

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2018 Legislative Session

Resolution No. CR-12-2018

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Davis, Turner, Taveras, Franklin and Patterson

Co-Sponsors _____

Date of Introduction March 6, 2018

RESOLUTION

1 A RESOLUTION concerning

2 Fiscal Year 2018 Annual Action Plan for Housing and Community Development

3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2018 Annual

4 Action Plan for Housing and Community Development and approving the reallocation of one

5 million, five hundred seventy three thousand, nine hundred eighty-two dollars and twenty cents

6 (\$1,573,982.20) in Community Development Block Grant (“CDBG”) program funds from the

7 County’s Single-Family Rehabilitation Revolving Loan Program to an existing eligible activity,

8 the Housing Rehabilitation Assistance Program (the “Program”), to be administered by the

9 Redevelopment Authority of Prince George’s County and Housing Initiative Partnership, Inc.

10 (“Administrator”).

11 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires

12 jurisdictions that receive assistance under certain community planning and development

13 programs to submit a five-year Consolidated Plan and an Annual Action Plan to the Secretary of

14 HUD that outlines ways to develop viable communities by providing decent housing, a suitable

15 living environment, and expanding economic opportunities principally for low- and moderate-

16 income persons; and

17 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its

18 five-year Consolidated Plan and Annual Action Plans; and

19 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures

20 for citizen participation, and must provide for and encourage citizens to participate in the

21 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair

22 Housing, the five-year Consolidated Plan, any substantial amendment to the Consolidated Plan,

1 and the Performance Report; and

2 WHEREAS, pursuant to Section 15A-107 of the Prince George's County Code, the County
3 Executive and the County Council of Prince George's County, Maryland adopted CR-08-2015,
4 which set forth the County's FY 2016-2020 Consolidated Plan, along with the County's FY
5 2016-2020 Citizen Participation Plan; and

6 WHEREAS, the County's 2016-2020 Citizen Participation Plan requires the County to
7 submit to HUD, any amendments to the County's five-year Consolidated Plan or Annual Action
8 Plan that constitute a "substantial change"; and

9 WHEREAS, pursuant to the County's 2016-2020 Citizen Participation Plan, the following
10 decisions constitute a "substantial change:" (1) a change in the allocation priorities or a change
11 in the method of distribution of funds; (2) the addition of an eligible activity not originally
12 funded or described in the Annual Action Plan; (3) a change in the location, description,
13 regulatory reference, national objective citation, or status of an activity originally described in
14 the Annual Action Plan; and (4) a change in the use of Community Development Block Grant
15 (CDBG), HOME, or Emergency Solutions Grant (ESG) funds, exceeding twenty-five percent
16 (25%), from one existing activity to another existing eligible activity in any category within the
17 applicable Program Year; and

18 WHEREAS, the County Council shall hold a public hearing for public input on any
19 revision or amendment to the Consolidated Plan and the Annual Action Plan, and approve the
20 amendment by resolution pursuant to Section 15A-106 of the County Code; and

21 WHEREAS, the FY 2018 Annual Action Plan must be amended at this time to modify the
22 estimated cost of projects, the total cost to bring them to completion, and identification of the
23 sources of funds; and

24 WHEREAS, the Program, as described in Attachments "A1-A3," as attached hereto and
25 made part hereof, requires funding to administer the operations of the Housing Rehabilitation
26 Assistance Program; and

27 WHEREAS, Attachment "B" includes a summary of the reallocation of one million, five
28 hundred seventy three thousand, nine hundred eighty-two dollars and twenty cents
29 (\$1,573,982.20) in CDBG Program funds from the Single-Family Rehabilitation Revolving Loan
30 Program to support the Program, as attached hereto and made part hereof; and

31 WHEREAS, Attachment "C" consists of the County's FY 2018 Annual Action Plan, as

1 amended, and as attached to and made part hereof; and

2 WHEREAS, the modification to the Program constitutes a “substantial change” to the
3 County’s FY 2018 Annual Action Plan because it is a change in the allocation priorities or a
4 change in the method of distribution of funds;

5 WHEREAS, the reallocation of one million, five hundred seventy three thousand, nine
6 hundred eighty-two dollars and twenty cents (\$1,573,982.20) in CDBG Program funds from the
7 Single-Family Rehabilitation Revolving Loan Program constitutes a “substantial change”; and

8 WHEREAS, the County Executive recommends the amendments to the FY 2018 Annual
9 Action Plan to include the modification to the Program and the reallocation of one million, five
10 hundred seventy three thousand, nine hundred eighty-two dollars and twenty cents
11 (\$1,573,982.20) in CDBG Program funds from the Single-Family Rehabilitation Revolving Loan
12 Program to support the Program.

13 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
14 County, Maryland, that the FY 2018 Annual Action Plan for Housing and Community
15 Development, is hereby amended to modify the Program, and to reflect the reallocation of one
16 million, five hundred seventy three thousand, nine hundred eighty-two dollars and twenty cents
17 (\$1,573,982.20) in CDBG Program funds from the Single-Family Rehabilitation Revolving Loan
18 Program as described in Attachments “A1-A3”, “B”, and “C”.

19 BE IT FURTHER RESOLVED that upon the adoption of this Resolution, it shall be
20 transmitted to the County Executive by the Clerk of the Council to submit the amended Annual
21 Action Plan to the U.S. Department of Housing and Urban Development.

Adopted this 17th day of April , 2018.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Dannielle M. Glaros
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**Housing Rehabilitation Assistance Program
Prince George’s County, Maryland**

PROJECT DESCRIPTION: The County’s Housing Rehabilitation Assistance Program provides financial assistance in the form of an amortized loan, deferred payment loan or a grant to qualified homeowners in an amount not to exceed \$60,000. The amount of assistance approved must be sufficient to upgrade the dwelling to contemporary minimal living standards which includes the elimination of County housing, health and fire code violations existing on the premises posing a direct and immediate threat to the health and safety of occupants. The County desires to enter into a contract with the Redevelopment Authority of Prince George’s County and Housing Initiative Partnership, Inc. to administer this Program.

PROPOSED RECIPIENT: Redevelopment Authority of Prince George’s County
9200 Basil Court, 5th Floor
Largo, Maryland 20774

Housing Initiative Partnership, Inc.
6525 Belcrest Road, Suite 555
Hyattsville, Maryland 20782

CONTACT: Pamela A. Wilson, Housing Development Program Manager, DHCD
301-883-5551
pawilson@co.pg.md.us

NEIGHBORHOOD/LOCALITY: County-wide

PROPOSED ASSISTANCE: Approximately 21 Loans
Average Loan per unit is \$45,000
Maximum Loan per unit is \$60,000

ATTACHMENT A-2**PROJECT INFORMATION SHEET****Housing Rehabilitation Assistance Program
Prince George's County, Maryland****PROJECT DESCRIPTION:**

The Redevelopment Authority of Prince George's County and Housing Initiative Partnership, Inc., will administer the operations of the County's Housing Rehabilitation Assistance Program ("Program") in accordance with the County's Operating Procedures as adopted by CR-25-2013 and an executed operating agreement between the parties defining the scope of services and terms and conditions of performance. The Program provides financial assistance in the form of an amortized loan, deferred payment loan or a grant to qualified homeowners in an amount not to exceed \$60,000. The amount of assistance approved must be sufficient to upgrade the dwelling to contemporary minimal living standards, which includes the elimination of County housing, health and fire code violations existing on the premises posing a direct and immediate threat to the health and safety of occupants. Secondary to the aforementioned priorities, general property improvements of modest means, to enhance comfort, convenience and appearance are eligible activities. To be eligible, an applicant's income must not exceed eighty percent (80%) of the area median income for areas with "unusually high income," as determined by the United States Department of Housing and Urban Development, with adjustments for family size. These income limits are also referred to as "uncapped limits." The homeowner will be required to sign a Deed of Trust that requires them to maintain the property as their primary place of residency otherwise the applicable loan balance must be paid in full.

All payments of principal and interest under the Program shall be treated as program income, pursuant to County Resolution (CR-25-2013), the Administrative Regulations for the Prince George's County Housing Rehabilitation Assistance Program. Such program income shall be paid into a revolving Housing Rehabilitation Fund "(Fund)" established and maintained by the County Executive or his designee in accordance with applicable Federal, State and Local laws. The proceeds from the Fund shall be used in accordance with the operating procedures of the Program and will be distributed as such: (1) 90 percent of the program income will be used to fund future assistance under the Program; and (2) 10 percent will be used to supplement the administrative costs associated with the implementation of the Program.

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

**Housing Rehabilitation Assistance Program
Prince George’s County, Maryland**

Source of Funds: Revolving Loan Funds Available for Reallocation

Revolving Loan (RL) as of June 2017		Available Amount
Single-Family Rehab (SFR) Revolving Loan		1,573,982.20
	Total RL	1,573,982.20

Uses of Funds: Approximate Number of Home Owner Units Assisted under Housing Rehabilitation Assistance Program

Total Single Family Rehab (SFR) Revolving Loan		1,573,982.20
Maximum Amount Allowed for Service Delivery Cost at 20%		(314,796.44)
Amount Available for Rehabilitation of Single Family Homes		1,259,185.76
Number of Homes Rehabbed at an Average Cost of \$60,000 per Home		21