

DHCD

FY 2024 ANNUAL ACTION PLAN

APRIL 25, 2023



Angela D. Alsobrooks
County Executive



LEAD AGENCY AND RESPONSIBILITIES



The Department of Housing and Community Development (DHCD) is the lead agency responsible for the administration of the following federal entitlement programs on behalf of U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG),
- HOME Investment Partnerships (HOME), and
- Emergency Solutions Grants (ESG).

In addition to administering the programs, DHCD is responsible for the preparation of the:

- Consolidated Plans (Con Plans),
- Annual Action Plans (AAPs), and
- Consolidated Annual Performance and Evaluation Reports (CAPERs).

PRINCE GEORGE'S COUNTY CONSOLIDATED PLAN AND HOUSING OPPORTUNITIES FOR ALL

The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require the submission of a **Consolidated Plan** to undertake a program and activities to meet housing and community development needs and priorities principally for low to moderate-income residents.

Prince George's County's Consolidated Plan for **FY 2021 – 2025** builds on the analysis presented in *Housing Opportunity for All*, the County's first 10-year CHS, and directly supports implementation of more the actions from the CHS.

The **FY 2024 Annual Action Plan** supports Prince George's County's implementation of the FY 2021-2025 Consolidated Plan by leveraging the annual allocations of CDBG, HOME, and ESG entitlement fund resources to develop viable communities of choice.



Experience Community.
Expand Opportunity.
Explore Choice.



COMPREHENSIVE HOUSING STRATEGY HOUSING OPPORTUNITY FOR ALL

Prepared in partnership with Enterprise Community Partners, Inc.



Consolidated Plan (Con Plan): The consolidated plan describes the County's housing and community development priority needs, goals, and strategies for the next 5 years. It is carried out through annual action plans.

Annual Action Plan (AAP): The annual action plan describes the proposed use of available federal funds and other resources to address the priority needs and objectives for a specific year, as outlined in the consolidated plan. It serves as the federal application to receive HUD funds.

Consolidated Annual Performance and Evaluation Report (CAPER): Is an annual report that describes the progress made towards achieving its 5-year goals.



FY 2024 ANNUAL ACTION PLAN

Describes the County's planned use of approximately \$8.1 million in federal fiscal year 2023 (CFY 2024) funds for the:

- Community Development Block Grant Program (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grants Program (ESG)

Covers July 1, 2023 through June 30, 2024

Federal Grant Programs	County FY 2024 Entitlement Allocations	Program Income	Matching Funds	Total
CDBG	\$5,291,711.00	\$557,923.00	\$0.00	\$5,849,634.00
HOME	\$2,406,629.00	\$1,008,699.00	\$0.00	\$3,415,328.00
ESG	\$446,246.00	\$0.00	\$446,246.00	\$892,492.00
Total	\$8,144,586.00	\$1,566,622.00	\$446,246.00	\$10,157,454.00



CDBG FUNDING RECOMMENDATIONS – PY 49

The Department of Housing and Community Development (DHCD) solicit partnerships with **non-profit organizations, municipalities, and local government agencies** to support projects and activities that achieve its overall goal in providing decent housing, sustaining a vibrant and suitable living environment and expanding economic opportunities to meet the needs of low to moderate-income (LMI) income persons.

Categories	PY 49 Funding Recommendations	Percent of Total
CDBG Program Income	\$92,102.00	2%
Affordable Housing	\$2,108,099.00	36%
Economic Development	\$342,011.00	6%
Planning & Administration	\$1,081,367.00	18%
Public Facilities & Infrastructure	\$1,432,299.00	24%
Public Services	\$793,756.00	14%
Totals	\$5,849,634.00	100%



HOME FUNDING RECOMMENDATIONS – PY 32



DHCD encourages nonprofit and for-profit developers to produce and rehabilitate housing, assist first-time homebuyers to purchase homes, and assist Community Housing Development Organizations (CHDO's), to create and support housing opportunities for households of limited income.

Categories	PY 32 Funding Recommendations	Percent of Total
HOME Program Income	\$1,008,699.00	30%
Homebuyer Activities	\$0.00	0%
Multi-family Rental Housing Construction and Rehabilitation	\$1,804,972.00	53%
CHDO Set-Aside Activities	\$360,994.00	11%
CHDO Operating Assistance	\$0.00	0%
HOME Administration	\$240,663.00	7%
Totals	\$3,415,328.00	100%

Homes at Oxon Hill



Developers: Homes for America, Foundation Development & HAPGC

Address: 1313 Southern Ave, Oxon Hill

Description: 163-unit mixed income rental with 1- and 2-bedroom units.

Affordability: 50%, 60%, Market Rate

FINANCING

➤ Perm Loan / Private	\$ 22,690,000
➤ CDA Rental Housing Works	\$ 2,500,000
➤ HOME Funds	\$ 1,500,000
➤ Partnership Rental Housing	\$ 600,000
➤ Low Income Housing Tax Credits	\$ 8,260,867
➤ Deferred Developer's Fee	\$ 1,386,622

TOTAL SOURCES **\$ 36,937,489**

SECTION 3 as of 3/31/23

➤ Total Hours Worked	6,997.03
➤ Total Section 3 Hours Worked	3,785.15 (54%)
➤ Total Targeted Section 3 Hours Worked	1,497.75 (21%)

WOODYARD STATION SENIOR APARTMENTS



Developers: Pax Edwards, LLC, Osprey Property Company II, BHH Inc.

Address: 8800 Mimosa Rd, Clinton

Description: 112-unit senior rental community with 1- and 2-bedroom units.

Affordability: 30%, 40%, 50%, 60%,

FINANCING

➤ Perm Loan / Private	\$ 15,500,000
➤ HOME Funds	\$ 3,000,000
➤ Low Income Housing Tax Credits	\$ 11,505,000
➤ Deferred Developer's Fee	\$ 407,025
➤ Negative Arbitrage Credit	\$ 1,043,229

TOTAL SOURCES **\$ 31,455,254**

SECTION 3 as of 3/31/23

➤ Total Hours Worked	47,400
➤ Total Section 3 Hours Worked	28,500 (60%)
➤ Total Targeted Section 3 Hours Worked	0

Residences at Springbrook



Developers: Housing Initiative Partnership, Inc.
Parallax Development Group, & Banc of America CDC

Address: 8230 Schultz Road

Description: 90-unit senior rental community with 1- and 2-bedroom units.

Affordability: 50%, 60%

FINANCING

➤ Perm Loan / Private	\$ 7,916,000
➤ Rental Housing Works	\$ 3,500,000
➤ County Funds	\$ 3,750,000
➤ Low Income Housing Tax Credits	\$ 11,119,969
➤ Federal Home Loan Bank	\$ 500,000
➤ Deferred Developer's Fee	\$ 2,316,652
➤ Other	\$ 618,320
TOTAL SOURCES	\$ 29,720,941

SECTION 3 as of 3/31/23

➤ Total Hours Worked	14,842
➤ Total Section 3 Hours Worked	10,019.25 (68%)
➤ Total Targeted Section 3 Hours Worked	806 (5%)

ESG FUNDING RECOMMENDATIONS – PY 36

The Emergency Solutions Grants (ESG) funds may be used for: emergency shelter, street outreach, data collection, rental assistance and administration to benefit homeless and at-risk of homelessness individuals and families.

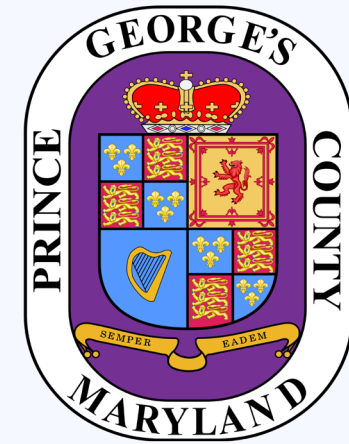
DHCD subcontracts to the Prince George's County Department of Social Services (DSS) to implement the ESG program.



Categories	PY 36 Funding Recommendations	Percent of Total
Emergency Shelter	\$222,208.00	25%
Street Outreach	\$32,825.00	4%
Homeless Information Management System (HMIS)	\$20,428.00	2%
Rapid Re-housing	\$75,555.00	8%
Homeless Prevention	\$75,555.00	8%
ESG Administration	\$19,675.00	2%
ESG Matching Funds	\$442,246.00	50%
Totals	\$892,492.00	100%

Copies of the FY 2024 Annual Action Plan for Housing and Community Development are available on the County's website:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports



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