

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**2007 Legislative Session**

Resolution No. CR-67-2007

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Exum

Co-Sponsors \_\_\_\_\_

Date of Introduction October 9, 2007

**RESOLUTION**

1 A RESOLUTION concerning

2 Tenant-Based Rental Assistance Program

3 For the purpose of amending the “Consolidated Plan: FY 2006-2010,” “Annual Action Plan: FY  
4 2006,” and “Annual Action Plan: FY 2007” of the Department of Housing and Community  
5 Development of Prince George’s County, Maryland to amend the purpose of the County’s  
6 Tenant-Based Rental Assistance Program (“TBRA Program”).

7 WHEREAS, the County has been allocated federal funds (“HOME Funds”) from the U.S.  
8 Department of Housing and Urban Development (“HUD”) pursuant to the HOME Investment  
9 Partnership Act at Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990,  
10 as amended, 42 U.S.C. 12701 et seq. and regulations at 24 CFR Part 92; and

11 WHEREAS, pursuant to Section 15A-104 of the County Code, the County’s Five-Year  
12 Consolidated Housing and Community Development Plan (“Consolidated Plan”) contains a  
13 comprehensive strategy for meeting the County’s housing and community development needs  
14 including the priorities for the County’s use of federal entitlement funds to address such needs;  
15 and

16 WHEREAS, pursuant to Section 15A-105, the Annual Housing and Community  
17 Development Action Plan (“Action Plan”) includes a detailed description of recommended  
18 housing and community development activities proposed for implementation during the  
19 succeeding program year; and

20 WHEREAS, the “County Citizen Participation Plan: FY 2006-2010,” amended by CR-81-  
21 2005, requires that the Consolidated Plan and Annual Action Plan be amended when, among  
22 other reasons, there is a “change in the purpose of an activity, such as a change in the type of

1 activity or its ultimate objective, provided that the modified activity is an eligible activity”; and

2 WHEREAS, the “Annual Action Plan: FY 2006,” approved by CR-22-2005, provides that  
3 the County does not use HOME Funds to provide tenant-based rental assistance; and

4 WHEREAS, the “Annual Action Plan: FY 2007,” approved by CR-31-2006, and an  
5 addendum to the “Consolidated Plan: FY 2006-2010,” approved by CR-41-2005, both provide  
6 that the TBRA Program was created to provide emergency assistance to households that are  
7 involuntarily displaced, with a preference for elderly households, households displaced as a  
8 result of condominium conversions or other County-approved redevelopment projects, and  
9 households impacted by federally-declared disasters; and

10 WHEREAS, the County, pursuant to 24 CFR 92.209(k), seeks to contract with United  
11 Communities Against Poverty, Inc. (“UCAP”) to allow UCAP to operate a TBRA Program for  
12 the purpose of providing security deposit assistance to low-income County residents in a manner  
13 consistent with the requirements of 24 CFR § 92.209 and other HOME Program regulations.

14 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
15 County, Maryland, that the purpose of the TBRA Program as stated in the “Consolidated Plan:  
16 FY 2006-2010,” “Annual Action Plan: FY 2006,” and “Annual Action Plan: FY 2007” is hereby  
17 amended as described in Attachments A, B, and C.

18 BE IT FURTHER RESOLVED that prior to using HOME Funds for the TBRA Program,  
19 the County will file with HUD the certification about the inclusion of tenant-based rental  
20 assistance in the Consolidated Plan in accordance with 24 CFR § 91.225.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2007.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Camille A. Exum  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

ATTACHMENT A

AMENDMENTS TO CONSOLIDATED PLAN: FY 2006-2010

IV. Strategic Plan

\* \* \* \* \*

B. Affordable Housing

\* \* \* \* \*

2. Goals

\* \* \* \* \*

(3) Provide Housing Subsidies and Tenant-Based Rental Assistance

The County will continue to provide rental subsidies to approximately 5,000 low and moderate-income families annually through its administration of the HUD Housing Choice Voucher program (formerly known as Section 8). The Housing Choice Voucher program has relatively low turnover rates and a long waiting list. [(currently over 2,681), however, so the County has also established a Tenant Based Rental Assistance Program (TBRA) to provide rental assistance for County residents with emergency needs who cannot be assisted through the Housing Choice Voucher program. The County’s TBRA program will be funded primarily with HUD HOME program funds.]

[The County TBRA program was created to provide emergency assistance to households that are involuntarily displaced, with a preference for elderly households, households displaced as a result of condominium conversions or other County-approved redevelopment projects, and households impacted by federally-declared disasters. The TBRA Program will be operated under the same policies and procedures that govern the County’s Housing Choice Voucher program, (including income eligibility guidelines, standard lease provisions, fair market rent determinations, and enforcement of housing quality standards), and will be used to cover the cost of privately-owned rental housing and associated utilities.]

The County plans to contract with United Communities Against Poverty, Inc. (“UCAP”) to operate a Tenant-Based Rental Assistance Program (“TBRA Program”), providing security deposit assistance to low-income County residents. The TBRA Program may be modified to provide other forms of eligible assistance, such as utility deposit assistance in conjunction with security deposit assistance.

The TBRA Program is a direct response to current market conditions in Prince George's County. One of the most significant housing problems identified among renter households is the extreme cost burden faced by low-income elderly renters, with more than 2,300 very-low-income elderly households (63%), and more than 1,300 low-income elderly households (72%) reporting severe rent burden or other significant housing problems.

[In addition, home values have been steadily increasing, which has led to a recent surge of condominium conversion projects that threaten to displace significant numbers of low-income renter households, including the elderly. Elderly households with fixed incomes who are displaced by rising rents or condominium conversions are least able to locate suitable, affordable replacement housing. In addition, the County continues to oversee large redevelopment projects that require the managed re-location of families that had previously resided in substandard properties within blighted communities. Families displaced by such redevelopment activities, and families displaced by federally-declared disasters, will also receive a preference for County TBRA program funds.]

ATTACHMENT B

AMENDMENTS TO ANNUAL ACTION PLAN: FY 2006

Section II: Activities to be Undertaken in FY 2006

\* \* \* \* \*  
 B. HOME Investment Partnership Program – Program Year (PY) 14  
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**Uses of HOME Funds by Category and Budget**

<b>Categories</b>	<b>PY 14 Funds</b>	<b>Percentage of Total</b>
Rental Housing Rehabilitation and Development	[\$1,296,874] <u>\$1,196,874</u>	[38%] <u>35%</u>
Homeowner Rehabilitation	\$162,109	5%
Homebuyer Activities	\$486,328	14%
ADDI – First time Homebuyers Program	\$146,921	4%
CHDO Set Aside Activities	\$810,546	24%
CHDO Operating Cost Assistance	\$162,109	5%
Tenant-Based Rental Assistance	[0] <u>\$100,000</u>	[0%] <u>3%</u>
<b>Total Project</b>	\$3,064,887	90%
General Admin/Program Support	\$324,219	10%
<b>Total HOME Budget</b>	\$3,389,106	100%

\* \* \* \* \*

## **Tenant-Based Rental Assistance**

[The County does not use Home funds to provide Tenant-Based Rental Assistance.]

The County plans to contract with United Communities Against Poverty, Inc. (“UCAP”) to operate a Tenant-Based Rental Assistance Program (“TBRA Program”), providing security deposit assistance to low-income County residents and has set aside \$100,000 of its HOME Fund allocation to be provided as assistance under the program.

The TBRA Program is a direct response to current market conditions in Prince George’s County. One of the most significant housing problems identified among renter households is the extreme cost burden faced by low-income elderly renters, with more than 2,300 very-low-income elderly households (63%), and more than 1,300 low-income elderly households (72%) reporting severe rent burden or other significant housing problems.

ATTACHMENT C

AMENDMENTS TO ANNUAL ACTION PLAN: FY 2007

Section I: ACTIVITIES TO BE UNDERTAKEN WITH FEDERAL FUNDS

*	*	*	*	*	*	*	*	*
B. HOME Investment Partnership Program – Program Year (PY) 15								
*	*	*	*	*	*	*	*	*

**HOME-Funded Tenant-Based Rental Assistance Program**

[The County TBRA program was created to provide emergency assistance to households that are involuntarily displaced, with a preference for elderly households, households displaced as a result of condominium conversions or other County-approved redevelopment projects, and households impacted by federally-declared disasters. When operated by County agencies directly, the TBRA program will be operated under the same policies and procedures that govern the County’s Housing Choice Voucher program, (including income eligibility guidelines, standard lease provisions, fair market rent determinations, and enforcement of housing quality standards), and will be used to cover the cost of privately-owned rental housing and associated utilities. The County will also provide HOME funds to third parties to operate a TBRA program limited to utility and security deposit assistance.]

The County plans to contract with United Communities Against Poverty, Inc. (“UCAP”) to operate a Tenant-Based Rental Assistance Program, providing security deposit assistance to low-income County residents. The County has set aside \$250,000 of its PY 15 HOME fund allocation to be provided as assistance under the program and \$150,000 to cover administrative costs.

The TBRA Program is a direct response to current market conditions in Prince George’s County. One of the most significant housing problems identified among renter households is the extreme cost burden faced by low-income elderly renters, with more than 2,300 very-low-income elderly households (63%), and more than 1,300 low-income elderly households (72%) reporting severe rent burden or other significant housing problems.

[In addition, home values have been steadily increasing, which has lead to a recent surge of condominium conversion projects that threaten to displace significant numbers of low-income renter households, including the elderly. Elderly households with fixed incomes that are displaced by rising rents or condominium conversions are least able to locate suitable, affordable replacement housing. In addition, the County continues to oversee large redevelopment projects that require the managed re-location of families that had previously resided in substandard properties within blighted communities. Families displaced by such redevelopment activities, and families displaced by federally-declared disasters, will also receive a preference for County TBRA program funds.]