

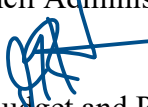


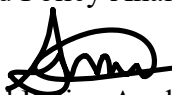
October 4, 2024

FISCAL AND POLICY NOTE

TO: Jennifer A. Jenkins
Council Administrator

Colette R. Gresham, Esq.
Deputy Council Administrator

THRU: Josh Hamlin 
Director of Budget and Policy Analysis

FROM: Shalene Miller-Whye 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CR-72-2024 FY 2025 Annual Action Plan for Housing and Community Development
Pathways to Purchase Program

CR-072-2024 (*Proposed by:* The Chair of the Council at the request of the County Executive)

Assigned to the Committee of the Whole

A RESOLUTION concerning Fiscal Year (“FY”) 2025 Annual Action Plan for Housing and Community Development For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2025 Annual Action Plan for Housing and Community Development by adding the Pathway to Purchase Program, an eligible activity not originally funded or described in the FY 2025 Annual Action Plan, and the reprogramming and reallocation of one million dollars (\$1,000,000) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2023 Annual Action Plan to support this project.

Fiscal Summary

Direct Impact

Expenditures: \$1,000,000 increase in Pathway to Purchase Program expenditures from the HOME Investment Partnership Program, reallocated from FY 2023.

Revenue: None.

Indirect Impact

Potentially favorable.

Legislative Summary:

CR-72-2024¹, proposed by the Council Chair at the request of the County Executive, was introduced on September 10, 2024, and referred to the Committee of the Whole. CR-72-2024 would amend the Prince George's County Fiscal Year ("FY") 2025 Annual Action Plan for Housing and Community Development by adding Pathways to Purchase Program, not originally funded and reprogramming and reallocating \$1,000,000 in HOME Investment Partnerships (HOME) Program funds from the FY 2023 Annual Action Plan.

Current Law/Background

The County's FY 2021-2025 Consolidated Plan was adopted through CR-047-2020² through citizen participation, assessment of housing and community development needs, and the incorporation of housing market analysis. According to the Department of Housing and Community Development (HUD), The Consolidated Plan is put in place to help states and local jurisdictions assess their affordable housing needs and market conditions by making investment decisions that are based on research and data. The planning process is created to be a framework for future housing and community development priorities that align and focus funding on the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, Housing Trust Fund (HTF), Emergency Solutions Grants (ESG) Program and Housing Opportunities for Persons with AIDS (HOPWA) Program.

The Consolidated Plan is carried out through Annual Actions Plans, which provide summaries of the actions, activities, and federal and non-federal resources to be used to address priorities and goals identified in the Consolidated Plan. Grantees use the Consolidated Annual Performance and Evaluation Report (CAPER) to report accomplishments towards their Consolidated Plan goals.

¹ [CR-072-2024](#)

² [CR-047-2020](#)

According to Sec. 15A-105 of the County Code, the Annual Housing and Community Development Action Plan shall be generally consistent with the Strategic Plans contained in the Five-Year Consolidated Housing and Community Development Plan and the Annual Statement of Community Development Objectives and shall include:

1. A detailed description of recommended housing and community development activities proposed for implementation during the succeeding program year;
2. The estimated cost of each project proposed in the subject program year, and the total cost to bring the project to completion if it is a multiyear project, together with an identification of the sources of such funds;
3. The geographical boundaries, locations, and targeting where applicable;
4. Identification of the agency or combination of agencies responsible for administering and/or implementing the recommended activities;
5. Identification of priority housing activities and federal resources to address the needs of low and moderate income households, as well as special needs populations;
6. Identification of priority activities in areas that address underserved housing needs which include, but are not limited to: maintaining adequate housing; removing barriers to adequate housing; evaluating and reducing lead-based paint hazards; reducing the number of poverty level families; developing institutional structures; enhancing coordination between public and private housing, and social services agencies; and fostering public housing improvements and resident initiatives; and
7. Submission of a combined application for use of federal entitlement funds for programs such as Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant, Neighborhood Stabilization Grant Program, and HUD Section 108 Loan Guarantee Program.

Sec. 15A-106. of the County Code requires the review and approval of the five-year Consolidated Housing and Community Development Plan and Annual Action Plan. Sec. 15-A-106 states that the County Executive shall forward each proposed Five-Year Consolidated Housing and Community Development Plan and each Annual Action Plan; after public hearings(s), the County Council may amend any part of the Consolidated Housing and Community Development Plan or Annual Action Plan.

CR-020-2022³ established the FY 2023 Annual Action Plan for Housing and Community Development.

Resource Personnel:

- Aspasia Xypolia, Director, Department of Housing and Community Development, DHCD
- Adedamola George Esq., Chief Compliance and Program Manager, DHCD

³ [CR-020-2022](#)

Discussion/Policy Analysis

This resolution seeks to reprogram \$1,000,000 from the HOME Investment Partnerships (HOME) Program and reallocate it to the Pathways to Purchase Program. The HOME Program currently has a budget of \$1,643,994, with \$1,370,021.88 available. The HOME Investment Partnerships (HOME) program is designed to fund activities related to building, buying, and rehabilitating affordable housing for rent or homeownership.⁴

For FY 2025, the Department of Housing and Community Development entitlement funds included the following⁵:

Program	Allocation
CDBG	\$5,613,506
HOME	\$2,187,983
ESG	\$465,086
Total	\$8,266,575

Consistent with the Consolidated Plan, FY 2025 Annual Action Plan Goals include:⁶

1. Increase supply of affordable rental homes
2. Stabilize and improve rental properties
3. Increase homeownership opportunities
4. Increase supply of accessible and affordable homes
5. Prevent displacement of long-time residents
6. Support independent living for seniors and persons living with disabilities
7. Prevent homelessness
8. Increase access to job training and economic development assistance
9. Improve quality of life/livability
10. Support high-quality public infrastructure improvements
11. Improve communications and information-sharing

The Pathways to Purchase Program is not directly included in the FY 2025 Annual Action Plan, but HOME funds currently support Pathway to Purchase Program activities. Reallocating the funds to this program will continue to address goal three by increasing homeownership opportunities.

Fiscal Impact:

⁴ [HOME Investment Partnerships Program | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov)

⁵ [FY 2025 Annual Action Plan, pg. 16](#)

⁶ [FY 2025 Annual Action Plan, pg. 22](#)

- *Direct Impact*

Adoption of CR-072-2024 would amend the FY 2025 annual Action Plan and reallocate \$1,000,000 to the Pathways to Purchase Program.

- *Indirect Impact*

Adoption of CR-072-2024 aligns with County Plan 2035⁷ goals will focus on the initial goals set in place by the FY 2021-2025 Consolidated Plan to prioritize affordable housing, economic development, rental assistance, and homeowner's assistance.

- *Appropriated in the Current Fiscal Year*

Yes

Effective Date of Proposed Legislation:

The proposed Resolution shall be effective upon its adoption.

If you require additional information, or have questions about this fiscal impact statement, please email me.

⁷ [Plan 2035](#)