



Angela D. Alsobrooks

County Executive

PRINCE GEORGE'S COUNTY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Housing and Community Development Annual Action Plan – Fiscal Year (FY) 2020

Planning, Housing and Economic Development (PHED) Committee Meeting

Estella Alexander
Acting Director

April 24, 2019

“Prince George’s County Affirmatively Furthering Fair Housing”





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ANNUAL ACTION PLAN &

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OVERVIEW

- The Prince George's County Annual Action Plan (AAP) is a document that describes actions, activities and programs proposed for Fiscal Year (FY) 2020 to address priority needs and specific objectives identified in the County's approved FY 2016-2020 Consolidated Plan for Housing and Community Development.
- The federal entitlement programs (CDBG, HOME, ESG and HOPWA) are intended to provide critical funding in support of housing and community development activities to benefit low to moderate income (LMI) households with the goal of producing and preserving decent housing, sustaining suitable living environments, and expanding economic opportunities.
- Each CDBG activity must be eligible and address one of the following national objectives as established by the Act:
 - Benefitting Low/Moderate Income Persons
 - L/M Income Limited Clientele, Job, Area Benefit, or Housing
 - Preventing or Eliminating Slums or Blight (currently not accepting applications)
 - Urgent Needs (only declared by the County Executive)



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HUD/CDBG & HOME INCOME LIMITS

FY 2018 Median Family Income: \$117,200

Household Size	30% AMI (Extremely Low Income)	50% AMI (Very Low Income)	80% AMI (Low Income)	2018 UNCAPPED INCOME LIMITS
1	\$24,650	\$41,050	\$54,250	\$65,650
2	\$28,150	\$46,900	\$62,000	\$75,000
3	\$31,650	\$52,750	\$69,750	\$84,400
4	\$35,150	\$58,600	\$77,450	\$93,750
5	\$38,000	\$63,300	\$83,650	\$101,250
6	\$40,800	\$68,000	\$89,850	\$108,750
7	\$43,600	\$72,700	\$96,050	\$116,250
8	\$46,400	\$77,400	\$102,250	\$123,750

*Source: U.S. Department of Housing and Urban Development
(<http://www.huduser.org>)*

Income limits are set to determine eligibility for HUD programs. The CDBG Program utilize income limits from 30% to 80% AMI. In addition, the “uncapped” income limits (shaded gray) are used to determine applicant eligibility to participate in homeowner rehabilitation and homebuyer assistance programs administered with CDBG and/or HOME funds.



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FY 2020 CDBG PRELIMINARY RECOMMENDATIONS



PY 45 Application/Proposals – Preliminary Recommendations	
Classification	Amount by Category
CDBG Program Income	\$83,392.00
Affordable Housing – Acquisition & Rehab	\$2,058,063.00
Economic Development	\$162,800.00
Planning and Administration	\$1,017,200.00
Public Facilities & Infrastructures	\$1,290,779.00
Public Services	\$719,504.00
Total:	\$5,331,738.00*

***Anticipated Funding:**

CDBG Entitlement: \$4,987,427.00

CDBG Program Income (Source: Multi-family Commercial Loans and Lead Identification Field Testing (LIFT)): \$83,392.00

CDBG Program Income (Source: Multi-family Commercial Loans and Lead Identification Field Testing (LIFT)): \$20,848.00

CDBG Program Income (Source: Housing Rehabilitation Assistance Program): \$240,071.00



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PROGRAM YEAR (PY) 45 CDBG FUNDING RECOMMENDATION SUMMARY WITH STAFFING COMPLIMENTS



Categories	PY 45 Funding Recommendations	Percent of Total
<i>Program Income</i>	\$ 83,392	2%
<i>Affordable Housing</i>	\$ 2,058,063	39%
HRAP Revolving Loan Program (PI)	\$ 240,071	
HRAP - Operating/Non-Personnel	\$ 53,219	
HRAP - Comp & Fringe	\$ 425,273	
Sub-Recipients Allocations (8)	\$ 1,339,500	
<i>Economic Development</i>	\$ 162,800	3%
Sub-Recipients Allocations (2)		
<i>Planning & Admin</i>	\$ 1,017,200	19%
Program Income	\$ 20,848	
CPD Admin - Operating/Non-Personnel	\$ 46,587	
CPD Admin - Comp & Fringe	\$ 749,765	
Sub-Recipients Allocations (2)	\$ 200,000	
<i>Public Facilities</i>	\$ 1,290,779	24%
Sub-Recipients Allocations (8)	\$ 1,290,779	
<i>Public Service</i>	\$ 719,504	13%
Sub-Recipients Allocations (20)	\$ 719,504	
Total	\$ 5,331,738	100%

*CDBG Entitlement funds are 5% (5,331,738) of the Department of Housing and Community Development FY 2020 Budget (\$106,854,000).



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HOME PROGRAM OVERVIEW



HOME Investment Partnership (HOME) Program/ Housing Investment Trust Fund (HITF)

- Through the HOME Program, HCD encourages non-profit and for-profit developers to produce and rehabilitate housing, assist first-time homebuyers to purchase homes, acquire or improve group homes for special populations and assist Community Housing Development Organizations (CHDO's) to create and support housing opportunities for income eligible households.
- In April 2018, DHCD issued a Notice of Funding Availability (NOFA) for funds available through HOME and the Housing Investment Trust Fund (HITF) to support the acquisition, new construction or rehabilitation of affordable/workforce rental housing.
- Six (6) applications for funding were submitted. After the review, underwriting and scoring process, 3 projects were recommended for funding and legislation will be forthcoming to approve the commitment of these funds. Approximately \$2.8 million of HOME Funds will be awarded, upon approval.



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FY 2020 HOME PRELIMINARY ALLOCATIONS



Categories	PY 28 Funds	Percent of Total
HOME Program Income Activities	\$2,937,037.22	64%
Homebuyer Activities	0.00	0%
Multi-Family Rental Housing Construction and Rehabilitation Program	\$1,141,911.00	25%
CHDO Set-Aside Activities	\$244,695.00	5%
CHDO Operating Assistance	\$81,565.00	2%
HOME Administration	\$163,130.00	4%
Total:	\$4,568,338.22	100.0%
Anticipated HOME Funds PY 28		
HOME Entitlement	\$2,154,220.00	
HOME Voluntary Grant Reduction Plan	(\$522,919.00)	
HOME Program Income:	\$2,937,037.22	
Total:	\$4,568,338.22	

Note: All percentages are based on the total of Entitlement Funds plus Program Income. The percentages are rounded to the tenth.



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PROGRAM YEAR (PY) 28 HOME INVESTMENT PARTNERSHIPS RECOMMENDATION SUMMARY WITH STAFFING COMPLIMENTS



Categories	PY 28 Funding Recommendations		Percent of Total
<i>Program Income</i>		\$ 2,937,037	64%
<i>Multi-Family Rental Housing Construction & Rehabilitation Program</i>		\$ 1,141,911	25%
<i>CHDO Set-Aside Activities</i>		\$ 244,695	5%
<i>CHDO Operating Assistance</i>		\$ 81,565	2%
<i>HOME Administration</i>		\$ 163,130	4%
HOME Admin - Operating/Non-Personnel	\$ 61,873		
HOME Admin - Comp & Fringe	\$ 101,257		
Total		\$ 4,568,338	100%
Staff Count	Full-Time	Limited Term Grant Funded	Total
Administration			
Funded	1		1
Vacant -Unfunded	1		1
Total	2	0	2

*HOME Entitlement funds is 4% (\$4,568,338) of the Department of Housing and Community Development FY 2020 Proposed Budget (\$106,854,000).



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FY 2019 HOME AWARDEE:



GLENARDEN PHASE 2A

Land Acquisition and New Construction: 8405 Hamlin Street, Lanham, MD (District 5)

Targeted Completion Date: Late 2020/Early 2021

Description: 55 units of affordable senior rental housing with 100% of the units targeting seniors at and below 60% Area Median Income (AMI)

Bedroom Mix: 47 one-bedroom units and 8 two-bedroom units

Predevelopment Cost: \$1,400,000.00

Financing:

Tax Exempt Bonds	\$ 4,764,749.00
MD CDA Rental Housing Works	\$ 2,500,000.00
Low Income Housing Tax Credit Equity	\$ 4,656,816.00
RDA Fund (Infrastructure)	\$ 1,099,456.00
Deferred Developer Fee	\$ 460,633.00
Prince George's County HOME Loan	\$ 750,000.00
TOTAL DEVELOPMENT COST:	\$14,231,654.00



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FY 2019 HOME AWARDEE:



SUITLAND SENIOR RESIDENCES

Land Acquisition and New Construction: 2901 Toles Park Drive, Suitland, MD (District 7)

Targeted Completion Date: Late 2020/Early 2021

Description: 137 units of senior rental housing with 117 of the units targeting seniors at and below 60% Area Median Income (AMI) and 20 units at market rate

Bedroom Mix: 120 one-bedroom units and 17 two-bedroom units

Predevelopment Cost: \$1,900,000.00

Financing:

Tax Exempt Bonds	\$ 15,200,700.00
MD CDA Rental Housing Works	\$ 2,500,000.00
MD CDA Partnership Rental Housing Loan	\$ 2,000,000.00
Low Income Housing Tax Credit Equity	\$ 8,552,394.00
Capitalized Lease payment	\$ 750,000.00
Federal Home Loan Bank Grant	\$ 1,000,000.00
Deferred Developer Fee	\$ 876,585.00
Prince George's County HOME Loan	\$ 1,500,000.00
TOTAL DEVELOPMENT COST:	\$ 32,379,679.00



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FY 2019 HOME AWARDEE:

WOODLANDS AT REID TEMPLE

Land Acquisition and New Construction: 11609 Facchina Place, Glenn Dale, MD (District 4)

Targeted Completion Date: Late 2020/Early 2021

Description: 252 units of affordable senior rental housing with 100% of the units targeted seniors at and below 60% Area Median Income (AMI)

Bedroom Mix: 195 one-bedroom units and 57 two-bedroom units

Predevelopment Cost: \$5,300,000.00

Financing:

Tax Exempt Bonds	\$ 34,190,027.00
MD CDA Rental Housing Works	\$ 2,500,000.00
Low Income Housing Tax Credit Equity	\$ 17,414,140.00
Lessor Note	\$ 750,000.00
Deferred Developer Fee	\$ 2,866,548.00
Prince George's County HOME Loan	\$ 618,490.00
HUD Working Capital reserve	\$ 653,801.00
TOTAL DEVELOPMENT COST:	\$58,993,006.00



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HOME PROJECT:



PALMER PARK MEADOWS

Land Acquisition and New Construction: Intersection of Barlowe and Palmer Park Rd. (District 5)

Targeted Completion Date: Mid 2020

Description: Land acquisition and new construction of three sets of townhomes for a total of nine units to be sold to income eligible households earning 80% of Area Median Income (AMI)

Bedroom Mix: All townhomes have three bedrooms and two and half bathrooms

Predevelopment Cost: \$452,000.00

Financing:

Sales Price to Homebuyers	\$ 2,137,500.00
HOME Funds	\$ 1,700,000.00
National Fair Housing Alliance	\$ 225,000.00
National Capital Strategic Economic Development Fund	\$ 200,000.00
Community Legacy Fund	\$ 95,000.00
Maryland Operating Grant	\$ 20,000.00
PEPCO Energy Star Rebate	\$ 11,250.00
TOTAL DEVELOPMENT COST:	\$14,231,654.00



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ESG PROGRAM & OVERVIEW OF EMERGENCY SHELTERS

The DHCD is the administering agency of the ESG Program. DHCD subcontracts with the Prince George's County Department of Social Services (DSS) to implement the ESG Program. Through contracts with private non-profit agencies in the County, DSS currently uses ESG funds to provide emergency shelter, homelessness prevention and rapid re-housing services. Services are provided through the provider network used for implementation of the Homelessness Prevention and Rapid Re-Housing Program (HPRP) and all financial assistance funds are issued by DSS.

Sasha Bruce Youthwork, Inc. – Promise Place Youth Center

- Sasha Bruce Youthwork, Inc. operates the Promise Place Youth Shelter. The shelter provides safe emergency shelter housing for homeless youth and young adults ages 12-24. The shelter maintains a minimum of 20 beds for emergency shelter placement.

Community Crisis Services, Inc. – Hypothermia Program (various churches throughout the County)

- Community Crisis Services, Inc. operates the Hypothermia Program. This program provides emergency shelter beds twelve (12) hours daily during shelter months (October-April).

United Communities Against Poverty, Inc. (UCAP) – Shepherd's Cove – Homeless Shelter for Women

- UCAP operates Shepherd's Cover Shelter. UCAP's 100-bed emergency shelter facility provides emergency shelter services, 24 hours a day for women and children. They provide immediate and direct service needs to approximately 600 to 700 women every program year.

Jobs Have Priority (JHP) – Prince George's House – Homeless Shelter for Men

- JHP operates Prince George's House Shelter. JHP serves at a minimum 100 homeless in in Prince George's County. The shelter provides for basic needs of men entering the shelter.



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EMERGENCY SOLUTIONS GRANT OVERVIEW



ESG Activities	Budget Amount	Match Summary	Source Summary
Match County		\$409,657.00	
Match State		\$0.00	
Match Federal		\$0.00	
Total Match		\$409,657.00	
FY 2019 Detailed Budget Table		REQUIRED MATCH	Source of Match
Grant Amount	\$409,657.00		
Total Administration	\$30,724.00		
Eligible Activities	Activity Amount	Activity Amount	
Emergency Shelter (Operations & Essential)	\$170,840.00	\$255,251.00	County Funds
Street Outreach - Essential Services	\$42,127.00	\$19,601.00	State Funds
HMIS	\$28,120.00	\$31,601.00	County Funds
Rapid Re-housing	\$58,723.00	\$51,602.00	County Funds
Homelessness Prevention	\$79,123.00	\$51,602.00	County Funds
Administration	\$30,724.00	\$0.00	
Emergency Solutions Grant Total	\$409,657.00	\$409,657.00	



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QUESTIONS?

