

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2020 Legislative Session

Resolution No. CR-93-2020
Proposed by The Council Chair (by request – County Executive)
Introduced by Council Members Turner, Taveras, Ivey, Streeter, Davis, Harrison,
Anderson-Walker, Glaros, Franklin, Hawkins and Dernoga
Date of Introduction September 22, 2020

RESOLUTION

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and Community Development
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2021 Annual
4 Action Plan for Housing and Community Development by adding the United Communities
5 Against Poverty, Inc.’s (“UCAP”) Neighborhood Development Program project, an eligible
6 activity not originally funded or described in the FY 2021 Annual Action Plan, and the
7 reallocation and commitment of one hundred and twenty five thousand dollars (\$125,000) in
8 HOME Investment Partnerships (“HOME”) Program funds from the FY 2019 Annual Action
9 Plan to support the Neighborhood Development Program project.

10 WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires
11 jurisdictions that receive assistance under certain community planning and development
12 programs to submit a Five-Year Consolidated Plan and an Annual Action Plan to the Secretary
13 of HUD that outlines ways to develop viable communities by: providing decent housing, a
14 suitable living environment, and expanding economic opportunities principally for low- and
15 moderate-income persons; and

16 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its
17 Five-Year Consolidated Plan and Annual Action Plans; and

18 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures
19 for citizen participation, and must provide for and encourage citizens to participate in the
20 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair
21 Housing, the Five-Year Consolidated Plan, any substantial amendment to the Five-Year
22 Consolidated Plan, and the Performance Report; and

1 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County
2 Executive and the County Council of Prince George’s County, Maryland adopted CR-047-2020,
3 which set forth the County’s FY 2021-2025 Consolidated Plan, along with the County’s FY
4 2021-2025 Citizen Participation Plan; and

5 WHEREAS, the County’s 2021-2025 Citizen Participation Plan requires the County to
6 submit to HUD, any amendments to the County’s Five-Year Consolidated Plan or Annual Action
7 Plan that constitutes a “substantial change;” and

8 WHEREAS, pursuant to the County’s 2021-2025 Citizen Participation Plan, the following
9 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change
10 in the method of distribution of funds; (2) the addition of an eligible activity not originally
11 funded or described in the Annual Action Plan; (3) a change in the location, description,
12 regulatory reference, national objective citation, and status of an activity originally described in
13 the Annual Action Plan; and (4) a change in the use of CDBG, HOME, Program Income, or ESG
14 funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity
15 in any category within the applicable Program. All activities must have been in an approved
16 Annual Action Plan; and (5) designations for Neighborhood Revitalization Strategy Areas
17 (NRSAs); and (6) a change in the proposed uses of HUD 108 Loan Guarantee and Section 108
18 Program Income; and

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

22 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2021 Annual
23 Action Plan must be amended to include the estimated cost of projects, the total cost to bring the
24 project to completion, and an identification of the sources of funds; and

25 WHEREAS, the United Communities Against Poverty, Inc.’s (“UCAP”) Neighborhood
26 Development Program project involves the rehabilitation and resale of one (1) vacant distressed
27 home to an income-eligible first-time homebuyer, located at 1904 Campbell Drive, Suitland, MD
28 20746; and

29 WHEREAS, Attachments “A-1” and “A-2” describe the Neighborhood Development
30 Program project, the associated costs and the source(s) of funding for the project, as attached
31 hereto and made part hereof; and

1 WHEREAS, Attachment “B” includes a summary of the reallocation and commitment of
2 one hundred and twenty five thousand dollars (\$125,000) in HOME Program funds from the FY
3 2019 Annual Action Plan to support the Neighborhood Development Program project, attached
4 hereto and made part hereof; and

5 WHEREAS, Attachment “C,” consists of the County’s FY 2021 Annual Action Plan, and
6 attached hereto and made part hereof; and

7 WHEREAS, the addition of the Neighborhood Development Program project constitutes a
8 “substantial change” to the County’s FY 2021 Annual Action Plan because it is an eligible
9 activity not originally funded or described in the FY 2021 Annual Action Plan; and

10 WHEREAS, the reallocation and commitment of one hundred and twenty five thousand
11 dollars (\$125,000) in HOME Program funds constitutes a “substantial change” to the County’s
12 FY 2021 Annual Action Plan because it is a change in the allocation priorities or a change in the
13 method of distribution of funds; and

14 WHEREAS, the County Executive recommends the amendments to the FY 2021 Annual
15 Action Plan to include the addition of the United Communities Against Poverty, Inc.’s
16 (“UCAP”) Neighborhood Development Program project, and the reallocation and commitment
17 of one hundred and twenty five thousand dollars (\$125,000) in HOME funds to support this
18 project.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
20 County, Maryland, that the Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and
21 Community Development, a copy of which shall be marked for identification by the Clerk of the
22 County Council and maintained as a permanent record, is hereby amended to include the
23 Neighborhood Development Program project, and to reflect the reallocation and commitment of
24 one hundred and twenty five thousand dollars (\$125,000) in HOME Program funds, as described
25 in Attachments “A-1,” “A-2,” “B,” and “C.”

26 BE IT FURTHER RESOLVED that the County Executive or her designee is hereby
27 authorized and empowered as the official representative of Prince George’s County to submit the
28 amended FY 2021 Annual Action Plan to U.S. Department of Housing and Urban Development
29 (“HUD”), and to provide such additional information to HUD as may be required.

Adopted this 10th day of November, 2020.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**UNITED COMMUNITIES AGAINST POVERTY, INC.
NEIGHBORHOOD DEVELOPMENT PROGRAM
Capitol Heights, Maryland**

COUNCILMAN DISTRICT 7

PROJECT DESCRIPTION: United Communities Against Poverty, Inc.’s (UCAP) Neighborhood Development Program will fund, in part, the rehabilitation and will fund, in part, the rehabilitation and resale of one (1) vacant distressed home to an income-eligible first-time homebuyer

PROPOSED RECIPIENT: United Communities Against Poverty, Inc.

CONTACT: Rasheeda Jamison, President & CEO
United Communities Against Poverty, Inc.
1400 Doewood Lane
Capitol Heights, Maryland 20782
301-322-5700

NEIGHBORHOOD/LOCALITY: Suitland, Maryland
Prince George’s County
District 7

HOME INVESTMENT PARTNERSHIPS PROGRAM BUDGET: \$125,000 from HOME Community Housing Development Organization (CHDO)
Set-Aside

PROPOSED HOME INVESTMENT Approximately \$125,000 for one property:
1904 Campbell Drive, Suitland, Maryland
20746

ATTACHMENT A-2**PROJECT INFORMATION SHEET****UNITED COMMUNITIES AGAINST POVERTY, INC.
NEIGHBORHOOD DEVELOPMENT PROGRAM
Capitol Heights, Maryland****COUNCILMAN DISTRICT 7****PROJECT DESCRIPTION:**

United Communities Against Poverty, Inc. (“UCAP”) will continue their efforts in successfully acquiring foreclosed, abandoned, vacant and blighted properties for rehabilitation and resale through their program known as the Neighborhood Development Program (“the Program”) by rehabilitating a property located at 1904 Campbell Drive, Suitland, Maryland 20746 (“the Project”). Since 2012, UCAP has acquired ten (10) vacant, foreclosed and blighted homes in the inner Beltway communities of Prince George’s County, undertaken extensive renovations, and sold the properties to income-qualified first-time homebuyers. The Program has been an important tool in helping revitalize older neighborhoods that have experienced foreclosures.

Program properties that UCAP will acquire through the Neighborhood Stabilization Trust will continue to be vacant and distressed homes in Prince George’s County, primarily within the inner Beltway areas, or properties otherwise identified as nuisance properties. Properties can be single-family detached or townhomes. UCAP will fully renovate the homes with an emphasis on energy efficiency, replacing outdated mechanical, electrical and plumbing systems, and improving the properties to appeal to current market preferences. Each house will have at least three bedrooms, with a preference for at least one and a half bathrooms. Each property will be improved with easy to maintain landscaping and depending upon the neighborhood, sales prices will range from an estimated two hundred thousand dollars (\$200,000) to two hundred and sixty thousand dollars (\$260,000).

The acquisition of the Project site, 1904 Campbell Drive, was financed with Community Development Block Grant (CDBG) Program funding. The redevelopment of the property will be financed through the HOME Investment Partnerships (HOME) program, program income generated from the Neighborhood Stabilization Program (NSP), as well as program income that

UCAP has received from prior single-family development activities, as required. Additionally, UCAP will use Project funds to provide permanent subsidies to the low-income homebuyers. The subsidy will be provided in the form of a fifteen (15) year restrictive covenant which requires that the homeowner earn less than eighty percent (80%) of the Area Median Income (AMI) upon purchase and occupy the home as their primary place of residency. Further, for resale of the rehabilitated home within the first fifteen (15) years, the homeowner would be required to sell to an income-qualified buyer under the resale provision described in the County's Annual Action Plan (AAP).

Assuming an average purchase price of two hundred and sixty thousand dollars (\$260,000), with a mortgage of two hundred and eight thousand dollars (\$208,000) (80% Loan to Value (LTV)); balance of funds to come from down-payment and closing cost assistance programs), at five percent (5%) interest, a purchaser would pay approximately one thousand, one hundred and seventeen dollars (\$1,117) per month in principal and interest payments, plus an estimated five hundred and forty-seven dollars (\$547) in taxes and insurance, for a total of approximately one thousand, six hundred and sixty-four dollars (\$1,664).