Million**





Redevelopment Authority of Prince George's County



Glenarden Hills

- Development Area: Glenarden (District 5)
- Description: 430 mixed income units including affordable and market rate family and senior rentals, for-sale townhouses and green space.
- Developer: Penrose Properties
- Total Development Cost: \$125 Million



Redevelopment Authority of Prince George's County



The Artisan

- Development Area: 4100 Rhode Island Avenue, Brentwood, MD (District 2)
- Description: 82 market rate apartments and 6,000 square feet of ground floor retail
- Developer: Landex, Rellim and RDA
- Status: Under construction with completion date of 12/2019
- **Total Development Cost: \$25 Million**



Redevelopment Authority of Prince George's County



The Singer Flats

- Development Area: 3300 Rhode Island Avenue, Mt. Rainier, MD (District 2)
- Description: Restoring an existing historic building, preserving its original architecture while bringing together a vibrant mix of uses including: 11 market rate residential units, 6,800 square foot retail, 1,600 square foot café/restaurant
- Developer: Menkiti Group
- **Total Development Cost: \$5 Million**



Redevelopment Authority of Prince George's County



Studio 3807

- Development Area: 3807 Rhode Island Avenue, Brentwood (District 2)
- Description: 147 market rate multi-family units
- 6,000 SF retail
- 3,000 SF artist work spaces
- Status: Complete
- **Total Development Cost: \$40 Million**



Redevelopment Authority of Prince George's County



210 on the Park

- Development Area: Capitol Heights (District 7)
- Located within a quarter mile of the Capitol Heights Metro
- Description: Up to 158 market rate apartments and 13 market rate for sale townhouses
- 2,500 SF retail
- Developer: Community First Development Corporation
- **Total Development Cost: \$25 Million**



Redevelopment Authority of Prince George's County



Extended Stay Hotel and Restaurant

- Development Area: 5801-5809 Annapolis Road, Cheverly, MD (District 5)
- Completion Date: June 2021
- Description: 120 Room Hotel and Restaurant with 50,000 buildable square feet. Restaurant will accommodate 100 to 125 guests. Site will be developed to achieve a minimum Silver LEED Certification. First LEED Certified Extended Stay Hotel in Prince George's County.
- Developer: ZKSYA, LLC
- **Total Development Cost: \$16 Million**



Redevelopment Authority of Prince George's County

The **Community Building and Neighborhood Preservation Team** is responsible for initiating, structuring, funding , and/or managing the following community enhancement and neighborhood preservation programs:

- Commercial Property Improvement Program (CPIP)
- Community Impact Grant Program (CIG)
- Housing Rehabilitation Assistance Program (HRAP)
- Fairmount Heights Net Zero Homes Project
- Coral Hills Residential Façade and Green Retrofit Program
- Central Avenue-Blue Line Metro Corridor Residential Façade Improvement Program
- Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement



Redevelopment Authority of Prince George's County

COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (CPIP)

- Established by the RDA to assist owners of shopping centers and main street retail space with exterior façade, place-making, lighting and major building systems improvements that enhance retail competitiveness and viability.
- Require a 50% applicant match, meaning that the applicant will pay for half of the total project costs.
- The minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more in total project costs).
- Architectural design and permit costs are eligible costs.
- CPIP will reimburse up to 50% of approved construction costs, not to exceed the approved grant amount, as costs are incurred and as documented by the applicant's expenditure.
- Construction on the approved project must begin within ninety (90) days after approval of the CPIP grant and must be completed within one-hundred and eighty (180) days after approval.



Redevelopment Authority of Prince George's County

Community Impact Grant (CIG)

- The CIG was established to provide small capital grants to community based organizations within Prince George's County to implement small innovative projects within priority areas, as identified by the Redevelopment Authority, helping to strengthen communities while building organizational capacity.
- The 2019 CIG grant has \$696,500 available to eligible community organizations. \$446,500 can be used for county-wide projects. The remaining \$250,000 is earmarked for eligible projects in the Northern Gateway target area of the County. The 2019 NOFA went out November 1, 2018. The application deadline was December 17, 2018.
- Eleven grant applications were received from 9 nonprofit organizations. The applications are currently under review by the Proposal Analysis Group (PAG). It is anticipated that grant awards will be made early Spring, 2019.



Redevelopment Authority of Prince George's County

The **Homeownership Assistance Team** is responsible for implementing the following County funded Downpayment and Closing Costs Assistance Programs including securing lending, realtor and housing counseling agency partners, application intake and processing, loan underwriting, and loan closings:

- Pathway to Purchase (HOME Funds)
- County Purchase Assistance Program (CPAP)



Redevelopment Authority of Prince George's County

Home Buyer Assistance Programs

The Department has 2 First-Time Home Buyer Assistance Programs and both are administered by the Redevelopment Authority:

- **Pathway to Purchase** – A 0% interest loan that is forgiven if the homebuyer lives in the home for 10 years. Maximum loan \$10,000
- **County Purchase Assistance Program (CPAP)** - 0% interest, deferred loan payment. Purchaser must pay back the loan in full. Maximum loan \$15,000

If the home buyer is a first responder, classroom teacher or nurse, they may be eligible for an additional \$5,000 based on their need. This would bring the total loan amount to \$20,000.



Angela D. Alsobrooks
County Executive

Questions?
