

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

### 2024 Legislative Session

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**Reference No.:** CR-033-2024

**Draft No.:** 1

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 5/28/2024

**Action:** FAV

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#### **REPORT:**

Committee Vote: Favorable, 8-0 (In favor: Chair Ivey, Council Members Blegay, Dernoga, Fisher, Vice Chair Harrison, Council Members Olson, Oriadha, Watson)

The Prince George's County Council convened as the Committee of the Whole (COW) on May 28, 2024, to consider CR-033-2024. On this day, the County Council also held a public hearing on the resolution. On Tuesday, April 23, 2024, the County Council introduced CR-33-2024.

The Planning, Housing and Economic Development Director gave an overview of the resolution and the Policy Analysis submitted by the Office of Audits and Investigations. The County Executive transmitted this resolution for the Council's consideration to approve and adopt an amendment to the Prince George's County Fiscal Year ("FY") 2024 Annual Action Plan ("AAP") for Housing and Community Development by approving the addition of the Bowie Commons project, an eligible activity not initially funded or described in the FY 2024 Annual Action Plan.

The resolution reprograms and reallocates one million dollars (\$1,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2021 Annual Action Plan to support the project. The total development cost is expected to be ten million, eight hundred twenty-six thousand, three hundred forty dollars (\$10,826,340).

The Bowie Commons project is located at 3909 New Haven Court in Bowie, Maryland. The project will renovate a thirty-six (36) unit apartment community, which includes six walk-up buildings for seniors earning sixty percent (60%) or below of the Area Median Income ("AMI") and consists of one (1) bedroom units. In addition, two units are set aside for mobility-impaired seniors and one unit for seniors with sensory impairments.

The Budget and Policy Analysis Division submitted a policy statement stating that CR-33-2024 aligns with the Plan 2035 goals and focuses on the goals set in the 2021-2025 Consolidated Plan, prioritizing affordable housing, rental assistance, and economic development.

Ms. Aspasia Xypolia, Director of the Department of Housing and Community Development (DHCD), explained that this project will provide housing for extremely low-income seniors in the County. The developer has secured permanent rental assistance supporting households earning below thirty percent (30%) AMI. The actual income level for this project is seniors who earn twenty-three percent (23%) AMI.

Mr. Andrew Johnson, Development Manager with Vitus, presented a PowerPoint presentation of the project. He explained that Vitus is a developer specializing in acquiring existing Housing Choice Voucher (Section 8) program housing, extending affordability, and facilitating the rehabilitation of existing properties. Mr. Johnson explained that the company has active projects in thirty (30) different states. In addition, the general contractor for the project is Southway Builders, the architect is True Craft, and the property management company is ARCO Management.

Chair Ivey asked Mr. Johnson financially if it would be possible to do this project without the money being provided. Mr. Johnson explained that it would be possible, but it would add a tremendous strain. The HOME funds allow the developer to provide additional amenities that the seniors deserve, such as energy-efficient appliances, all-new bathrooms and kitchens, heating and ventilation systems, and windows.

Ms. Sakinda Skinner, County Council Liaison, stated that the County Executive's Office requested a favorable Committee of the Whole recommendation on the resolution.

Ms. Terry Bell, with the Office of Law, stated that the resolution is in proper legislative format, legally sufficient, and has no impediments to adoption.

After the discussion on the motion made by Vice Chair Harrison, seconded by Council Member Watson, the County Council Committee of the Whole voted 8-0 favorably on CR-033-2024.