



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of Audits and Investigations

June 19, 2019

MEMORANDUM

TO: Robert J. Williams, Jr.
Council Administrator

William M. Hunt
Deputy Council Administrator

THRU: David H. Van Dyke
County Auditor

Handwritten signature of David H. Van Dyke in blue ink.

FROM: Inez N. Claggett
Senior Legislative Auditor

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RE: Fiscal Impact Statement
CR-035-2019 Annual Action Plan for Housing and Community Development FY 2019

Legislative Summary

CR-035-2019 seeks to amend the FY 2019 Annual Action Plan for Housing and Community Development to add the Suitland Senior Residences at Town Square project (the "Project"), and to reprogram and reallocate \$1,500,000 in HOME Investment Partnerships Program (HOME) funds from the FY 2017, FY 2018 and FY 2019 Annual Action Plans to support the Project.

Background

The HOME Investment Partnerships Program (HOME) provides grants to States and localities to be used to fund a wide range of activities, including buying, rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income individuals. HOME is the largest Federal block grant program given to State and local governments and was designed exclusively to create affordable housing for low-income households.

When HOME funds are made available each fiscal year, the U.S. Department of Housing and Community Development informs eligible jurisdictions of the amounts to be awarded to them. A participating jurisdiction must have an approved Consolidated Plan, which includes an action plan describing how the HOME funds are to be used.

Assumptions and Methodology

The reprogrammed and reallocated funds will be used to support the development of Suitland Senior Residences at Town Square project to be located at 2901 Toles Park Drive, Suitland, Maryland. The Project is proposed to consist of land acquisition and the construction of one hundred and thirty-seven (137) mixed-income apartments for seniors, ages sixty-two (62) years of age and older. The apartment unit mix consists of one hundred and twenty (120) one-bedroom and seventeen (17) two-bedroom with proposed rental rates ranging from \$1,025 to \$1,275 per month for the one-bedroom, and from \$1,228 to \$1,575 per month for the two-bedroom. One hundred and thirty-three (133) of the units will be reserved for low-to-moderate income seniors, and the four (4) units will be rented for market rate with no income restrictions.

Additional details of the project and financing estimate are described in Attachments A-1 to A-3 of the proposed Resolution. Details of the reprogrammed funds are summarized in Attachment B.

One (1) public hearing regarding the proposal is required to be held in accordance with the County's FY 2016-2020 Citizen Participation Plan.

Fiscal Impact

- Direct Impact

Adoption of CR-035-2019 should not have an adverse fiscal impact on the County as County General Funds are not proposed for use in the proposed reprogramming and reallocation.

- Indirect Impact

Adoption of CR-035-2019 may promote growth and economic development within the County which may thereby have a positive fiscal impact upon various sources of County revenue.

Effective Date

The proposed Resolution shall be effective on the date of adoption.

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