

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.: CR-038-2021

Draft No.: 2

Committee: COMMITTEE OF THE WHOLE

Date: 05/04/2021

Action: FAV(A)

REPORT:

Committee Vote: Favorable as amended, 9-0 (In favor: Council Members Hawkins, Anderson-Walker, Davis, Harrison, Franklin, Ivey, Streeter, Taveras, and Turner)

The Committee of the Whole convened on May 4, 2021 to consider CR-38-2021, a Resolution for the purpose of amending the Prince George's County Fiscal Year 2021 Annual Action Plan for the Department of Housing and Community Development by adding the 8230 Schultz Road project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan. Additionally, this Resolution will amend the FY 2021 Annual Action Plan by reprogramming and reallocating three million dollars (\$3,000,000) in HOME Investment Partnerships Program funds from the FY 2019 and FY 2020 Annual Action Plans to support the project.

The 8230 Schultz Road project involves the land acquisition and new construction of a ninety (90) unit affordable apartment community for seniors ages sixty-two (62) and over, located at 8230 Schultz Road, Clinton, MD 20735. These apartments will be built and constructed by a development team consisting of Housing Initiative Partnership, Inc., Parallax Development Group, LLC, and Bank of America Community Development Corporation.

Ms. Aspasia Xypolia, Director of the Department of Housing and Community Development (DHCD) gave a brief overview of the purpose of the resolution and introduced members of the development team. In attendance for the PowerPoint presentation were Ms. Maryann Dillon, Executive Director, Housing Initiative Partnership, Inc. (HIP); Ms. Jocelyn Harris, Senior Housing Developer, HIP; Mr. Howard Ervin, Co-Founder and Managing Partner for Parallax Development Group, LLC; and Mr. Maurice Perry, Senior Vice President Real Estate Development, Bank of America. The development team's presentation included architectural renderings, an overview of planned amenities, information on project financing and milestones, and the construction timeline.

The Office of Law reviewed CR-36-2021 and found it to be in proper legislative form with no legal impediments to its adoption. However, technical errors were identified and provided in an amendment sheet as follows:

- Page 1, Line 12:
Strike “by: providing” and insert “by providing”
- Page 1, Line 13:
After the word “low-“ insert “income”
- Page 1, Line 22:
After “15A-107” insert “Citizen Action Plan”
- Page 2, Line 14:
Strike “Program. All” and insert “Program, all”
- Page 2, Line 20:
After “15A-106” insert “-Review and Approval of the Five-Year Consolidated Housing and Community Development Plan and Annual Action Plan.”
- Page 2, Line 21:
After “15A-105(a)(2)” insert “-Plan Annual Housing and Community Development Action Plan – content”
- Page 2, Line 28:
After the word “part” and before the word “hereof” insert “of the record”
- Page 2, Line 31:
After the word “part” and before the word “hereof” insert “of the record”
- Page 3, Line 3:
After the word “part” and before the word “hereof” insert “of the record”

The Office of Audits and Investigations submitted a Policy Analysis and Fiscal Impact Statement dated May 3, 2021 which indicated that adoption of CR-38-2021 would represent no direct fiscal impact to the County Expenditures as the \$3,000,000 funds proposed to support this project are being re-allocated from activities under the FY 2019 and FY 2020 Annual Action Plans. Over time, adoption of CR-38-2021 could potentially represent a positive impact on the County’s revenue as it would collect program income from repayment of the HOME loan funds, which can be reinvested in other projects, and expansion of the County’s tax base. Adoption of CR-38-2021 may promote positive indirect impact through the increase of new retail and amenities in the overall community. Additionally, the agency reports that 8230 Schultz Road and the larger community will contribute many economic benefits included but not limited to, the addition of jobs during construction, and will contribute to the expansion of Prince George’s County’s tax base through the investment of \$26,768,376 in new residential rental housing.

Following the presentation and response to Council Members’ questions, the Committee of the Whole voted favorable, 9-0, on CR-38-2021 including the Office of Law technical amendments.