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County Executive



# Department of Housing and Community Development Estella Alexander, Director Five-Year Consolidated Plan and First-Year Action Plan

July 2020

# OPENING REMARKS

- Purpose of the Consolidated Plan
- Four Primary Entitlement Programs
  - HOME Investment Partnerships Program (HOME)
  - Community Development Block Grant Program (CDBG)
  - Emergency Solutions Grant Program (ESG)
  - Housing Opportunity for Person With AIDS Program (HOPWA)
- Five-Year Consolidated Plan
- Annual Action Plan

# FIVE-YEAR CONSOLIDATED PLAN

Overview of federal requirements & Prince George's County's approach

## CONSOLIDATED PLAN: OVERVIEW

# CONSOLIDATED PLAN

### What is the purpose of the Consolidated Plan?

- Helps states and local jurisdictions assess their affordable housing and community development needs and market conditions to make data-driven, place-based investment decisions
- Serves as the County's application to HUD for federal entitlement funds

### What will it accomplish?

- Details how Prince George's County's will use an estimated **\$32 million** in federal entitlement funds to address the six priority needs.

### How does it relate to *Housing Opportunity for All*?

- Supports implementation of Housing Opportunity for All in four ways:
  1. Needs
  2. Actions
  3. Geography
  4. Outcomes

## CONSOLIDATED PLAN: STRUCTURE & KEY REQUIREMENTS

# STRUCTURE

The federal government requires that entitlement communities uses a **standardized framework** for their Consolidated Plans:

1. Process / Citizen Participation Plan
2. Housing Needs Assessment
3. Housing Market Analysis
4. Strategic Plan

The County's plan is developed for a five-year time period. Each year, an **Annual Action Plan** is developed to summarize the specific federal and non-federal resources that will address the priority needs and goals in the Consolidated Plan.

Accomplishments and progress toward Consolidated Plan goals are reported in the **Consolidated Annual Performance and Evaluation Report (CAPER)**.



## CONSOLIDATED PLAN: STRUCTURE & KEY REQUIREMENTS

# ANALYSIS OF IMPEDIMENTS

- The U.S. Department of Housing and Urban Development (HUD) requires that all states and jurisdictions that receive funding from HUD submit an Analysis of Impediments (AI) prior to the submission of a Consolidated Plan for Federal Fiscal Year (FFY) 2021-2025. The County and City of Bowie opted to complete a joint AI, as they have done in the past.
- The report identifies seven (7) fair housing issues based on the Analysis of Fair Housing Issues, Disparities in Access to Opportunity, and Disproportionate Housing Needs. To address the fair housing issues and their related contributing factors, the AI recommends several goals and action steps for Prince George's County and the City of Bowie.
- Legislation for the AI will be submitted in Fall 2020

## CONSOLIDATED PLAN: WHAT'S NEW

# NEW RESOURCES AND TOOLS TO SUPPORT IMPLEMENTATION

As part of the Consolidated Planning process, the County can also **apply for tools that increase the amount and flexibility** of their federal resources:

- Section 108 Loan Guarantee Funds
- Neighborhood Revitalization Strategy Area (NRSA)

Through the Consolidated Plan Prince George's County is applying for Section 108 authorization and will identify NRSAs at a later date.

## SECTION 108 LOAN GUARANTEE FUNDS

### **What are Section 108 Loan Guarantee Funds?**

- The Section 108 Loan Guarantee Program (Section 108) provides CDBG recipients with the ability to leverage their annual grant allocation to access low-cost, flexible financing for catalytic housing and/or economic development projects
- Prince George's County can access up to \$25 million in Section 108 financing

### **What types of activities can Section 108 financing support?**

- Acquisition
- Rehabilitation for mixed-use and/or mixed-income housing
- Economic Development (hotels, office parks, grocery stores, commercial retail)

### **What are key components of applying for Section 108?**

- Application submission (separate from the Consolidated Plan)
- HUD approval
- Funds raised from investors through a public offering – typically held in June/July
- Project screening and selection



# NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)

## What is a Neighborhood Revitalization Strategy Area?

- A NRSA is a CDBG grantee-designated area targeted for revitalization
- This designation is intended to encourage a coordinated approach to revitalizing a targeted neighborhood through comprehensive place-based efforts, leveraging additional flexibilities under the CDBG program
- Grantees must apply for approval of NRSAs through their Consolidated Planning process

## What types of activities can be targeted to the NRSA?

- Public services
- Economic development
- Housing rehabilitation

## What are key components included in the NRSA?

- Boundaries
- Demographic criteria
- Consultation
- Strategy



### POTENTIAL AREAS:

- Purple Line corridor
- Blue Line corridor

## CONSOLIDATED PLAN: PUBLIC ENGAGEMENT

# PROPOSED CHANGES TO THE CITIZEN PARTICIPATION PLAN

The 2021-2025 Consolidated Plan proposes the following changes to the County's Citizen Participation Plan related to substantial amendments:

- The County now defines a substantial amendment to the Consolidated Plan or Annual Action Plan as any changes in the use of **CDBG** or **HOME** funds from one eligible activity to another. Reallocating funds amongst identified activities will not constitute a substantial amendment. This may include:
  - A change in the allocation priorities or a change in the method of distribution of funds;
  - The addition of an eligible activity not originally funded or described in the Annual Action Plan;
  - A change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan;
  - A change in the use of CDBG, HOME, Program Income, or ESG funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity in any category within the applicable Program. All activities must have been in an approved Annual Action Plan. The CDBG categories include Affordable Housing, Economic Development, Public Facilities and Infrastructure Improvements, Public Services and Planning and Administration. The ESG categories include Emergency Shelter, Street Outreach, HMIS, Rapid-Rehousing, Homeless Prevention and Administration; and
  - A change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program Income.

## EMERGENCY AMENDMENTS

- In the event of a pandemic, natural disaster, catastrophic occurrence, or the County's receipt of disaster recovery funding, **Prince George's County establishes expedited procedures when drafting, proposing, or amending its Consolidated plans and Annual Action Plans.**
- Where the County needs to make a new Plan submission and/or Substantial Amendment to the Consolidated Plan and its most recent Annual Action Plan to address the unforeseen needs of the community, **the County will determine the necessary changes, prepare the proposed amendment and provide citizens with reasonable notice of and an opportunity to comment on the proposed amendment.**
- Pursuant to any published waivers, or upon request by the County to HUD for a waiver of the required 30 days public comment, the County will proceed with an expedited process for giving the public reasonable notice and opportunity to comment. In such emergency situations as described above, the County will provide a timeframe of **no less than 5 days for public comments** on a new Plan submission and/or substantial amendment and dictate lesser or no public hearings. The County may choose to **suspend the need for in-person public hearings** and otherwise meet the public hearing requirements with use of a virtual public hearing.

RELATIONSHIP BETWEEN HOUSING OPPORTUNITY FOR ALL & CONSOLIDATED PLAN

## AREA OF ALIGNMENT: OUTCOMES

Goals in the Consolidated Plan’s Strategic Plan aligns with advancing outcomes related to early implementation of *Housing Opportunity for All*.

Priority needs from 2021-2025 Consolidated Plan	Anticipated outcomes from Housing Opportunity for All (Years 1-3 implementation)			
	Expanded partnerships and capacity	Increased access to jobs, goods, and services	Additional supports for vulnerable residents	Increased housing stability
Connections between residents and businesses to services	●	●	●	-
Accessible homes and facilities	●	-	●	●
Diverse, affordable rental and homeownership opportunities	●	●	●	●
Quality/condition of housing	●	●	●	-
Housing instability among residents experiencing a housing crisis		-	●	●
Loss of existing affordable housing opportunities	●	-	-	●

CONSOLIDATED PLAN: STRATEGIC PLAN

# GOALS AND TARGETS\*

Goal Name	Funding	Production Targets
Increase supply of affordable rental homes	HOME	260 rental units constructed**
Stabilize and improve rental properties	HOME, CDBG	105 rental units rehabilitated
Increase homeownership opportunities	HOME	300 households supported via direct financial assistance
Increase supply of accessible and affordable homes	HOME, CDBG, HOPWA	200 households served
Prevent displacement of long-term residents	HOME, CDBG, HOPWA	200 rental units rehabilitated; 115 households served
Support independent living for seniors and persons living with disabilities	HOME, CDBG	300 households served
Prevent homelessness	ESG, CDBG, HOPWA	885 persons or households supported
Increase access to job training and economic development assistance	CDBG	45 jobs created; 20 businesses assisted
Improve quality of life / livability	CDBG, HOPWA	114,000 persons assisted; 5 public facilities supported
Support high-quality public infrastructure improvement	CDBG	114,000 persons assisted
Improve communications and information-sharing	CDBG	-

\*Based on demonstrated production capacity

\*\*DHCD currently has 657 new rent restricted units in its development pipeline and 949 new rental units in total.

# FIRST YEAR ANNUAL ACTION PLAN

CONSOLIDATED PLAN: FIRST YEAR ANNUAL ACTION PLAN

## ANNUAL ACTION PLAN OVERVIEW

The following federal entitlement funds will be available in 2021\*

- Community Development Block Grant: **\$5,506,859**
- HOME Investment Partnership Program (HOME): **\$2,855,711**
- Emergency Solutions Grant (ESG): **\$883,864**
- Housing Opportunity for Persons with AIDS (HOPWA): **\$2,001,848**
- Section 108 Loan Guarantee Funds (Section 108): **\$25,117,740\*\***

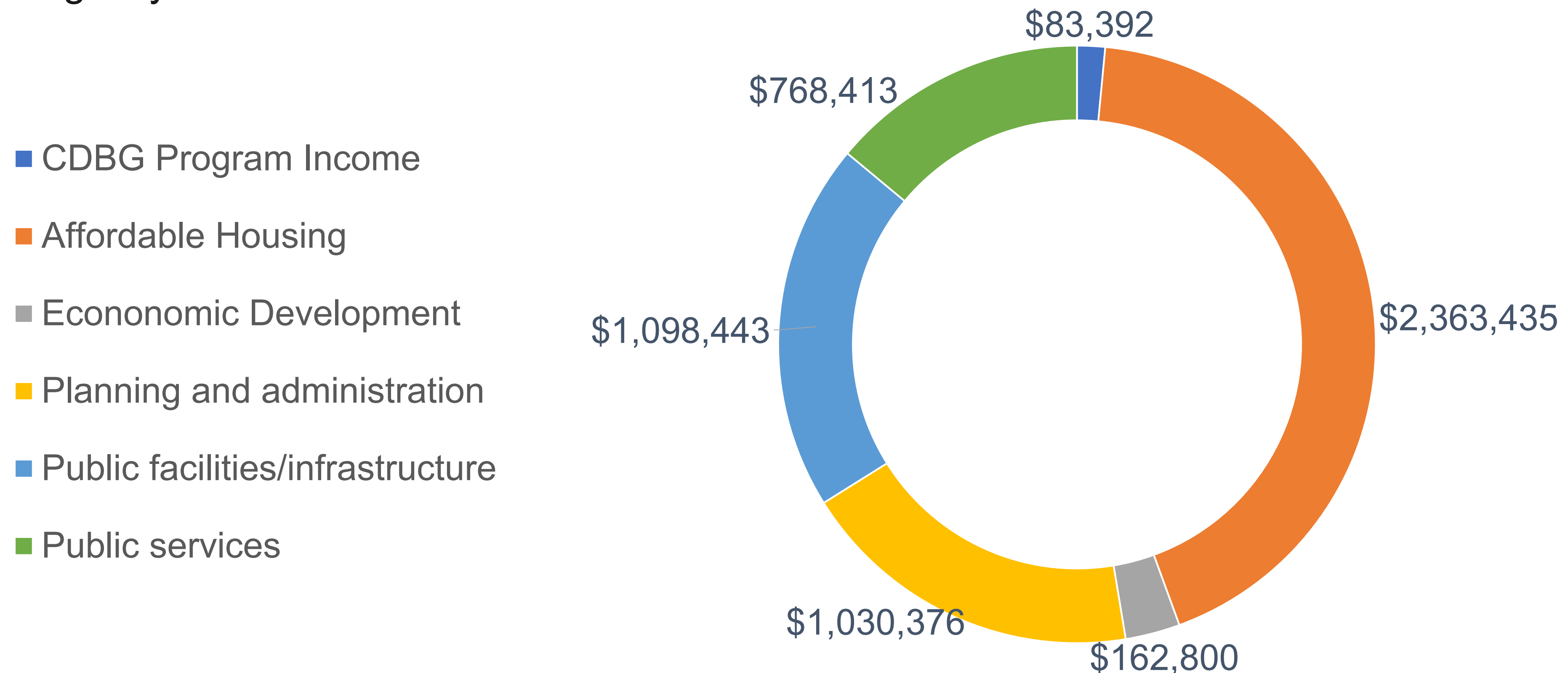
*\*Funding amounts include program income, matching funds + 2021 HUD Award, as applicable.*

*\*\*The county has five years to expend its Section 108 authorization; figure represents maximum amount.*

CONSOLIDATED PLAN: FIRST YEAR ANNUAL ACTION PLAN

# ANNUAL ACTION PLAN OVERVIEW

More than **\$5.5 million in Community Development Block Grant funds** will be allocated in the following ways in 2021:

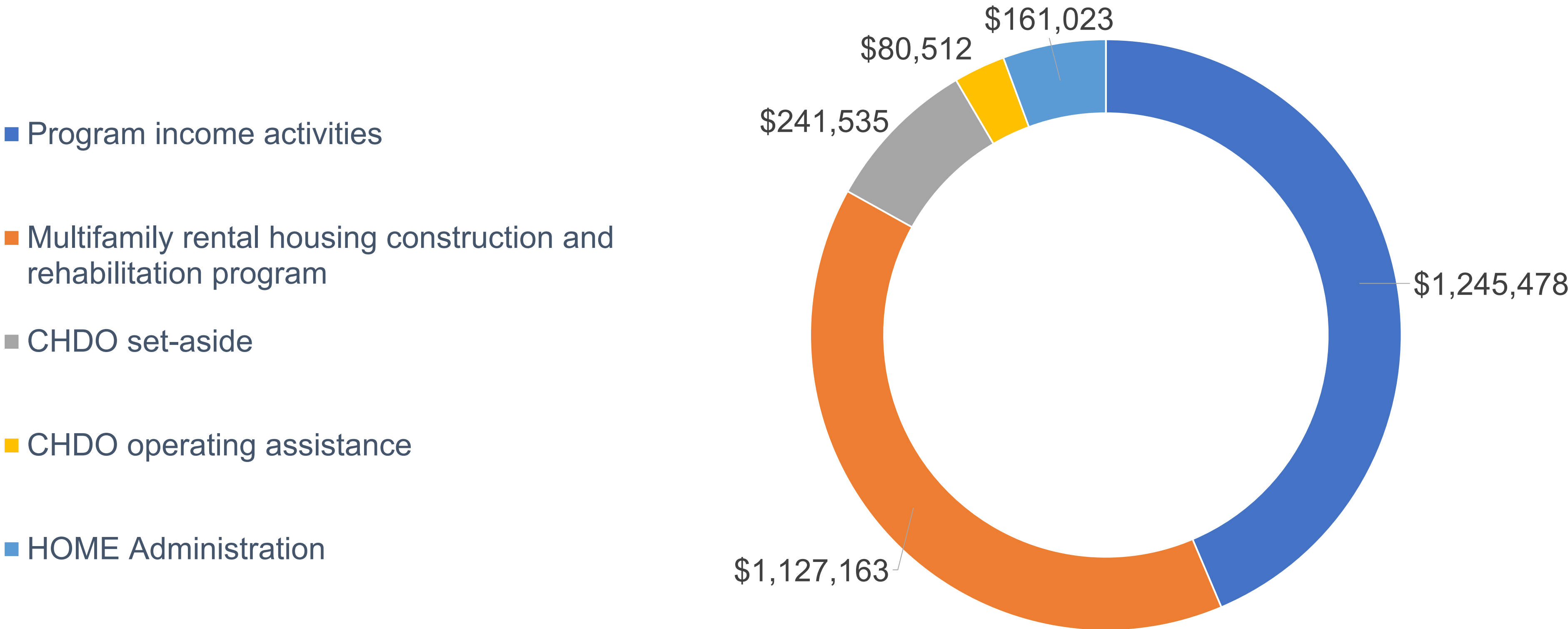




CONSOLIDATED PLAN: FIRST YEAR ANNUAL ACTION PLAN

# ANNUAL ACTION PLAN OVERVIEW

Nearly **\$2.9 million in HOME funds** will be allocated in the following ways in 2021:

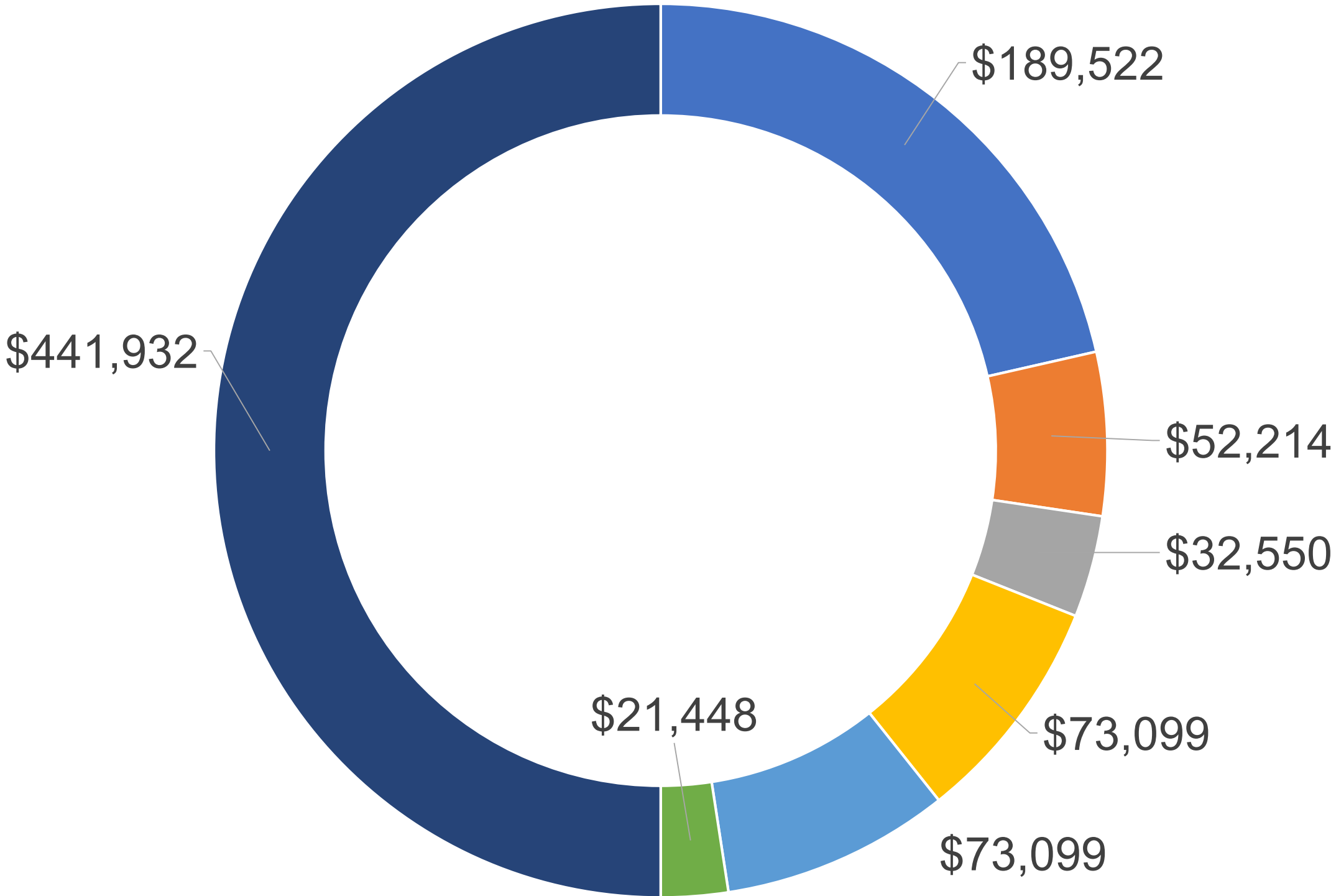


CONSOLIDATED PLAN: FIRST YEAR ANNUAL ACTION PLAN

# ANNUAL ACTION PLAN OVERVIEW

Nearly **\$884,000** in **ESG funds** will be allocated in the following ways in 2021:

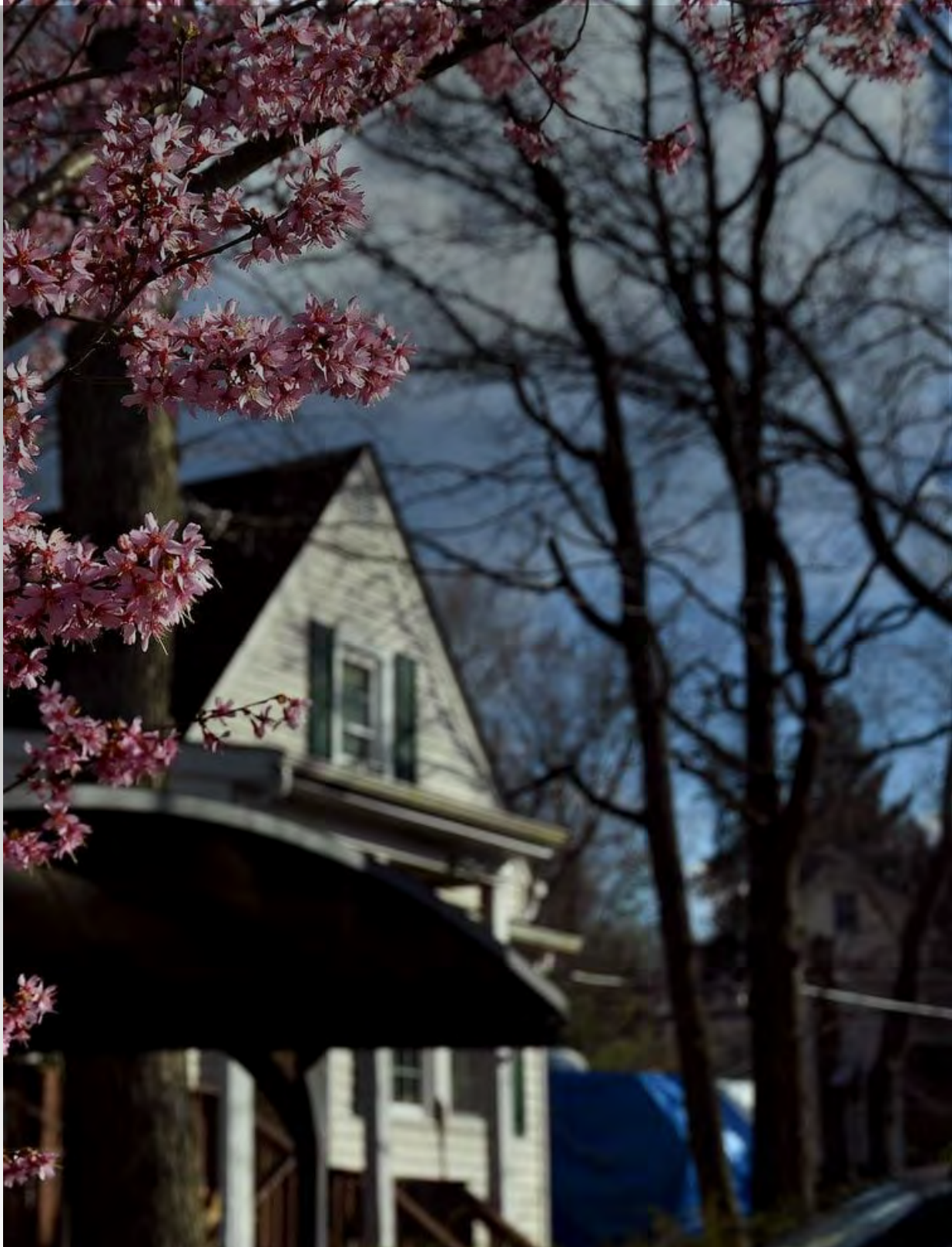
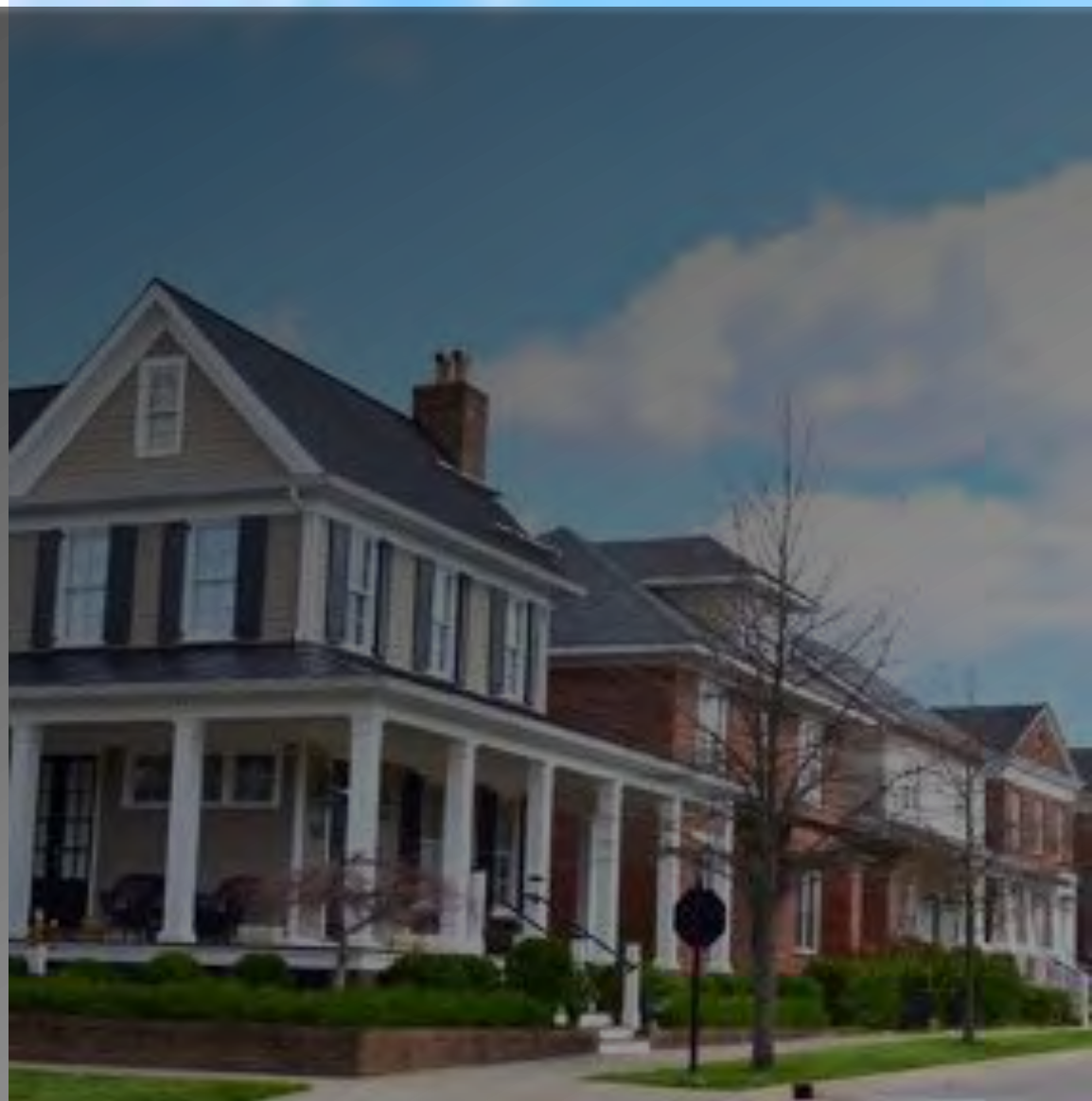
- Emergency shelter
- Street outreach
- HMIS
- Rapid re-housing
- Homelessness prevention
- HESG administration
- HESG matching funds



## CONSOLIDATED PLAN SUBMISSION

# TIMELINE & ROLE OF COUNTY COUNCIL

Part of Consolidated Plan process	Action by County Council	Timeline
Public comment	Advertise draft to constituents	March 19, 2020 – April 17, 2020
Introduction of legislation	Introduce legislation 10 days after it's received	June 2, 2020
Public hearing	Sponsor second required public hearing	July 7, 2020 (COW – Virtual)
COW Meeting	Meet for comments	July 14, 2020
Legislation adoption	Vote to adopt legislation Forward to County Executive for approval	July 21, 2020
Submission to HUD	None	July 31, 2020



Q & A

