

Action Plan

Grantee: Prince Georges County, MD

Grant: B-08-UN-24-0002

LOCCS Authorized Amount:	\$ 10,883,234.00
Grant Award Amount:	\$ 10,883,234.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 5,199,942.00
Total Budget:	\$ 16,083,176.00

Funding Sources

Funding Source	Funding Type
FHA insured first mortgages	Financial Institution Money
NSP	Other Federal Funds

Narratives

Areas of Greatest Need:

Mortgage foreclosures have severely impacted Prince George's County. As a result, the County has one of the highest numbers of foreclosure activities in the State of Maryland. In determining the areas of greatest need for the Neighborhood Stabilization Program (NSP), HUD guidelines required a review of the following statistical data:

- Real Estate Owned (REO),
- Received Auction Notices,
- Received Default Notices,
- Average HUD Foreclosure Risk Scores,
- Average Percentage of Low, Moderate, and Middle Income (LMMI) households,
- Average HMDA Hi Cost Loan Rate,
- Percentage of Subprime Mortgages

Based on HUD's greatest needs indicators, priority will be given to the Target Area Zip Codes in Prince George's County with the following:

- Areas that have 20 or more REOs
- Average HUD Risk Score of 5 and above
- Average HMDA Hi Cost Loan Rate of at least 25 %
- High Percentage of Subprime Mortgages
- Potential to create Workforce Housing, due to the proximity to major employers.

The following 33 zip codes were identified as areas of greatest needs.

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Distribution and Uses of Funds:

The Target Areas will consist of those zip codes that meet the criteria of Section 2301(c)(2) of HERA and areas that have the potential to create Workforce Housing due to its proximity to a major employer. The Department of Housing and Community Development (DHCD) and the Redevelopment Authority of Prince George's will maximize the impact of the NSP funds by using a comprehensive approach including:

1. Down payment and closing costs assistance for eligible families to purchase vacant foreclosed properties, with a priority for purchases in Target Areas, and a priority for vacant foreclosed properties purchased as Workforce Housing.
2. Acquiring, rehabilitating and selling blighted homes or acquiring and selling blighted



homes to non profit organizations for rehabilitation and sale, with a priority in Target Areas. This activity is similar to the approach being employed by Pasco County, Florida in its Pasco Opportunities Program (POP). 3. Providing mandated housing counseling to beneficiaries of the NSP funds (DPCCA & acquired homes purchasers). 4. Acting to reduce or minimize the occurrence of additional foreclosures by using existing County resources, i.e., the Housing Development Division (HDD) Homeownership Center and CDBG funds, to expand access to foreclosure prevention housing counseling in Target Areas; and aggressively working with local banks to promote existing state and federal programs designed to refinance sub-prime mortgages. 5. Planning and Administration will not exceed 10 percent of the NSP grant. Through this comprehensive approach, the County anticipates being able to impact a minimum of 675 households through down payment and closing cost assistance, new purchases of acquired and rehabilitated homes and foreclosure prevention efforts utilizing non NSP funding.

		NSP GRANT BUDGET Activity		%	Allocation	25%
Allocation	Total	Planning & Administration	10%	\$1,088,323		\$1,088,323 DPCCA
(Finance Mechanism)	46%	\$5,058,447	\$1,972,605	\$7,031,052	Acquisition for Rehabilitation	16%
\$1,735,655	\$644,560	\$2,380,215	Housing Counsel			

Definitions and Descriptions:

C. DEFINITIONS AND DESCRIPTIONS Definition and Terms Abandoned - A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, and the property has been vacant for at least 90 days. Affordable Housing - (See Attachment A - Affordable Rent Policy) Blighted structure - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The Property Standards Group of the Prince George's Department of Environmental Resources enforces the county housing codes by using the "International Property Maintenance Code 2000(The Code)". Section 108 of the Code defines blighted structures as "open, unfit, unsafe, unlawful or abandoned structures. CDBG funds - CDBG funds means, in addition to the definition at 24 CFR 570.3, funds used for the County's NSP. Current market appraised value - The current market appraised value means the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the Uniform Relocation Act at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, sub recipient, developer, or individual homebuyer. Foreclosed - A property that has been foreclosed upon at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law. Land bank - A land bank is a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. For the purposes of the NSP program, a land bank will operate in a specific, defined geographic area. It will purchase properties that have been abandoned or foreclosed upon and maintain, assemble, facilitate redevelopment of, market, and dispose of the land-banked properties. If the land bank is a governmental entity, it may also maintain abandoned or foreclosed property that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of the service. For the purposes of the County's NSP, land banks will not be used. Revenue for the purposes of Section 2301(d)(4) - Revenue has the same meaning as program income, as defined at 24 CFR 570.500(a) with the modifications in these Administrative Regulations. Sub recipient - Sub recipient shall have the same meaning as at the first sentence of 24 CFR 570.500(c). This includes any nonprofit organization (including a unit of general local government) that a state awards funds to. Affordability Descriptions The County will ensure continued affordability by recording a Deed of Trust and Note in land records for all NSP assisted homes. Neighborhood stabilization will be guaranteed by requiring for a period of at least 10 years that the home be the recipients' primary residence, be properly maintained, and remain affordable to individuals or families whose incomes do not exceed 120 percent of the area median income (AMI). For homes assisted under HERA §2301(f)(3)(A)(ii), the home will remain affordable to individuals or families whose incomes do not exceed 50 percent of the AMI. Rehabilitation Standards Descriptions The County will enforce its CDBG Substantial Rehabilitation Standards for Single-Family Homes properties rehabilitated with NSP funds. The standards maybe adjusted as necessary to

Low Income Targeting:

The annual incomes (as defined in 24 CFR 5.609, referred to as "Part 5 annual income") of all homebuyers must not exceed 120 percent of the Area Median Income (AMI). The County will also ensure that not less than 25 percent of the funds will be earmarked for purchases at or below 50% of the AMI. A table showing the maximum limits for all income levels is listed below.

MAXIMUM INCOME LIMITS (FY 10)

Household Size

Income Category		1- person	2- person	3- person	4- person	5- person	6-person	7-person	8-person
Very Very Low Income	30%	\$21,550	\$24,650	\$27,700	\$30,800	\$33,250	\$35,750	\$38,200	\$40,650
Very Low Income	50%	\$35,950	\$41,100	\$46,200	\$51,350	\$55,450	\$59,550	\$63,650	\$67,800
60% Limit	60%	\$43,140	\$49,320	\$55,440	\$61,620	\$66,540	\$71,460	\$76,380	\$81,360
Low Income	62%	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,250	\$79,350	\$84,500
80% Limit	80%	\$57,700	\$66,000	\$74,200	\$82,500	\$89,100	\$95,700	\$102,300	\$108,900
120% Limit	120%	\$86,600	\$99,000	\$111,300	\$123,700	\$133,600	\$143,500	\$153,400	\$163,300

Source: U.S. Department of Housing and Urban Development

Acquisition and Relocation:

E. ACQUISITIONS & RELOCATION

Demolition, conversion of LMMI dwelling units, or relocation activities are not included in the County's plan.

Public Comment:

G. PUBLIC COMMENT

The public comment period for the Neighborhood Stabilization Program (NSP) Substantial Amendment was conducted from October 30, through November 13, 2008. Free copies of the NSP amendment were made available to citizens and groups of interest upon request. A copy of the amendment was available at the main County libraries, the County's website at www.co.pg.md.us/Government/AgencyIndex/HCD and the Department of Housing and Community Development and the Redevelopment Authority of Prince George's County. A public notice was advertised in three local newspapers.

The Department of Housing and Community Development and the Redevelopment Authority of Prince George's County presented the NSP Substantial Amendment to the County Council on November 5th, 13th and 17th. The County Council sponsored a public hearing on November 18th and adopted County Resolution (CR-97-2008) supporting the NSP Substantial Amendment.

The following summary is provided to illustrate the types of comments made.

Initial comments were those of concern regarding the proposed use of NSP funds presented to the County Council. The first draft of the plan called for acquisition and rehabilitation of Real Estate Owned properties (REO) and housing counseling. Council members, the real estate community, and Community Housing Development Organizations (CHDOs) and non-profit organizations voiced concern regarding the limited use of funds resulting in a request for the DHCD to revise the plan to provide a more comprehensive way of appropriating the NSP dollars. Once the revised NSP was presented to the County Council, the general comments were favorable regarding the amended proposal calling it a proactive initiative. The Council along with the Realty and CHDO representatives were generally pleased with the second draft of the plan for down payment and closing cost assistance, acquisition and rehabilitation, and housing counseling.

Some members of the realty community, however, suggested lowering the interest rate proposed for down payment and closing cost assistance in targeted areas from 7% to 3.5%. Two CHDO's requested that increased funding be appropriated for acquisition and rehabilitation.

NSP Amendment

On July 6, the County adopted and approved an amendment to the FY 2009 Annual Action Plan to include revisions to the NSP Plan. The purpose for the revisions was to adjust the NSP administration budget to 10 percent to allow for supplemental staffing of the NSP Initiative. During the public comment period several lenders and realtors provided verbal comments in support of the budget increase and the need to adequately staff the program to ensure timely processing of down payment and closing cost assistance loan applications by the Department of Housing and Community Development.

DHCD received the following written comments and responded as reflected:

Comment: First, has the clock started to run on the program? This is very important because this has a direct effect on choosing the correct time frame for the budget.

Response: Yes, per U.S Department of Housing and Urban Development (HUD) requirements for the Neighborhood Stabilization Program (NSP), the performance period began on March 24, 2009.

Comment: The program has experienced several delays. Unofficial funding. The PGCAR and other organizations have been conducting classes for buyers to receive the required counseling. How many buyers are ready now to participate in the program? Can the current proposed staffing handle the number of qualified buyers?

Response: The NSP has not officially begun. The Prince George's County Department of Housing and Community Development (DHCD) are not responsible for pre-inception activities related to NSP that are conducted by others.

Comment: Have the approved lenders been contacted about how many buyers are in the pipeline? Has a distinction been made between those that have been approved by the lenders and those that have also satisfied the counseling requirement?

Response: The NSP has not officially begun. As such, there is no pipeline of buyers to be communicated to the approved lenders. Once the program begins, each applicant must be approved by the lenders and satisfy the HUD mandated counseling requirement to participate.

Comment: How many NSP contracts are pending? Can the current staffing handle the pending contracts and the contracts coming in the near future?

Response: Being that the program has not begun, there are no NSP contracts pending. The staffing proposal as presented to the County Council is made at the HUD maximum allowable administrative component percentage of 10%. DHCD expects this level of staffing to be sufficient and may revise the staffing compliment should the level of demand for the program increase beyond the staffing structure's capacity.

Comment: How many cases are the loan processors projected to handle on a monthly basis? What is the maximum load for the other key personnel that must be directly involved with each case? Are any of the other key personnel over their maximum projected work load?

Response: On a monthly basis the loan processors are projected to handle approximately 50 settlements. The staff that is to be hired for the processing of NSP cases will only be charged with working on NSP cases.

Comment: The peak season for the real estate market has just begun. Staffing needs to be seasonal. This is an accepted practice for the mortgage industry. If possible, the staffing should be reflective of the real estate cycle. This is a business practice that will improve on efficiency of the program and realize thousands of dollars in savings for the county.

Response: The NSP Staffing plan reflects staff's review of model down payment and closing cost assistance programs and key competencies required. To build and retain staff capacity, the NSP Staff team will be hired on a full time annual basis, rather than on a seasonal basis.

Comment: I was told that the staffing was extended to four years to basically cover a segment of buyers that will find difficulty qualifying. How many people are we talking about? Could an alternate system of underwriting these loans be established? Depending on the number of people affected, outsourcing this work may prove to be more cost effective.

Response: The NSP grant period is 48 months. The staffing plan reflects the 48 month grant period and the need to have appropriate staff in place to perform all necessary project functions. Necessary project functions will include loan processing and settlement function throughout year 3 to serve the number of households remaining in our HUD mandated 25% set-aside for households at or below 50% of the AMI (150). This population generally is more difficult to qualify and place in an affordable home. We are anticipating that we will have to obligate funds to this group, and be prepared to implement a more hands on approach to meet our HUD performance standard. Outsourcing this function is not

a viable option.

In year 4, the only staffing in place will be a ½ time compliance monitor and a full time loan portfolio specialist.

Comment: I was told that the processing could take up to 21 days. This creates an additional cost and risk to the buyer. What is driving the 21 day time frame? What is actually being done at the Department of Housing? Could some of the work be shifted to the first trust lender?

Response: No additional costs or risks should be incurred by the buyer if contract settlement dates are set in anticipation of NSP published processing time. Our goal is to complete our processing within a maximum of 21 days. In light of federal statutory compliance requirements, eligibility review and financial processing, with an adequately staffed program, staff is comfortable setting a 21 day processing timeline. We have worked with our lender and realtor partners and have advised them that when the program commences, contract settlement dates should be set with our 21 day processing timeline in mind.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
519999	Planning & Administration	0	Administration (RA)
		7	NSP Planning & Administration
522106	NSP Homeownership Counseling	5	Home Ownership Counseling
		6	Home Ownership Counseling-25% Set Aside (522154)
524197	Acquisition & Rehabilitation	3	Acquisition and Rehabilitation
		4	Acquisition and Rehabilitation of Foreclosed Homes
529875	DPCCA	1	Down Payment & Closing Cost Assistance
		2	DPCCA-25% Set Aside
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / 519999 / Planning & Administration

Grantee Activity Number: 0
Activity Title: Admnstration (RA)

Activity Type:

Administration

Project Number:

519999

Projected Start Date:

03/24/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Cancelled

Project Title:

Planning & Administration

Projected End Date:

03/24/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Redevelopment Authority of Prince George's Co.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Redevelopment Authority of Prince George's Co.

Organization Type

Unknown

Proposed Budget

\$ 0.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

9201 Basil Court Suite #155 Largo MD 20774

Activity Description:

Planning and Administrative, Compliance, Purchase of property, submit of quarterly reports.

Environmental Assessment:

Environmental None



Grantee Activity Number: 7
Activity Title: NSP Planning & Administration

Activity Type:

Administration

Project Number:

519999

Projected Start Date:

03/24/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Planning & Administration

Projected End Date:

03/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,354,380.21

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,354,380.21

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Prince George's Co. Department of Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Prince George's Co. Department of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 1,354,380.21

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

9201 Basil Court, Suite 504
Largo, MD 20774

Activity Description:



NSP 1 grant funds and PI will be used for staffing and administrative costs include legal fees, advertisements, printing, etc.

Environmental Assessment: COMPLETED

Environmental None

Project # / 522106 / NSP Homeownership Counseling

Grantee Activity Number: 5
Activity Title: Home Ownership Counseling

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 522106

Projected Start Date:
 03/24/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homeownership Counseling

Projected End Date:

05/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 270,570.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 270,570.33

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	474		474	100.00
# of Households	474		474	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	474



of Housing Units

474

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Prince George's Co. Department of Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Prince George's Co. Department of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 270,570.33

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,
20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,
20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Description:

This component of the NSP Program will provide NSP mandated housing counseling to income eligible homebuyers that will be beneficiaries of the Acquisition and Rehabilitation Activity and Down Payment and Closing Costs Activity.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 6
Activity Title: Home Ownership Counseling-25% Set Aside
 (522154)

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 522106

Projected Start Date:
 03/24/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	40	40		100.00
# of Households	40	40		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	40
# of Housing Units	40

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Prince George's Co. Department of Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Prince George's Co. Department of Housing & Community Development	Unknown	\$ 103,644.00

Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00



Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Description:

This component of the NSP Program will provide NSP mandated housing counseling to income eligible homebuyers that will be beneficiaries of the Acquisition and Rehabilitation Activity and homeownership Activity targeted to the LH 25 % set aside population.

Environmental Assessment: COMPLETED

Environmental None

Project # / 524197 / Acquisition & Rehabilitation

Grantee Activity Number: 3
Activity Title: Acquisition and Rehabilitation

Activity Type:
Rehabilitation/reconstruction of residential structures
Project Number:
524197
Projected Start Date:
03/24/2009
Project Draw Block by HUD:
Not Blocked
Activity Draw Block by HUD:
Not Blocked
Block Drawdown By Grantee:
Not Blocked
National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
Completed
Project Title:
Acquisition & Rehabilitation
Projected End Date:
05/31/2016
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,688,671.65
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 4,688,671.65

Benefit Report Type:
Direct (Households)

Program Income Account:
RA Acquisition, Rehab, Resale



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	22		22	100.00
# of Households	22		22	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	22
# of Housing Units	22
# of Substantially Rehabilitated Units	22
#Units ζ other green	4
#Units deconstructed	
#Units exceeding Energy Star	
#Units with bus/rail access	22
#Low flow showerheads	44
#Low flow toilets	66
#Units with solar panels	1
#Dishwashers replaced	22
#Clothes washers replaced	22
#Refrigerators replaced	22
#Light fixtures (outdoors) replaced	66
#Light Fixtures (indoors) replaced	198
#Replaced hot water heaters	22
#Replaced thermostats	22
#Efficient AC added/replaced	22
#Additional Attic/Roof Insulation	22
#Energy Star Replacement Windows	220
# of Properties	22

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Redevelopment Authority of Prince George's Co.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Redevelopment Authority of Prince George's Co.	Unknown	\$ 4,688,671.65
Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00

Location Description:

Activity conducted in the NSP 1 Target area consisting of the following zip codes:
 20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,
 20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,
 20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774



Activity Description:

This Activity involved the acquisition and substantial rehabilitation of foreclosed and abandoned single family homes. Redevelopment Authority of Prince George's County conducted this activity in partnership with non profit housing developers Housing Initiative Partnership, Inc. (HIP) Housing Options and Planning Enterprises (HOPE) and United Communities Against Poverty, Inc. (UCAP). Developer agreements with HIP, HOPE and UCAP addresses activity parameters including target zip codes, RDA approval of homes, rehabilitation standards, homeownership assistance requirements, reporting and treatment of program income.

Eligible homes, approved by the RDA were purchased from the National Community Stabilization Trust First Look Program. Rehabilitated homes were marketed on the multiple listing service, sold to first time homebuyers on a first come first ready basis. The Activity targets first time homebuyers (FTHBs), defined as purchasers who have not owned a home in the last three years with household income up to 120% of the AMI.

Affordability ensured with a recorded resale covenant restricting the subsequent sale or transfer of the property to households at or below 120% of the AMI for a 15 year period. RDA monitors and evaluates household income for subsequent sales during affordability period.

To further increase the affordability of homes purchased in this activity, homeownership assistance if needed was provided, represented a paper transaction at settlement,, reducing the ned PI proceeds on each transaction.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 4
Activity Title: Acquisition and Rehabilitation of Foreclosed Homes

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 524197

Projected Start Date:
 03/24/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition & Rehabilitation

Projected End Date:
 03/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,625,428.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,625,428.14

Program Income Account:
 RA Acquisition, Rehab, Resale

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Substantially Rehabilitated Units	8
# ELI Households (0-30% AMI)	
#Units with bus/rail access	8
#Low flow showerheads	24
#Low flow toilets	24
#Dishwashers replaced	8
#Clothes washers replaced	8
#Refrigerators replaced	8
#Light fixtures (outdoors) replaced	24
#Light Fixtures (indoors) replaced	72
#Replaced hot water heaters	8
#Replaced thermostats	8
#Efficient AC added/replaced	8



#Additional Attic/Roof Insulation	8
#Energy Star Replacement Windows	80
# of Properties	8

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Redevelopment Authority of Prince George's Co.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Redevelopment Authority of Prince George's Co.	Unknown	\$ 2,625,428.14
Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00

Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Description:

This Activity involved the acquisition and substantial rehabilitation of foreclosed and abandoned single family homes. Beneficiary target is first time homebuyer with household income at or below 50% of the AMI.

Redevelopment Authority of Prince George's County conducted this activity in partnership with non profit housing developers Housing Initiative Partnership, Inc. (HIP) Housing Options and Planning Enterprises (HOPE) and United Communities Against Poverty, Inc. (UCAP). Developer agreements with HIP, HOPE and UCAP addresses activity parameters including target zip codes, RDA approval of homes, rehabilitation standards, homeownership assistance requirements, reporting and treatment of program income. Eligible homes, approved by the RDA were purchased from the National Community Stabilization Trust First Look Program.

Rehabilitated homes were marketed on the multiple listing service, sold to first time homebuyers on a first come first ready basis. First time homebuyers (FTHBs), defined as purchasers who have not owned a home during the last three years with household income at or below 50% of the AMI.

To further increase the affordability of homes purchased in this activity, homeownership assistance if needed was provided, represented a paper transaction at settlement, reducing the net PI proceeds on each transaction.

Affordability ensured with a recorded Resale Covenant covenant restricting the sale of property to household at or below 50% of the AMI for a 15 year period. RDA monitors and evaluates household income at resale to subsequent buyers.

Environmental Assessment: COMPLETED

Environmental None



Project # / 529875 / DPCCA

Grantee Activity Number: 1
Activity Title: Down Payment & Closing Cost Assistance

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 529875

Projected Start Date:
 03/24/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Completed

Project Title:
 DPCCA

Projected End Date:
 05/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,041,461.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 78,134,274.00

Total Funds: \$ 83,175,735.80

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Prince George's Co. Department of Housing & Community Development	Homeownership Assistance to low- and moderate-income	522106	5	Home Ownership Counseling	General Account

Association Description:

Required housing counseling.

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	450		450	100.00
# of Households	450		450	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	450
# of Housing Units	450



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Prince George's Co. Department of Housing & Community Development

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Prince George's Co. Department of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 5,041,461.80

Funding Source Name

FHA insured first mortgages

Matching Funds

Yes

Funding Amount

\$ 78,134,274.00

NSP

No

\$ 0.00

Location Description:20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,
20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,
20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774**Activity Description:**

This component of the NSP provides down payment and closing cost assistance (DPCCA) loans through the Down Payment on Your Dream Program for purchases of eligible properties in Target zip codes.

Downpayment on Your Dream Program targets first time home buyers defined as individuals who have not purchased a home during the last 3 years. This activity targets eligible households with income at or below 120% of the AMI. The Downpayment on Your Dream Program provides 0% interest, deferred payment loans up to \$20,000 as needed for down payment and closing costs. Sizing of loan is determined after layering analysis incorporating buyers minimum cash contribution of 3.5% of the purchase price, the first mortgage and other available forms of assistance. First mortgage must not have an adjustable rate and cannot be subprime in nature.

Buyer must adhere to a 10 year affordability period. To ensure affordability, the amount of assistance is recaptured on a sliding scale up to the end of the 10 year affordability period.

Upon closing on the first mortgage and the Down Payment on Your Dream loan, homebuyer executes a promissory note and restrictive covenant with the affordability and recapture requirement that is recorded in the land records of Prince George's County.

Other requirements:

Purchase price of the property must be at least 1 percent of an appraisal completed within 60 days of the final contract offer.

Property must pass an housing quality inspection.

Hombuyer (s) must complete an 8 hour housing counseling conducted by a HUD approved housing counseling agency.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2
Activity Title: DPCCA-25% Set Aside

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

529875

Projected Start Date:

03/24/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

DPCCA

Projected End Date:

05/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,966,775.89

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 7,779,420.00

Total Funds: \$ 9,746,195.89

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Prince George's Co. Department of Housing & Community Development	Homeownership Assistance to low- and moderate-income	522106	6	Home Ownership Counseling-25% Set Aside (522154)	General Account

Association Description:

Required homeownership counseling

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	32	32		100.00
# of Households	32	32		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	32
# of Housing Units	32



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Prince George's Co. Department of Housing & Community Development

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Prince George's Co. Department of Housing & Community Development

Organization Type

Unknown

Proposed Budget

\$ 1,966,775.89

Funding Source Name

FHA insured first mortgages

Matching Funds

Yes

Funding Amount

\$ 7,779,420.00

NSP

No

\$ 0.00

Location Description:20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,
20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,
20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774**Activity Description:**

This component of the NSP provides down payment and closing cost assistance (DPCCA) loans through the Down Payment on Your Dream Program for purchases of eligible properties in Target zip codes.

Downpayment on Your Dream Program targets first time home buyers defined as individuals who have not purchased a home during the last 3 years. This activity targets eligible households with income at or below 50% of the AMI. The Downpayment on Your Dream Program provides 0% interest, deferred payment loans up to \$60,000 as needed for down payment and closing costs. Sizing of loan is determined after layering analysis incorporating buyers minimum cash contribution of 3.5% of the purchase price, the first mortgage and other available forms of assistance. First mortgage must not have an adjustable rate and cannot be subprime in nature.

Buyer must adhere to a 10 year affordability period. To ensure affordability, the amount of assistance is recaptured on a sliding scale up to the end of the 10 year affordability period.

Upon closing on the first mortgage and the Down Payment on Your Dream loan, homebuyer executes a promissory note and restrictive covenant with the affordability and recapture requirement that is recorded in the land records of Prince George's County.

Other requirements:

Purchase price of the property must be at least 1 percent of an appraisal completed within 60 days of the final contract offer.

Property must pass an housing quality inspection.

Hombuyer (s) must complete an 8 hour housing counseling conducted by a HUD approved housing counseling agency.

Environmental Assessment: COMPLETED

Environmental None



Action Plan Comments:

Reviewer - Action Plan submitted so the County could add PI accounts for NSP1.

Reviewer - Based upon the additional information provided to HUD, the proposed modifications were required for program income and that the proposed modifications meet the requirements of the NSP program. The County is reminded that it is required to maintain support documentation in its files.

Action Plan History

Version	Date
B-08-UN-24-0002 AP#1	02/03/2011
B-08-UN-24-0002 AP#2	05/03/2011
B-08-UN-24-0002 AP#3	01/18/2012
B-08-UN-24-0002 AP#4	02/16/2012
B-08-UN-24-0002 AP#5	02/17/2012
B-08-UN-24-0002 AP#6	08/27/2012
B-08-UN-24-0002 AP#7	02/12/2013
B-08-UN-24-0002 AP#8	12/02/2015
B-08-UN-24-0002 AP#9	01/29/2016
B-08-UN-24-0002 AP#10	02/23/2016
B-08-UN-24-0002 AP#11	04/14/2016
B-08-UN-24-0002 AP#12	08/10/2018
B-08-UN-24-0002 AP#13	05/06/2019
B-08-UN-24-0002 AP#14	06/18/2019



