

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND****1997 Legislative Session**Bill No. CB-46-1997Chapter No. 45Proposed and Presented by Chairman (by request - County Executive)Introduced by Council Members Bailey and Esteppe

Co-Sponsors

Date of Introduction July 1, 1997**BILL**

AN ACT concerning

Consolidated Housing and Community Development Plan

For the purpose of amending obsolete language concerning the County's Community Development Program to insure compliance with federal law; renaming the Community Development Plan to the Consolidated Housing and Community Development Plan; and generally establishing procedures for the Consolidated Housing and Community Development Plan and accompanying Annual Action Plan.

BY repealing and reenacting with amendments:

SUBTITLE 15A. COMMUNITY DEVELOPMENT PROGRAM.

Sections 15A-101, 15A-102, 15A-103, 15A-104,

15A-104.01, 15A-104.02, 15A-105 and 15A-106,

The Prince George's County Code

(1995 Edition, 1996 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 15A-101, 15A-102, 15A-103, 15A-104, 15A-104.01, 15A-104.02, 15A-105 and 15A-106, of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 15A. CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN [COMMUNITY DEVELOPMENT PROGRAM].**

**Sec. 15A-101. Legislative findings and declaration of purpose.**

The Prince George's County Council finds that areas of the County are in varying stages of physical and/or economic decline; that a number of persons of low and moderate financial means reside in these areas; and that the welfare of the County and the well being of its citizens depend on the alleviation of these conditions and the establishment and maintenance of viable urban and rural communities through a coordinated and systematic County-wide program utilizing Federal, State and local resources. In recognition of these conditions, the County Council hereby declares its intent to establish a coordinated and systematic County-wide housing and community development plan and program incorporating innovative approaches designed to revitalize deteriorating communities, and provide decent housing, a suitable living environment, [and] expanded economic opportunities and public services, principally to persons of low and moderate income.

**Sec. 15A-102. [Community development program] Consolidated Housing and Community Development Plan -- administration and management.**

As an urban county authorized under State Law to undertake essential community and housing assistance activities, it has been determined by the federal government that Prince George's County is eligible to receive grants, or entitlement amounts, as provided by Title I of the Housing and Community Development Act of 1974, as amended, the Cranston-Gonzalez National Affordable Housing Act of 1990, and the Stewart B. McKinney Homeless Assistance Act of 1988, to undertake a program of activities to meet community development and housing needs and priorities principally for low and moderate income persons, [or] for the prevention or elimination of slums and blight, for the prevention of homelessness, or to address the needs of special populations such as the elderly and persons with developmental disabilities. The County Executive shall develop a policy-planning-management capacity within the Executive Branch of County government in order to effectively plan, implement, and evaluate the County's housing and community development initiatives and in order to exercise the County's standing as an urban county to apply for and receive grants or entitlement amounts.

**Sec. 15A-103. [Three]Five-Year Consolidated Housing and Community Development Plan**

**and Annual Action Plan [Program].**

(a) Pursuant to applicable Federal regulations, the County Executive shall prepare on behalf of Prince George's County and submit to the County Council for approval:

(1) A Five-Year Consolidated Housing and Community Development Plan [triennial Community Development Plan], commencing in [January 1982] July 1995 and each[ third] fifth year thereafter; and

(2) An annual Action Plan and Statement of Community Development Objectives and Projected Use of Funds [Annually, a Community Development Program], which shall constitute the County's Housing and Community Development Program and activities to address the needs of the homeless, and applications for securing federal funds under the terms of the Housing and Community Development Act of 1974, as amended, the Cranston-Gonzalez National Affordable Housing Act of 1990, and the Stewart B. McKinney Homeless Assistance Act of 1988.

**Sec. 15A-104. Consolidated Housing and Community Development Plan -- content.**

(a) The [triennial] Five-Year Consolidated Housing and Community Development Plan[community development plan] shall include, but is not limited to, the following:

(1) A comprehensive assessment of housing and community development needs within appropriate subareas of the County (such as neighborhoods, census tracts, or other convenient statistical areas), including consideration of such factors as the distribution of residents with limited incomes [annual incomes below the poverty level] (as defined by Federal regulations), overcrowded housing conditions, and substandard housing units, as well as areas of racial and ethnic concentration; and

(2) A comprehensive strategy for meeting the neighborhood revitalization, housing, and economic development needs including:

(A) [Objectives to be accomplished] A housing and homeless needs assessment that addresses the needs of households that are of low and moderate income, and homeless households and individuals with special needs;

(B) [The priorities for the use of block grant funds] A housing market analysis

that describes the number and type of housing units available to persons of limited income, as well as the homeless and special needs populations;[ and]

(C) [The factors considered in selecting areas for treatment] Strategic plans for adequate housing, homeless households, persons with special needs, persons living in public housing;[.]

(D) Strategic plans for community development including criteria for establishing priority needs and rationale for selecting priority projects in the areas of public facilities improvements, economic development, and public service activities; and

(E) The priorities for the use of federal entitlement funds under such programs as Community Development Block Grant, HOME Investment Partnerships, Emergency Shelter Grant and Housing for Persons with Aids.

(3) An identification, by name and geographical boundaries, of the areas recommended for concentrated improvement efforts, together with statements of justification for each of the areas recommended for improvement;

(4) Legible maps that shall show such information as:

(A) The distribution of low and moderate income households;

(B) Extent and location of households experiencing housing cost burdens [The extent and location of substandard and deteriorated housing];

(C) The location of all proposed block grant funded projects [completed and those projects currently underway] and other federally-funded projects which show a coordinated use of federal funds;[.]

(D) Geographic targeting of federal funds in neighborhood strategy areas.

**Sec. 15A-104.01. Annual Housing and Community Development Action Plan [Program] -- content.**

(a) The annual Housing and Community Development Action Plan [community development program] 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 [community development plan] and shall include:

(1) A detailed description of recommended housing and community development activities proposed for implementation during the succeeding program [fiscal] 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, [and] locations, and targeting where applicable;[and]

(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.

**Sec. 15A-104.02. Review and approval of the Five-Year Consolidated Housing and Community Development [Three-Year] Plan and Annual Action Plan [Program].**

(a) The County Executive shall forward each proposed Five-Year Consolidated Housing and Community Development Objectives [triennial Community Development] Plan and each Annual [annual] Action Plan and Statement of Community Development Objectives [Community Development Program] to the County Council on or before [January] March 15. Upon receipt, the County Council shall cause to be published, in the county newspapers of

record, notice of one or more public hearings to be held on the proposed Consolidated Housing and Community Development Plan [community development plan] and each Annual Action Plan [program]. After the public hearing(s), the County Council may amend any part of the Consolidated Housing and Community Development Plan [community development plan] or Annual Action Plan [program] and shall act by resolution on each Consolidated Housing and Community Development Plan [community development plan] and each Annual Action Plan [community development program] not later than sixty (60) calendar days after receipt thereof. Following approval, the County Council shall forward each approved Consolidated Housing and Community Development Plan [community development plan] and each approved Annual Action Plan [community development program] to the County Executive who shall furnish copies thereof to all agencies of government having responsibility for administering and/or implementing activities identified therein. In submitting the annual expense budget, capital budget, and capital program to the County Council for the succeeding fiscal year following the date of approval of each Annual Action Plan [annual program], the County Executive shall state to what extent said documents implement each approved annual [program] plan and shall identify related budgetary and capital program items.

(b) Upon approval of each five[three]-year plan and each Annual Action Plan [annual program], the County Executive shall transmit them to the designated federal and state agencies [agency] for review and approval together with other necessary documentation and certifications.

**Sec. 15A-105. Citizen participation plan.**

The County Executive shall develop a citizen participation plan which shall be submitted to the County Council for review and approval, by resolution, in conjunction with the initial five-year Consolidated Housing and Community Development [triennial] Plan and whenever revisions are deemed necessary thereafter. The citizen participation plan shall provide for citizen involvement in the various stages of housing and community development activities (i.e., development of priorities and overall strategies [plan and program development], proposed activities to be funded [program implementation], access to information, assessment of performance, and program amendments).

**Sec. 15A-106. Procedures for review and comment on federally assisted housing applications against County Housing Assistance Plan.**

(a) In any case where the Secretary of the United States Department of Housing and Urban Development refers an application or proposal regarding federally\_ assisted housing to the County Executive under the terms of Section 213 of the Housing and Community Development act of 1974 (Public Law 93-383), the County Executive shall, within five (5) calendar days after receipt thereof, refer such proposal or application to the County Council.

(b) Upon receipt of any such application or proposal from the County Executive, the County Council shall, after conducting an advertised public hearing thereon, notify, in writing, the Secretary of the United States Department of Housing and Urban Development respecting the Council's findings as to whether any such application or proposal is or is not consistent with the County's approved housing assistance plan, said plan being part of the County's total Consolidated Housing and Community Development Plan [neighborhood improvement plan]. The County Council shall notify said Secretary with respect to its findings regarding any such application or proposal no later than thirty (30) calendar days after the date the County Executive receives any such application or proposal from said Secretary. In reviewing any such application or proposal, the County Council shall, in addition to such other relevant official testimony received thereon, take into consideration any official, written comments and recommendations thereon forwarded by the County Executive during any thirty (30) day period of review.

**SECTION 2. BE IT FURTHER ENACTED** that this Act shall take effect forty-five (45) calendar days after it becomes law.

Adopted this 29th day of July, 1997.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY:  
Dorothy F. Bailey  
Chair

ATTEST:

Joyce T. Sweeney  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY:  
Wayne K. Curry  
County Executive

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.