

## MEMORANDUM

To: City Council

From: David Deutsch  
City Manager

Subject: City of Bowie Consolidated Plan FY 09-13 and the Acceptance of Grant Funds from the OpenDoor Housing Fund of Silver Spring, Maryland

Date: July 7, 2008

On May 5, 2008 City Council examined the following information presented by staff regarding the analysis of data and requisite information concerning the design of programs for the Community Development Block Grant Program (CDBG) for the U.S. Department of Housing and Urban Development for the period FY 09-13:

In order to determine the types of projects an Entitlement Community will submit to HUD for funding under the CDBG Program, HUD requires that the Entitlement Community must, at a minimum, do the following:

- Develop a Citizen Participation Plan
- Conduct a Community Needs Assessment
- Assess current demographic conditions
- Analyze changes in demographic conditions
- Develop municipal priorities

The City developed a **planning process** to achieve these objectives (See Attachment A). On October 15, 2007 the City Council approved the **FY09-13 Citizen Participation Plan** (See Attachment B) and it was filed with HUD on October 18, 2007. This document detailed the approach to solicit citizen input. In September 2007 the City distributed over 2,800 **“Community Needs” survey** forms (See Attachment C) to all households in the City and to all businesses in the City through the Bowie Spotlight, the Bowie Chamber of Commerce, and Homeowner Associations. The survey requested that **respondents rank their responses by “High Need”, “Moderate Need”, “Low Need”, or “No Need”**. The response level was very good and the **survey results** (See Attachment D) produced the **following top ten “High Need” issues:**

- Crime Awareness/Prevention
- Medical Services

Energy Conservation/Efficiency Education  
 Senior Services  
 Street Lights  
 Transportation  
 Crosswalks/Markings  
 Youth Services  
 Youth Centers  
 Libraries

The City also retained a consultant, Dennison Associates, a HUD training firm, to update the census data for the City and provide an analysis of the City's demographics including comparisons with the County and the State consistent with HUD'S requirements for the Consolidated Plan (See Attachment E). A significant finding and assessment of the report is the following:

**Age of Population**

Bowie's elderly population (i.e., persons 65 years and older) is growing faster than those of either Prince George's Co. or the State of Maryland. Between 1990 and 2000 Bowie's elderly population grew 97%; this was four times faster than the 23% growth in elderly population in Prince George's County's, and six times faster than the State of Maryland's 11% growth. In the year 2000, the overall ratio of older persons living in Bowie to the total population was 9%. This elderly population ratio was close to that of Prince George's County's older population of 8%, and slightly less than the State of Maryland's 11%.

Age of Populations Bowie, Pr. George's, & Maryland: 1990 - 2000<sup>1</sup>

Age	Bowie		% of pop	% change	Maryland		% of pop	% change	PG		% of pop	% change
	1990	2000			1990	2000			1990	2000		
<5	2,963	3,782	8%	28%	357,818	353,393	7%	-1%	55,409	57,940	7%	5%
5 - 24	9,841	12,637	25%	28%	1,309,796	1,453,701	27%	11%	117,471	240,008	30%	104%
24 - 44	13,611	17,565	35%	29%	1,677,104	1,664,677	31%	-1%	272,474	264,497	33%	-3%
45 - 65	8,790	11,579	23%	32%	919,268	1,225,408	23%	33%	133,571	177,119	22%	33%
65 >	2,384	4,706	9%	97%	517,482	599,307	11%	16%	50,343	61,951	8%	23%
<b>Total</b>	<b>37,589</b>	<b>50,269</b>			<b>4,781,468</b>	<b>5,296,486</b>			<b>629,268</b>	<b>801,515</b>		

Between 2000 and 2006, the elderly became the fastest growing population segment for Prince George's County and the State of Maryland.<sup>2</sup> Although 2000-2006 Bowie population data is not yet available for Bowie, it is reasonable to expect the city's elderly population to increase at rates similar to the percentage increases experienced in Prince George's Co. where the elderly population grew 18% and the State of Maryland where this group increased 11%.

**Conclusion**

<sup>1</sup> U.S. Census 2000 Table DP-1 Profile of General Demographic Characteristics

<sup>2</sup> Source: U.S. Census General Demographic Characteristics – 2006 population estimates.

The growth of the elderly population in Bowie will likely increase market demand for affordable rental housing. Currently, Bowie has 1,595 multifamily apartments units, only 445 of which are senior designated apartments. The anticipated growth of the elderly population indicates a need to assess ways of meeting the demand for decent affordable rental housing for the elderly so that as persons age they will have greater housing choices so that they can remain in the city.

Staff combined these observations with the following information:

- Other demographic data on the City's elderly population
- Aging of housing in the City of Bowie
- Aging of senior-owned housing in the City of Bowie
- "Community Needs" Survey
- HUD regulations and statutes
- Annual HUD Entitlement funds for the City of Bowie
- Program implementation and administration requirements
- City staff resources

The results indicated that a major citizen-identified "High Need" could be satisfied through CDBG proceeds for the elderly throughout the City.

On May 5, 2008 City Council also reviewed staff's "Conclusion" and "Recommendations" as cited below and approved resolution R-28-08 directing staff to design certain programs for Senior Citizens:

**CONCLUSION:** There is substantial evidence through an independent evaluation and analysis of the demographic profiles of the City of Bowie that the elderly population is of a significant scale and is growing faster than all other populations. A survey of all households in the City of Bowie indicates that the needs of the elderly ranks in the **top four** "High Needs" issues critical to the citizenry. HUD'S funding, regulations, and statutes provide a mechanism to address some of the housing maintenance and repair needs of the elderly population.

**RECOMMENDATIONS:** Staff recommends that City Council adopt the findings of the surveys and the results of the demographic data and analysis, and approve Resolution R-28-08 directing staff to design programs to accommodate the CDBG Entitlement funds the City receives from HUD for the new Consolidated Plan for the period July 1, 2008 - June 30, 2013 to provide certain housing maintenance and repairs for the elderly consistent with HUD'S regulations and statutes.

The OPENDOOR HOUSING FUND ("ODHF"), a private investment fund dedicated to creating and sustaining affordable housing and stable communities in the metropolitan Washington, D.C. area, has received grant funds from the Maryland Department of Housing and Community Development (DHCD) Community Legacy Fund to invest in Prince George's County in a municipality with progressive policies on maintaining decent and affordable housing. ODHF is desirous of working with the City of Bowie in support of its CDBG initiatives for Senior

Housing Rehabilitation and the use of “Green” resources in the rehabilitation process to promote energy conservation and the use of renewable resources. ODHF has offered the City a grant of \$250,000 to support Senior Housing Rehabilitation and “Green” resources and technologies in the rehabilitation process.

Two weeks ago the following information was reported on congressional initiatives for federal housing programs:

#### BILL TARGETS FEDERAL PROGRAMS, FINANCIAL INSTITUTIONS

Last week, the House Financial Services Committee held a hearing on broad legislation aimed at improving energy efficiency in buildings and federal housing programs and encouraging the development of green communities. The Green Resources for Energy Efficient Neighborhoods Act (H.R. 6078) was introduced by Rep. Ed Perlmutter (D-Colo.). The legislation is co-sponsored by Financial Services Committee Chairman Barney Frank (D-Mass.) and House Appropriations Subcommittee on Housing and Transportation Chairman John Olver (D-Mass.).

"This legislation proves that it is easy to be green," said Perlmutter. "This bill helps revitalize our economy by making energy efficiency practices more affordable, accessible, and achievable by consumers, businesses, and government entities."

The bill aims to help local governments with green building initiatives by creating a new residential energy efficient block grant program based on the same distribution formula as Community Development Block Grants (CDBG). The legislation would also require HUD to overhaul energy efficiency requirements for all federal housing programs from Section 8 to HOPE VI. Residential buildings constructed with federal support would have to meet more stringent energy standards. The bill also offers incentives for housing developers to work with landscapers to plant and care for trees and outlines the requirement of a landscaping plan for assisted housing.

A major focus of the legislation is encouraging Government Sponsored Enterprises (Fannie Mae and Freddie Mac) to expand and promote the use of location-efficient mortgages and energy-efficient mortgages. The legislation also amends the Community Reinvestment Act to allow financial institutions to consider energy efficiency improvements made by low-income and first-time buyers when assessing home values and loans. The aim, according to supporters, is to provide lower interest loans and other benefits to consumers who build, buy, or remodel homes or other buildings to improve energy efficiency.

With the backing of House leaders, the bill is expected to move forward later this summer.

**CONCLUSION:** Staff believes that the ODHF resources are consistent with City Council’s approval of R-28-08 and the programs that are being developed for the HUD Consolidated Plan FY 09-13, Community Development Block Program.

**RECOMMENDATIONS:** Staff recommends that City Council accept the grant funds from the OpenDoor Housing Fund and approve Resolution R-43-08.

Attachment:

ODHF Letter of May 16, 2008

**RESOLUTION**  
**OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND**  
**ACCEPTING A GRANT FROM OPENDOOR HOUSING FUND OF SILVER SPRING,**  
**MARYLAND AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN**  
**AGREEMENT ACCEPTING THE GRANT FUNDS**

**WHEREAS**, the City Council passed Resolution R-28-08 authorizing staff to design programs to rehabilitate owner-occupied housing for senior citizens under the regulations of the Community Development Block Grant Program (“CDBG”) of the U.S. Department of Housing and Urban Development (“HUD”) for FY09-13; and

**WHEREAS**, pursuant to this authorization, City staff has designed the Senior Citizen Housing Rehabilitation Program; and

**WHEREAS**, in order for the City to be eligible for CDBG funds to support the Senior Citizen Housing Rehabilitation Program, the City is required by HUD to demonstrate its contributions in support of CDBG Entitlement funds; and

**WHEREAS**, the City, in February 2003, adopted by resolution a policy mandating that Green Building, Low-Impact Development, Renewable Energy, and Conservation Landscaping be incorporated in all capital projects whenever feasible; and

**WHEREAS**, HUD has developed an ENERGY TASK FORCE ACTION PLAN, and promotes among its grantees, an ENERGY STAR program to encourage energy efficiency in housing rehabilitation programs; and

**WHEREAS**, OPENDOOR HOUSING FUND (“ODHF”) is a private investment fund dedicated to creating and sustaining affordable housing and stable communities in the metropolitan Washington, D.C. area; and

**WHEREAS**, ODHF has received grant funds from the Maryland Department of Housing and Community Development (DHCD) Community Legacy Fund to invest in Prince George’s

County in a municipality with progressive policies on maintaining decent and affordable housing; and

**WHEREAS**, ODHF is desirous of working with the City of Bowie in support of its CDBG initiatives for Senior Housing Rehabilitation and the use of “Green” resources in the rehabilitation process to promote energy conservation and the use of renewable resources; and

**WHEREAS**, ODHF has offered the City a grant of \$250,000 to support Senior Housing Rehabilitation and “Green” resources and technologies in the rehabilitation process.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Bowie, Maryland, that the Council accepts the grant of \$250,000 from ODHF and the City Manager is authorized to enter into an agreement with ODHF for the funds in substantially the same form as that attached hereto as Exhibit A.

**INTRODUCED AND PASSED** by the Council of the City of Bowie, Maryland at a Meeting on July 7, 2008.

**WITNESS:**

**THE CITY OF BOWIE, MARYLAND**

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Pamela A. Fleming  
City Clerk

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G. Frederick Robinson, Mayor

**APPROVED AS TO FORM AND  
SUFFICIENCY:**

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Robert H. Levan, City Attorney