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Acting County Executive

Prince George's County Consolidated Plan

Federal FY 2025-2029 (County FY 2026-2030)

DRAFT



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This plan was developed with Enterprise Advisors, the mission-driven consultancy of Enterprise Community Partners.

Contents

Executive Summary	1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
The Process	5
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	5
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)	6
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	14
Needs Assessment	23
NA-05 Overview	23
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	24
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	34
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	39
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	41
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	43
NA-35 Public Housing – 91.205(b)	46
NA-40 Homeless Needs Assessment – 91.205(c)	50
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)	54
NA-50 Non-Housing Community Development Needs – 91.215 (f)	56
Housing Market Analysis	58
MA-05 Market Analysis Overview	58
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	59
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	67
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	72
MA-25 Public and Assisted Housing – 91.210(b)	76
MA-30 Homeless Facilities and Services – 91.210(c)	78
MA-35 Special Needs Facilities and Services – 91.210(d)	82
MA-40 Barriers to Affordable Housing – 91.210(e)	88
MA-45 Non-Housing Community Development Assets 91.215(f)	90
MA-50 Needs and Market Analysis Discussion(f)	98
MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)	110
MA-65 Hazard Mitigation – 91.210 (a)(5), 91.310(a)(3)	112
Strategic Plan	119
SP-05 Overview	119

SP-10 Geographic Priorities – 91.215 (a)(1).....	120
SP-25 Priority Needs - 91.215(a)(2)	128
SP-30 Influence of Market Conditions – 91.215 (b).....	136
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	138
SP-40 Institutional Delivery System	144
SP-45 Goals	153
SP-50 Public Housing Accessibility and Involvement	156
SP-55 Barriers to Affordable Housing.....	156
SP-60 Homelessness Strategy	160
SP-65 Lead Based Paint Hazards.....	162
SP-70 Anti-Poverty Strategy.....	163
SP-80 Monitoring	166
Annual Plan.....	169
AP-15 Expected Resources - 24 CFR 91.220 (a,b,c).....	169
AP-20 Annual Goals and Objectives - 24 CFR 91.220 (c)(3) & (e)	176
AP-35 Projects – 91.220(d)	178
AP-38 Projects Summary.....	180
AP-50 Geographic Distribution - 24 CFR 91.220 (f).....	216
AP-60 Public Housing - 24 CFR 91.220 (h).....	219
AP-65 Homeless and Other Special Needs Activities - 24 CFR 91.220 (i).....	220
AP-75 Barriers to affordable housing – 91.220(j)	224
AP-85 Other Actions – 91.220(k)	227
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	233
Appendices	241
Appendix A: Summary of Comments Received.....	241

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The FY 2026-2030 Consolidated Plan is Prince George's County's strategic plan for leveraging the annual allocations of Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships Program (HOME) entitlement fund resources to develop viable communities of choice.

Since the last consolidated plan was published, the County has continued to implement *Housing Opportunity for All*, a comprehensive 10-year strategy to guide housing investments in Prince George's County. In addition to the market and needs assessments, this five-year strategic plan and annual action plan are informed by the Housing Opportunity for All actions.

The Annual Action Plan covers the first year of the FY 2026-2030 Consolidated Plan. In FY 2026, the Prince George's County estimates that it is eligible to receive \$5.3 million in CDBG, \$450 thousand in ESG, and \$2.3 million in HOME.¹ Funding for the remaining four years covered under this consolidated plan is determined on an annual basis.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objective of the plan is to identify priority needs by assessing critical issues affecting housing affordability, quality, homelessness, special needs populations, and non-housing community development. Priority needs are used to set goals for the next five years to leverage federal entitlement funds to address the needs identified in the needs assessment and through the engagement process.

Priority needs identified in the plan include:

- Prevention and reduction of chronic homelessness
- Utilization of rental assistance
- Preservation of existing affordable housing
- Creation of new affordable housing
- Expansion of public services
- Safe and inclusive public infrastructure

These needs have been well-documented through complementary planning efforts over the last several years. These efforts include the Housing Opportunity for All; the Purple Line Corridor Coalition's Housing Action Plan; and Plan 2035. In these planning efforts, these needs were consistently identified through data analysis and cited as key concerns

¹ Calculated by averaging the last three allocations from HUD.

by county residents and cross sector stakeholders, including nonprofit and for-profit developers; service providers; and employers, during community engagement activities.

In understanding its priority needs and broader policy priorities, Prince George's County will utilize its resources to accomplish the following goals:

1. *Prevent homelessness*: prevent residents from becoming homeless through evidence-based interventions
2. *Reduce homelessness*: increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services
3. *Preserve & improve existing affordable rental housing*: preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
4. *Improve housing conditions for homeowners*: increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency & weatherization improvements, and accessibility modifications)
5. *Increase the supply of affordable rental homes*: increase the number of affordable rental homes, especially for low-income residents
6. *Increase access to homeownership*: through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
7. *Strengthen the bandwidth of CHDOs*: increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities
8. *Improve the quality of life for residents*: improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
9. *Support economic mobility*: support economic mobility for low- and moderate-income residents with workforce development programs
10. *Strengthen the county's economy*: through economic development initiatives, support small businesses to foster stronger communities across the county

These goals align with the goals set forth in the Housing Opportunity for All Comprehensive Housing Strategy, as well as the County's Economic Development Platform while optimizing other County, State, and federal resources.

3. Evaluation of past performance

Consistent with the FY 2021-2025 Consolidated Plan, the County accomplished the

following goals in the first four years of the plan. Outcomes from the fifth year of the FY 2021-2025 Consolidated Plan will be reported in the FY 2025 CAPER.

Goal 1: Increase supply of affordable rental units by constructing 260 housing units by 2025. The County met 13% of its five-year goal by constructing 35 HOME-assisted rental housing units. The following HOME-funded projects are anticipated to be completed and reported in future CAPERs:

- Homes at Oxon Hill
- Residences at Springbrook
- Hillhouse at Beechfield

Goal 2: Stabilize and improve rental properties by rehabilitating 105 rental units by 2025. The County met its five-year goal by rehabilitating 424 rental housing units with the use of CDBG funds.

Goal 3: Increase homeownership opportunities by providing direct financial assistance to 300 homebuyers by 2025. The County met 14% of its five-year goal by providing direct financial assistance to 42 homebuyers.

Goal 4: Increase supply of accessible and affordable homes by rehabilitating existing housing units for 200 homeowners by 2025. The County met 45% of its five-year goal by rehabilitating 89 existing homeowner units.

Goal 5: Prevent displacement of long-time residents by rehabilitating 200 rental units and providing rental assistance to 110 households at risk of homelessness. The County met its five-year goals by rehabilitating 424 rental units and providing rental assistance to 187 individuals at risk of homelessness.

Goal 6: Support independent living for senior and disabled households by rehabilitating 150 rental and 150 existing owner housing units by 2025. The County rehabilitated 150 rental units and rehabilitated 30 existing homeowner units.

Goal 7: Support persons experiencing homelessness and non-homeless persons with special needs by providing rental assistance to 885 persons by 2025. The County met 34% of its five-year goal by providing tenant-based rental assistance to 297 persons experiencing homelessness.

Goal 8: Increase access to job training and economic development assistance by creating and/or retaining 45 jobs and assisting 20 small businesses by 2025. The County met its five-year goals by creating and/or retaining 607 jobs and assisting 202 small businesses.

Goal 9: Improve quality of life/livability by supporting public services activities that assist 42,879 low to moderate-income persons by 2025. The County met 61% of its five-year goal by assisting 26,341 individuals.

Goal 10: Support high-quality public infrastructure improvement activities by supporting public facility or infrastructure improvement activities benefiting 114,000 low to moderate-income persons. The County met its five-year goal by assisting 132,625 individuals.

Goal 11: Improve communications and information sharing by increasing the number of low

to moderate-income persons served during FY 2016-2020 by 3%. The County met 60% of its five-year goal by assisting 26,341 individuals.

Response to COVID-19 Pandemic

As a part of the County's response to the COVID-19 pandemic, the County leveraged Community Development Block Grant CARES Act (CDBG-CV) funds in an effort to prevent, prepare for, and respond to the coronavirus by supporting activities (i.e., food banks, housing counseling and health services) benefitting low and moderate-income residents impacted by the COVID-19 pandemic. The following describes accomplishment met to date.

CDBG-CV Goal: Support public services activities that provide housing counseling, food pantry, as well as other activities to 4,372 persons impacted by COVID-19 by 2026. To date, 109,849 low and moderate-income persons impacted by COVID-19 were assisted, exceeding its six-year goal.

4. Summary of citizen participation process and consultation process

The County employed a range of community engagement strategies, both virtual and in-person, to reach a wide and inclusive spectrum of parties impacted by the Consolidated Plan. The County provided opportunities for participation throughout the process primarily through community forums, surveys, focus groups, public hearings, and public comment periods. The County provided language translation and interpretation, meetings at various times of day, accessible meeting locations, and written & verbal opportunities to provide input in their engagement efforts.

The County's consultation included outreach to public and affordable housing providers, private and governmental health & service providers, fair housing service providers, entities working with special populations, advocacy groups, planning agencies, and residents. To examine the needs of the homeless and at-risk populations, who often may be more difficult to reach, the Department of Housing & Community Development coordinated with the Department of Social Services, who oversees the jurisdiction's Continuum of Care, to better understand the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

5. Summary of public comments

As required by HUD, the Department of Housing & Community Development employed a participatory process in the development of this Consolidated Plan. Public and private sector stakeholders provided significant input, corroborating data analysis, resulting in the identification of priority needs for the utilization of HUD entitlement and County funding.

All public comments received during the development of the Consolidated Plan are summarized in the Appendix.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received to date have been accepted and considered in the development of the FY 2026-2030 Consolidated Plan. Final summary comments are included in the Appendix.

7. Summary

Prince George's County conducted a robust Consolidated Planning process to prioritize and leverage federal entitlement grants to serve the community over the next five years. All comments and feedback from the public and stakeholders were considered and integrated into the plan or the attached appendix. Looking back over the past five-year Consolidated Planning period, the County has made great progress toward achieving many of the goals outlined in the plan. Over the next five years, the priority needs and goals identified in this plan will guide the allocation of federal entitlement funds to best serve the community.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Prince George's County	Department of Housing and Community Development
HOPWA Administrator	District of Columbia	D.C. Department of Health
HOME Administrator	Prince George's County	Department of Housing and Community Development
ESG Administrator	Prince George's County	Department of Social Services

Table 1 –Responsible Agencies

Narrative

The County's Department of Housing and Community Development is the lead agency responsible for the administration of the CDBG and the HOME Program. The Department of

Housing & Community Development subcontracts to the Department of Social Services to administer ESG.

The District of Columbia Department of Health is the regional grantee for Housing Opportunities for Persons with AIDS (HOPWA) for the Washington, D.C. Eligible Metropolitan Area.

In addition to administering the programs, the Department of Housing & Community Development is responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER).

Consolidated Plan Public Contact Information

Questions or comments regarding the FY 2026-2030 Consolidated Plan and/or the 2026 Annual Action Plan may be directed to:

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Prince George's County initiated an extensive and collaborative effort to engage a wide array of stakeholders to inform the priorities and strategies in this FY 2026-2030 Consolidated Plan. The County employed a range of community engagement strategies, both virtual and in-person, to reach a wide and inclusive spectrum of parties impacted by the Consolidated Plan. The County also utilized language translation in their engagement efforts. The County's consultation included outreach to public and affordable housing providers, private and governmental health and service providers, fair housing service providers, entities working with special populations, advocacy groups, planning agencies, and residents. To examine the needs of the homeless and at-risk populations, who often may be more difficult to reach, the Department of Housing & Community Development coordinated with the Department of Social Services, who oversees the jurisdiction's Continuum of Care, to better understand the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Focus Groups

The Department of Housing & Community Development utilized focus groups as one method of consulting with other public and private agencies when developing the plan. The

County conducted five focus groups on specific topics to obtain input from private entities, non-profit organizations, and government agencies.

The focus groups were held via Zoom on the following dates:

- Fair Housing – July 17, 2024, from 12 to 1:30 p.m.
- Special Populations – July 24, 2024, from 10 to 11:30 a.m.
- Homeless Providers – November 1 from 11:30 a.m. to 1 p.m.

These focus groups provided an overview of the Consolidated Plan, the process for its development, how it's used, and its impact on the county. Participants in the focus groups were asked to identify their organization and their involvement regarding the focus group topic area in the county. The participants were asked a variety of questions related to the focus group topic and each focus group ended with a period of open-ended dialogue for participants to voice any remaining input. Additional detail on the information provided in these focus groups can be found below in the narrative section.

Interviews

Outside of the stakeholder focus groups, the County conducted interviews with stakeholders, including those representing County economic development departments/agencies, public housing authorities, developers, and non-homeless housing service providers.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Prince George's County works to enhance coordination with health and service agencies in a variety of ways. The County's primary public partners in these efforts are the County Departments of Health and Social Services. Much of the Department of Housing & Community Development's work focuses on enhancing coordination in hiring efforts for health and service provider entities. The Department of Housing & Community Development partners with the County Department of Health to enhance support and offerings for persons looking to become community health workers. The Department of Housing & Community Development partners with Employ Prince George's on the Pathways to Government program. This program works to encourage and support county residents in obtaining jobs in County or State government roles. The County is actively involved in the Capital Area Healthcare Alliance which prepares Prince George's County residents for numerous healthcare careers through a combination of work based learning and occupational skills training.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The County's Continuum of Care consists of an array of partners including public, private, nonprofit, faith, and advocacy entities in addition to resident representatives. Prince George's County's Continuum of Care is coordinated by the Department of Social Services.

The Continuum of Care utilizes a variety of strategies to address the needs of homeless persons including street outreach, prevention, diversion, rapid re-housing, hypothermia and emergency shelter, transitional housing, permanent supportive housing, and other permanent housing interventions. All Continuum of Care services are accessed through a 2 tier centralized intake system: The Homeless Hotline, which is accessible 24 hours a day, seven days per week, and 365 days per year in combination with mobile street outreach to initiate immediate access to diversion, prevention and emergency shelter and the Coordinated Entry System that provides deeper assessment and prioritization to ensure appropriate connections to pathways to permanency for those with more complex needs who are served by the system.

The County's expiring Ten-Year Plan to Prevent and End Homeless outlined six key strategies to address homelessness (i.e., outreach, prevention & rapid re-housing, emergency shelter, transitional housing, supportive services, and permanent & supportive housing programs). The County is actively engaged in an 18-month planning process to co-develop its new 10-year plan. That plan and its priorities are incorporated by reference herein and will automatically update the Consolidated Plan priorities related to preventing and ending homelessness upon publication.

The County has been active as a Youth Homeless Demonstration Program (YHDP) site since 2018. This program works to support communities in developing and implementing a coordinated community approach to preventing and ending youth homelessness. The County's Coordinated Community Plan (CCP), created in 2020, established the framework to effectively end and prevent all experiences of homelessness and housing instability for youth and young adults. Subsequent to this effort, the Continuum of Care was selected as a Prevention Demonstration Program site and has developed additional strategies and priorities focused on upstream secondary prevention as a companion document to the CCP. Finally, the Continuum of Care has partnered with the State of Maryland as an incubator lead under the recently awarded Youth Homelessness System Improvement which is a three-year statewide system planning initiative that launches in February of 2025.

The expiring Plan also addresses priorities for housing for the county's chronically homeless, unaccompanied homeless youth, returning citizens, veterans, e survivors of domestic violence, sexual assault and trafficking, aging and elderly (amended by the collective Continuum of Care in 2018), and persons at risk of homelessness. As a recipient of ESG program funds, the County follows a Continuum of Care Coordinated Entry Policy in accordance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act and is currently a registered Built for Zero community with a goal of ending unsheltered and veteran homelessness by 2026.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Throughout the process, the Department of Housing & Community Development worked closely with the Department of Social Services to inform the Consolidated Plan and understand the needs of the persons experiencing homelessness and Continuum of Care

members. The Department of Housing & Community Development is also a member of the County's Homeless Services Partnership (HSP), which helps inform its ability to allocate ESG funds according to need. The HSP serves as the County Executive's advisory board on homelessness and is responsible for needs assessments, gaps analysis, service coordination, resource development, policies and procedures for access, data collection (HMIS), and system performance evaluation of all homeless services. The Department of Housing & Community Development solicits feedback at HSP meetings on County housing priorities, development of the Consolidated Plan, and annual ESG allocations and conducts annual training on fair housing and other housing related policies for all CoC members to ensure universal application of the most current guidance available.

The Department of Housing & Community Development works in partnership with the County's HSP and the Department of Social Services to develop policies, procedures, and performance measures used in the administration of ESG funds and other initiatives focused on preventing and ending homelessness. Performance measures are universal across all members of the Continuum of Care, thereby ensuring that all members are working toward the same goals. Different program types (i.e., emergency shelter, transitional housing, rapid re-housing, and outreach) have different performance benchmarks but the goals for all programs are the same and are informed by HUD identified system performance measures.

Funding priorities for on-going services are determined using several factors, including:

1. Priority areas identified in the County's Ten-Year Plan,
2. Alignment with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) and ESG regulations,
3. Level of need documented in HMIS (annual CAPER report), and
4. Funds currently available for similarly situated activities.

The Department of Social Services serves as the County's HMIS Lead Agency and is responsible for hosting and maintaining all HMIS data, ensuring data quality, reporting, training, technical user support, custom report design, and other HMIS data activities. The HMIS Policy and Procedures Manual cover general operational protocols and privacy, security, and data quality; and policies are updated annually by the HMIS lead. Significant changes are discussed with the Continuum of Care membership during regular plenary sessions and implemented uniformly system wide.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Throughout the Consolidated Plan process, a variety of organizations, agencies, residents, and specialists were engaged. The table below illustrates the variety of stakeholders involved in the process. These stakeholders provided consultation that informed a variety of sections of the Consolidated Plan. The table below includes the section each group's consultation informed most.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was	How was the Agency/Group/Organization consulted and what are
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		addressed by Consultation?	the anticipated outcomes of the consultation or areas for improved coordination?
Economic Action MD	Nonprofit advocacy group	Non-Housing Community Development Needs	Staff participated in focus group; shared additional context of challenges for voucher holders to find suitable housing
Housing Initiative Partnership	Nonprofit Housing provider	Housing Needs Assessment	Interviewed staff; affirmed need for breadth of services and housing repair resources
Housing Counseling Services	Non-profit HUD approved housing counseling agency	Homeless Needs Assessment	Staff participated in focus group; affirmed the need for expanded rental assistance and the need for additional funding sources for nonprofit partners
College Park Housing Authority	Housing Authority	Public Housing; Public and Assisted Housing	Participated in the CAC
Independence Now	Nonprofit advocacy group	Non-Housing Community Development Needs	Staff participated in a resident focus group and weighed in on the needs for people with disabilities as part of the CAC
United Communities Against Poverty	Community action agency	Barriers to Affordable Housing	Interviewed staff; affirmed the need for improvements to the county's aging housing stock and expanded housing opportunities for seniors
Office of Human Rights	Prince George's County government	Barriers to Affordable Housing	Interviewed staff; affirmed the benefits of public info campaigns for housing programs and housing protections
Equal Rights Center	Nonprofit advocacy group	Barriers to Affordable Housing	Interviewed staff; affirmed the need for fair housing protections, additional affordable housing, additional accessible housing and rent stabilization
Commission for Individuals with Disabilities	Prince George's County government	Non-Homeless Special Needs Assessment	Interviewed two members of the commission; affirmed the need for funding for nonprofits, local capacity building, and technical assistance
Mission First Housing Group	Nonprofit Housing provider	Housing Needs Assessment	Participated in the CAC
CASA	Nonprofit advocacy group	Housing Needs Assessment	Interviewed staff; affirmed the need for more housing and infrastructure investment in the parts of the county that have

			historically been predominately residents of color
Maryland Commission on Civil Rights	State Commission	Barriers to Affordable Housing	Interviewed staff; affirmed the need for additional education for both residents and housing providers regarding the various forms of housing discrimination
Community Legal Services	Nonprofit advocacy group	Barriers to Affordable Housing	Staff participated in focus group; affirmed challenges with housing providers and rental assistance; also provided further context on housing challenges for Spanish speaking residents
Sasha Bruce Youthwork	Nonprofit Youth service provider	Non-Homeless Special Needs Assessment	Staff participated in a focus group; provided additional insight into needs of homeless and undocumented youth
Latin American Youth Center	Nonprofit Youth service provider	Non-Homeless Special Needs Assessment	Staff participated in a focus group; affirmed need for additional resources to support veterans experiencing homelessness
Maryland-National Capital Park and Planning Commission	Planning agency	Housing Needs Assessment	Interviewed staff; provided additional context for changes to R/ECAPs since last Consolidated Plan and shared about existing and forthcoming planning programs
Department of Social Services	Prince George's County government	Homeless Needs Assessment	Interviewed staff; affirmed the need for affordable and accessible housing for seniors and the need for increased mixed-use development that include deeply affordable units
Economic Development Corporation	Prince George's County government	Non-Housing Community Development Needs	Interviewed staff; affirmed need for expanded public transit and improvements to aging commercial areas/buildings
Employ Prince George's	Prince George's County government	Non-Housing Community Development Needs	Interviewed staff; highlighted
Housing Options & Planning Enterprises, Inc. (HOPE)	Non-profit HUD approved housing counseling agency	Public and Assisted Housing; Barriers to Affordable Housing	Staff participated in focus group; affirmed the need to address racial disparities and emphasized the need for expanded food access in certain parts of the county
Housing Authority of Glenarden	Housing Authority	Public Housing; Public and	Participated in an interview and the CAC

		Assisted Housing	
Housing Authority of Prince George's County	Housing Authority	Public Housing; Public and Assisted Housing	Participated in an interview and the CAC
Housing Authority of College Park	Housing Authority	Public Housing; Public and Assisted Housing	Provided data on public housing resources
Metropolitan Housing Access Program (MHAP)	Non-profit HUD approved housing counseling agency	Non-Homeless Special Needs Assessment	Participated in a stakeholder focus group
Office of Veterans Affairs	Prince George's County government	Non-Homeless Special Needs Assessment	Participated in the CAC
The ARC Prince George's County	Nonprofit advocacy group, housing and service provider	Non-Homeless Special Needs Assessment	Participated in a resident focus group and the CAC

Table 2 - Agencies, groups, organizations who participated

Identify any agency types not consulted and provide rationale for not consulting

The Consolidated Planning process consulted a wide array of stakeholders who provided perspectives on many housing-related topics. Any organization, agency, or stakeholder group that was available and willing to be consulted in the process was. No agency types were intentionally not consulted or excluded.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Opportunity for All Comprehensive Housing Strategy	Department of Housing & Community Development	HOFA provided the strategic framework for the development of the Consolidated Plan.
Plan Prince George's 2035 General Plan	Planning Department	This plan provided additional context for planned or needed public improvements.
Coordinated Community Plan	Department of Social Services	This plan provided information about the needs of youth and specifically youth experiencing or at risk of experiencing homelessness.
Expiring 10 year plan to prevent and end homelessness	Department of Social Services	This plan provided the framework for priorities related to past performance and identified critical system needs related to the ending of the experience of homelessness

Prince George's County Continuum of Care Strategic Plan Assessment Report (11/2023)	Department of Social Services	This assessment provided the baseline for current housing and other systems gaps that are adversely impacting destabilization and permanency for residents.
County Hazard Mitigation Plan	Office of Emergency Management	This plan provided information about non-housing community development and public improvement needs identified by county residents.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The County works to enhance coordination in a variety of ways. Every year, the County aligns their Notice of Funding Availability (NOFA) with the timing of the State's competitive funding round application. The County also meets with the State's housing finance agency biweekly to discuss its pipeline of capital projects and align County support with State priorities. The County also aligns their Consolidated Plan implementation with priorities set forth in the State's Qualified Allocation Plan.

Prince George's County works regionally with other neighboring counties and localities. The County is active in the Purple Line Corridor Coalition where they work with the University of Maryland, Montgomery County Department of Housing & Community Development, and other partners to align priorities and investment in areas that may be disproportionately affected by the forthcoming transit investment. The County also works with Montgomery County as both county governments are part of the Metropolitan Washington Council of Governments (WASHCOG). As a member of that Council of Governments, the County participates in meeting certain regional collective housing development and preservation goals. The Consolidated Plan implementation works towards producing these housing units.

Narrative:

The stakeholder focus groups identified a strong need for, but not limited to, the following: homeless diversion programs, landlord engagement/mitigation strategies, more deeply affordable housing units, programs for seniors including rental, mortgage, utility & property tax debt assistance, downpayment assistance, affordable and accessible housing options for special populations including seniors, persons with disabilities & veterans, mobile/clinical street outreach, non-congregate emergency and transitional housing, diverse housing types including shared housing, access to quality and healthy food options, job training and more living wage job options – especially those that rapidly connect unemployed to sustainable employment, improved transportation options including reduced/no fare options for persons experiencing homelessness and/or with no income, expanded public transit service, services working towards the retention of businesses, trainings for small and minority businesses, technical assistance and capacity building of non-profits and service providers.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting.

HUD requires entitlement jurisdictions to provide opportunities for citizen participation in developing the Consolidated Plan. The County provided opportunities for participation throughout the process primarily through community forums, surveys, focus groups, public hearings, and public comment periods. The Consolidated Plan also utilized information gathered through the community engagement process for Housing Opportunity for All, the County's Comprehensive Housing Strategy published in 2020.

Resident Focus Group Sessions

Throughout the Consolidated Planning process, the County, in partnership with local service providers and agencies, conducted resident focus group sessions. The resident focus groups were designed for groups of eight-to-twelve participants to provide space for deeper conversations and to understand key information about residents' lived experiences in the County. The County partnered with community organizations that work with special populations or marginalized groups who may not always be easily engaged through other methods. The following resident focus groups were hosted:

- Independence Now – May 30, 2024 – nine participants
- The ARC – May 31, 2024 – seven participants
- Housing Authority of Prince George's County – September 5, 2024 – nine participants
- Youth Advisory Board – September 10, 2024 – 10 participants

Community Survey

The County created and disseminated a community survey to ask residents about their experiences accessing housing and community resources and to inform the goals and priorities set forth in the Consolidated Plan. The survey also addressed if residents or a relative have experienced discrimination, experienced limitations on housing choice, reported incidents of housing discrimination, and if they know how to report discrimination, which will be used to inform the County's Analysis of Impediments to Fair Housing.

The survey was available in both English and Spanish. The County informed residents of the survey through both social media and GovDelivery, the platform the County uses to share public information, which has over 60,000 subscribers. The County also worked with community partners and stakeholder groups to inform residents of the survey. The survey was available from May 28th to August 11th, 2024, and received 457 total responses.

Public Hearing/Community Forums

To encourage resident participation in the Consolidated Planning process, the County will hold two public hearings. The public hearings provide an opportunity for all Prince George's

County residents, non-profit organizations, and other community stakeholders to communicate their views and needs to the County.

The County also held three public community meetings regarding the 2026-2030 Consolidated Plan prior to the official public hearings that are required by the process. The County informed residents of the meetings through a variety of means including local newspaper publications, social media, outreach to County Council members and their staff, and through GovDelivery. The County also partnered with the Community Advisory Committee to inform stakeholders and residents about the meetings. During all three community meetings, participants were provided with an overview of the Consolidated Planning process and its purpose.

The first community meeting took place on May 29, 2024, from 6:00 to 8:00 p.m. and was originally planned to be held in-person, at the County RMS building located at 1400 McCormick Drive, Largo, Maryland. Due to weather-related concerns, the Department of Housing & Community Development chose to move the meeting to a virtual format to support greater attendance. There were 130 participants, including County staff, in attendance. A summary of all public comments will be included in the final Consolidated Plan, along with the County's response to the comments, if any.

The second community meeting took place on October 23, 2024, from 6:30 to 8:00 p.m. at the City of Bowie, City Council Chambers, located at 15901 Fred Robinson Way, Bowie, Maryland. There were 28 participants in attendance. Residents were asked to provide oral and written input on the County's housing and community development needs and help inform how the County should prioritize its federal funding.

Public notices were published at least 14 days prior to the scheduled public hearings in both English and Spanish.

[This section will be updated following the two public comment hearings in 2025]

During the community meetings, participants expressed there is need for, but not limited to, the following: more affordable housing, improved public safety, street and infrastructure improvements including street lighting, sidewalks and storm water management, services and facilities for special needs populations, youth centers and services, centers for people with disabilities, services for people experiencing domestic violence, mental health services, job training, down payment assistance, rental assistance, support services to prevent homelessness, housing for seniors and persons with physical disabilities, incentives for owners of rental housing to rent at affordable prices, and mixed income developments.

Technical Assistance

Prince George's County makes technical assistance available to participating municipalities, nonprofit organizations, community groups, special interest groups and citizens developing proposals for CDBG funding. The Department of Housing & Community Development's Community Planning and Development Division (CPD) can assist with needs identification, proposal concept development, budget development, underwriting and feedback, and general project and financial management. Prior to the release of the fall CDBG NOFA, the Department of Housing & Community Development hosts an annual

CDBG NOFA Application Proposal Workshop. During this training event, the County CDBG team walks prospective applicants through the process of completing and submitting an application for program funds. PY 51's session was held on October 1, 2024, and hosted over 50 participants. In addition to this established event, technical assistance may be arranged by contacting CPD at (301) 883-6511 or lbmurphy@co.pg.md.us.

FY 2026-2030 Citizen Participation Plan

The Prince George's County's "Citizen Participation Plan" is a mechanism for managing the development of the County's Consolidated Plan, Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). It is a process, required by HUD, designed to encourage residents, including low- and moderate-income citizens of the community, minorities, non-English speaking persons, and persons with disabilities, to participate in the development of the Consolidated Plan and its goals.

Public Notice and Availability

This section outlines public notice requirements for public hearings and public comment periods. The County follows all guidance put forth in the state of Maryland's Open Meetings Act. Prince George's County publishes in one or more newspapers a summary of the proposed Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report for public comment and required information about public hearings.

Public notices are posted at least 14 days before the public comment period begins or the public hearing to provide reasonable notice to the public. The public notice describes the context and purpose of these documents, the method for providing written comment, a description of funds, the program year, dates of the comment period, and the locations where copies of the entire document may be examined. Copies are available at government offices, libraries, on the County's website, and by mail upon request. The notice for public hearings should include the date, time, location, how to request accommodations, a contact for questions, and contingency language.

Copies of the final or amended Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report are distributed upon request, provided to local libraries, and posted on the County website.

Public Hearing

A minimum of two in-person or hybrid public hearings will be conducted at different stages of the program year. Public hearings must be noticed per the Public Notice and Availability section of this CPP. This includes providing accessibility and accommodations as requested by the public (e.g., space accommodations, language interpretation).

One of the public hearings must take place prior to the public comment period to collect input on housing and community development needs. At a minimum, hearings give the opportunity to identify housing needs, review proposed uses of funds, and comment on past uses of funds.

Public Comment Period

Public comment periods must be noticed per the Public Notice and Availability section of this CPP. The required duration of the public comment period is determined by the document for review.

- Consolidated Plan, Annual Action Plan, substantial amendments, and CPP submissions or changes require 30-day comment period
- Performance report/CAPER require 15-day comment period

The public notice must list out the start and end date of the comment period, and the last day counts.

Access to Records

A list of all projects using CDBG, HOME, ESG, and HOPWA funds is made available upon request. This list includes the sub-recipient's name, allocation amount, a brief description of the activity, and the fiscal year in which the funds were distributed. The Department of Housing & Community Development maintains records and reports on all activities financed, and upon request, makes these materials available to the public.

Comments and Complaints

Comments and complaints regarding the Consolidated Plan, Annual Action Plan, or Consolidated Annual Performance and Evaluation Report are accepted and considered through all stages of document preparation until the closing of the formal comment period. A summary of public comments will be appended to the Consolidated Plan or Annual Action Plan along with how the comments were considered and if any public suggestions were not used provide an explanation. Prince George's County will respond within 15 days to written complaints received.

Criteria for Amendments to a Plan

Prince George's County revises and submits to HUD, amendments to the final Consolidated Plan or Annual Action Plan whenever a "substantial change" is planned or actual activities require such an amendment. Revised or amended plans are made available for public comment and the same public notice and 30-day public comment period observed as required under this Citizen Participation Plan. The County Council shall hold a public hearing for public input on any substantial revision or amendment to the Plans and approve the amendment by resolution pursuant to Section 15A-106 of the County Code. Prince George's County must respond within 15 days to written complaints received.

Any substantial amendment to the Consolidated Plan or Annual Action plan requires a 30-day public comment period. The County defines a substantial amendment to the Consolidated Plan or Annual Action Plan as any changes in the use of CDBG funds from one eligible activity to another. Reallocating funds amongst identified activities will not constitute a substantial amendment.

The Prince George's County Consolidated Plan or Annual Action Plan is only amended for a "substantial change" whenever it makes the following decisions:

- 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;
- Designations for Neighborhood Revitalization Strategy Areas (NRSAs); 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 five days for public comments on a new Plan submission and/or substantial amendment and dictate lesser or no public hearings.

The time, date, location and subject of the public hearings will be announced in newspapers of general circulation within the County, notifying the public with reasonable advanced notice, as permitted, but no less than five days.

However, if HUD dictates a shorter comment period and/or fast turnaround time and lesser (or no) hearings, the County will comply with federal requirements.

Non-Substantial Amendments for CDBG, HOME, Program Income and ESG Reprogramming Authorized

The County authorizes a "non-substantial amendment" process for CDBG, HOME, Program Income and ESG through the County Department of Housing & Community Development subject to the process, below, when there is a change in the use of CDBG, HOME, Program Income and ESG entitlement funds less than a total of \$250,000 in the County's fiscal year [July 1 – June 30], from one existing activity to another existing eligible activity in any category within the applicable program.

Process to Identify Community Development Block Grant (CDBG) Funds for Reprogramming

The CDBG categories eligible to reprogram funds include Affordable Housing, Economic Development, Public Facilities and Infrastructure Improvements, Public Services, and Planning and Administration. The identification of funds for the purpose of reprogramming includes the following:

- **Voluntary Reprogrammed Funds:** Voluntary reprogramming represents those CDBG funds acquired when the sub-recipient has completed the originally funded activity and the Department of Housing & Community Development staff has closed the activity in the HUD Integrated Disbursement and Information System. The Department of Housing & Community Development will take actions pertaining to voluntary reprogramming subject to a sub-recipient's request and/or recommendation. However, when the eligible activity is completed and closed with a remaining balance, this represents funds available for another approved eligible activity. A subrecipient is not permitted to maintain any portion or a remaining balance for a completed and closed activity.
- Under the voluntary reprogramming, the sub-recipient provides written notification to the Department of Housing & Community Development stating: 1) the project is complete and provides closeout documentation, as required; 2) the remaining balance dollar amount; and 3) a recommendation to reprogram the remaining balance into the CDBG Program to another eligible activity.
- **Involuntary Reprogrammed Funds:** Involuntary reprogramming represents when a CDBG activity is generally flagged as "At Risk", under the HUD Integrated Disbursement and Information System, when the activity has required no draw down of funds for a year or more. The Department of Housing & Community Development will take actions pertaining to involuntary reprogramming subject to the specific circumstances that are consistent with HUD's Integrated Disbursement and Information System, which is used to provide administrative
- In the case of involuntary reprogramming, the Department of Housing & Community Development will issue a written letter specifying a 60 calendar day intensive technical assistance period to the subrecipient with a copy to the Prince George's County Council. If the intense technical assistance period does not address the deficiency, the Department of Housing & Community Development will issue a written letter to the sub-recipient stating that funds will be reprogrammed, thirty (30) calendar days from the date of the letter based on the aforementioned "At Risk" condition subject to approval of the County Executive and Prince George's County Council.
- **Program Income:** Program Income (PI) is defined as the gross income received by the grantee and its sub-recipient directly generated from the use of CDBG funds pursuant to 24 C.F.R. § 570.504. As required, the Department of Housing & Community Development's Annual Action Plan lists anticipated CDBG program income each year. As program income is receipted, it is applied to an eligible and funded sub-recipient activity, resulting in "available" entitlement funds. The

application of program income does not affect a subrecipient's original allocation award.

Process to Identify HOME Investment Partnerships (HOME) Funds for Reprogramming

The HOME categories eligible to reprogram funds include Homebuyer Activities, Multi-Family Rental Housing Construction and Rehabilitation Program, CHDO Set-Aside Activities, CHDO Operating Assistance, and HOME Administration. The identification of funds for the purpose of reprogramming includes the following:

- **Voluntary Reprogrammed Funds:** Voluntary reprogramming represents those HOME funds acquired when the sub-recipient has completed the originally funded activity and the Department of Housing & Community Development staff has closed the activity in the HUD Integrated Disbursement and Information System. The Department of Housing & Community Development will take actions pertaining to voluntary reprogramming subject to a sub-recipient's request and/or recommendation. However, when the eligible activity is completed and closed with a remaining balance, this represents funds available for another approved eligible activity. A sub-recipient is not permitted to maintain any portion or a remaining balance for a completed and closed activity.

Under the voluntary reprogramming, the sub-recipient provides written notification to the Department of Housing & Community Development stating: 1) the project is complete and provides closeout documentation, as required; 2) the remaining balance dollar amount; and 3) a recommendation to reprogram the remaining balance into the HOME Program to another eligible activity.

- **Involuntary Reprogrammed Funds:** Involuntary reprogramming represents when a HOME activity is generally flagged as "At Risk," under the HUD Integrated Disbursement and Information System, when the activity has required no draw down of funds for a year or more. The Department of Housing & Community Development will take actions pertaining to involuntary reprogramming subject to the specific circumstances that are consistent with HUD's Integrated Disbursement and Information System, which is used to provide administrative oversight of each entitlement jurisdiction.

In the case of involuntary reprogramming, the Department of Housing & Community Development will issue a written letter specifying a 60-calendar day intensive technical assistance period to the sub-recipient with a copy to the Prince George's County Executive and Council. If the intense technical assistance period does not address the deficiency, the Department of Housing & Community Development will issue a written letter to the sub-recipient stating that funds will be reprogrammed, 30 calendar days from the date of the letter based on the aforementioned "At Risk" condition subject to approval of the Prince George's County Council.

- **Program Income:** Program Income (PI) is defined as the gross income received by the grantee and its sub-recipient directly generated from the use of CDBG funds pursuant to 24 C.F.R. § 92.503. As required, the Annual Action Plan lists anticipated HOME program income each year. As program income is receipted, it is applied to an eligible and funded sub-recipient activity, resulting in “available” entitlement funds. The application of program income does not affect a sub-recipient’s original allocation award.

Criteria for Eligible CDBG Activities to Receive Reprogramming Funds

County approved CDBG activities in prior program years that are eligible to receive reprogrammed funds include Affordable Housing, Economic Development, and Public Facilities and Infrastructure Improvements.

These activities must meet one or more of the following conditions:

1. Must have submitted an application and received an approved funding allocation in a previously approved Annual Action Plan;
2. Demonstrates evidence of a need for additional CDBG funding;
3. Have a HUD approved environmental review on file;
4. Show evidence of being ready to proceed in a timely manner;
5. The Department of Housing & Community Development agrees that the activity meets a priority in the approved 2026-2030 Consolidated Plan; or
6. The Department of Housing & Community Development had determined that the recommended activity and sub-recipient demonstrates the ability to expend funds in a timely manner.

Criteria for Eligible HOME Activities to Receive Reprogramming Funds

County approved HOME activities in prior program years that are eligible to receive reprogrammed funds include Homebuyer Activities, and Multi-Family Rental Housing Construction and Rehabilitation Program. These activities must meet one or more of the following conditions:

1. Must have submitted an application and received an approved funding allocation in a previously approved Annual Action Plan;
2. Demonstrates evidence of a need for additional CDBG funding;
3. Have a HUD approved environmental review on file;
4. Show evidence of being ready to proceed in a timely manner;
5. The Department of Housing & Community Development agrees that the activity meets a priority in the approved 2026-2030 Consolidated Plan; or
6. The Department of Housing & Community Development had determined that the recommended activity and sub-recipient demonstrates the ability to expend funds in a timely manner.

Reprogramming Notification and Approval Process

The Department of Housing & Community Development shall place a notice pertaining to the proposed allocations of reprogrammed funds on the Department of Housing &

Community Development/County’s website at least 30 calendar days prior to the proposed actions to be executed by the Director pertaining to reprogrammed funds. The notice shall contain information regarding the proposed reprogramming, including total amount, opportunity to comment and subject to approval by the County Executive and County Council.

The Department of Housing & Community Development shall provide written notification 30 calendar days prior to the proposed actions to be executed by the Director pertaining to reprogrammed funds to the Prince George’s County Executive and Council, except when the County Council is in recess in August and December, including:

- Identification of where reprogramming funds are transferred from, specifically the program year, sub-recipient’s name, project title, remaining balance amount, and the summation of facts pertaining to the Department of Housing & Community Development action (i.e. voluntary or involuntary reprogrammed funds or program income).
- Identification of where reprogrammed funds will be transferred to, specifically, the program year, the sub-recipient’s name, project title, scope, location, budget, term of performance and amount of reprogrammed funds.

The Department of Housing & Community Development shall provide timely responses to any public comments or referrals received in response to the proposed reprogramming to the County Council prior to the expiration of the 30 day review period. The County Council shall provide written notification to the Department of Housing & Community Development prior to the expiration of the 30 calendar days whether the Council approves, disapproves or amends the reprogrammed funds. Failure by the County Council to provide the written notification within the 30-calendar day period shall be deemed an approval of the proposed reprogramming.

The Department of Housing & Community Development shall provide written notification of all final actions executed by the Director pertaining to reprogrammed funds to the Prince George’s County Executive, County Council and HUD. In all cases, Department of Housing & Community Development shall place a notice pertaining to the final allocations of reprogrammed funds in one or more local newspapers and update the Department of Housing & Community Development/County’s website.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Housing and Community Development Survey	Countywide	The survey received approximately 500 responses.	A summary of comments is included in the appendix.	
Community Meeting #1	Countywide	Meeting held on 5/29/24 via Zoom. There were 130 participants in	A summary of comments is included in the appendix.	All comments will be considered.

		attendance including County staff.		
Resident Focus Group #1 (In Partnership with Independence Now)		Meeting held on 5/30/2024. There were nine participants in attendance.	A summary of comments is included in the appendix.	
Resident Focus Group #2 (In Partnership with the ARC)		Meeting held on 5/31/2024. There were seven participants in attendance.	A summary of comments is included in the appendix.	
Public Housing Resident Focus Group	Public Housing Residents	Meeting held on 9/5/2024. There were nine participants in attendance.	A summary of comments is included in the appendix.	
Focus Group with Youth Advisory Board	Youth Residents	Meeting held 9/10/24 from 6:30 to 8:30 p.m. There were approximately 10 participants.	A summary of comments is included in the appendix.	All comments will be considered.
Community Meeting #2	Countywide	Meeting held 10/23/24. There were 28 participants in attendance.	A summary of comments is included in the appendix.	All comments will be considered.
Public Hearing #1	Countywide	Meeting held 1/15/25.	A summary of comments is included in the appendix.	All comments will be considered.
Public Hearing	Countywide			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Prince George’s County faces multifaceted housing and community development challenges, as highlighted in its needs assessment. The evaluation integrates data from 2016–2020 CHAS and 2018–2022 ACS, supplemented by community engagement and regional studies. The assessment identifies critical issues affecting housing affordability, quality, homelessness, special needs populations, and non-housing community development.

Housing Affordability

Housing affordability remains a pressing concern, particularly for low- and moderate-income households. Nearly 88,675 households spend more than 30% of their income on housing costs, with over 46,000 severely cost-burdened, paying more than 50% of their income on housing. Black/African American and Hispanic households are disproportionately impacted, accounting for 67% and 16% of cost-burdened households,

respectively, while representing 66% and 12% of the population. Renters face acute challenges, as vacancy rates remain low at 3.9%, below the industry standard of 5–8%.

Housing Quality and Overcrowding

The county's housing stock shows significant quality issues, with 1,225 households lacking complete plumbing or kitchen facilities and over 10,000 experiencing overcrowding. These problems disproportionately affect renter households with incomes below 50% of the area median income (AMI). Small family households and seniors bear the brunt of these challenges.

Homelessness

Homelessness is on the rise. The Metropolitan Washington Council of Governments reported that based on Point in Time (PIT) data there were 658 individuals experiencing homelessness in the county in 2024, a 47% increase since 2019. Youth and chronically homeless individuals are particularly vulnerable. Black residents represent 85% of the homeless population, highlighting racial disparities in housing insecurity. The need for targeted programs for at-risk youth, veterans, and families remains critical.

Special Needs Populations

The elderly population, now 18% of the county's residents, and individuals with disabilities (10% of residents) face significant challenges in accessing affordable, accessible housing. Supportive services for persons with HIV/AIDS, victims of domestic violence, and LGBTQIA+ youth are critical, with housing stability identified as a key need.

Non-Housing Community Development

Infrastructure deficiencies, such as inadequate public transportation, insufficient storm drainage, and limited recreational facilities, are major concerns as evidenced by feedback provided in community meetings and the community survey. The growing senior and Hispanic populations emphasize the need for accessible public services and facilities. Community engagement highlighted the demand for improved school infrastructure, workforce development, and expanded services for at-risk youth and vulnerable populations.

Conclusion

Prince George's County requires a multifaceted approach to address these challenges, including affordable housing production, preservation of existing units, and investments in public services and infrastructure. Targeted interventions for marginalized groups and increased collaboration with regional and federal partners are essential to fostering equity and resilience. The findings underscore the urgency of addressing systemic housing and community development disparities to ensure a high quality of life for all residents.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Based on the latest data, Prince George's County experienced an 11% population increase and a 13% increase in households since 2010 (Table 5). Additionally, there was a 37% increase in median household income in the county, compared to the Washington

metropolitan region, which saw a 40% increase over the same period. The Metropolitan Washington Council of Governments (MWCOC) forecasts the county will have 425,900 households and a population of 1,193,800 by 2050.²

The county has seen notable changes in demographics between 2010 and 2022. As highlighted in Table 5, the population grew from 865,271 to 957,189, an 11% increase, while the number of households increased by 13%, rising from 301,906 to 341,057. During the same period, the median household income rose by 37%, from \$71,260 to \$97,935.

Demographics	Base Year: 2010	Most Recent Year: 2022	% Change
Population	865,271	957,189	11%
Households	301,906	341,057	13%
Median Income	\$71,260	\$97,935	37%

Table 5 – Housing Needs Assessment Demographics

Sources: base year: ACS Five-Year Estimates (2006-2010); most recent year: ACS Five-Year Estimates (2018–2022)

The county has nearly 90,000 households with incomes below 50% of the Household Area Median Family Income (HAMFI) (Table 6).³ Approximately one-third of these households include at least one person aged 65 or older, and 18,000 households have at least one child under the age of six.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	45,520	43,640	37,975	37,140	151,355
Small Family Households	25,955	33,885	29,325	30,755	148,220
Large Family Households	7,940	10,500	8,560	8,865	31,915
Household contains at least one person 62-74 years of age	10,785	9,260	8,135	8,740	38,890
Household contains at least one-person age 75 or older	6,720	5,580	3,610	3,260	11,160
Households with one or more children 6 years old or younger	7,840	9,945	6,725	6,165	19,540

Table 6 - Total Households Table

Source: CHAS (2016 – 2020)

More than half of the county's households earn 100% HAMFI or less, while 127,135 households, or 40%, have incomes up to 80% HAMFI.⁴ Furthermore, 89,161 households, or

² Growth Trends to 2050: Cooperative Forecasting in Metropolitan Washington (Fall 2023) mwcog.org/file.aspx?D=7gG0nBvmVrn01yp4j1ZVHvtEKt5%2f003nSdLzZDioLfi%3d&A=S4QVtFeGYVeHBMn3J54a%2bLfwExFliH53m5%2fAMM1ubeo%3d

³ This figure was calculated by adding the total number of households between 0-30% HAMFI and the total number of households between 30% and 50% HAMFI as shown in Table 6.

⁴ All of the figures in this paragraph were calculated by adding the total households in each of the relevant income categories shown in Table 6.

28%, are considered very low income, earning 50% HAMFI or below. Of these, 156,355 households include one or more vulnerable individuals, such as seniors or children. Among these households, 50,131 have incomes below 80% HAMFI. Additionally, 37% of elderly households, or 28,180 households, have incomes below 80% HAMFI, and 24,500 households with children under six (49% of this group) are in the same income bracket.

There are 156,355 households with one or more vulnerable persons, such as elderly people and children. Of this, 50,131 are below 80% HAMFI. In total, 75,810 households include at least one-person age 62-74 years. Thirty-seven percent of elderly households (28,180) are below 80% HAMFI. Additionally, 50,215 households in the county include one or more children who are six years or younger, of which 49% (24,500) are below 80% HAMFI.

Housing Needs Summary Tables

The section below examines the following housing needs of the county's low- and moderate-income populations: general housing conditions; severe housing conditions; housing cost burdens for renters and homeowners; overcrowding conditions; and needs among at-risk, homeless, veterans, disabled, and elderly populations.

1. Housing Problems (households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	435	215	195	75	920	90	75	80	60	305
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	930	985	450	530	2,895	55	40	160	50	305
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,865	2,055	1,155	575	5,650	285	490	390	400	1,565
Housing cost burden greater than 50% of income (and none of the above problems)	18,875	5,215	425	80	24,594	11,510	5,600	1,955	715	19,780
Housing cost burden greater than 30% of income (and none of the above problems)	2,620	12,855	7,500	2,105	25,080	2,475	5,900	7,815	7,070	23,260
Zero/negative Income (and none of the above problems)	1,765	0	0	0	1,765	815	0	0	0	815

Table 7 – Housing Problems Table

Source: CHAS (2016-2020)

Households Living in Substandard Housing

As shown in Table 7, 1,225 households⁵ in the county live in substandard housing that lacks plumbing or kitchen facilities. Most are low-income renters. A total of 845 renters and 245 owner households making 80% AMI or lower live in substandard housing.

Households Living in Overcrowded Conditions

Approximately 10,415 households⁶ live in overcrowded housing conditions with roughly 30% of those households living in severely overcrowded housing (defined as having more than 1.51 persons per room). Renter households with incomes of 50% AMI or less represent the majority of the population experiencing overcrowding, indicating a need for more affordable options for these households.

Housing Cost Burden

A household is considered “housing cost burdened” if they spend 30% or more of their gross monthly income on housing costs. Outlined in Table 9, there are 48,340 households in Prince George’s County with incomes equal to or less than AMI that experience housing cost burden and none of the other housing problems. Out of these, 25,080 are renter households and 23,260 are owner households.

Households in the county with incomes at 0%-80% AMI represent 81% of cost-burdened households. As many as 22,975 renter households and 16,190 owner households within that income range spend 30% or greater of their household income on housing. Even more critical, the data shows that 24,515 renters and 19,065 owners experience severe cost burden, spending 50% or more of their income to pay for housing.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having one or more of four housing problems	20,659	7,723	1,947	1,205	31,534	10,939	5,691	2,154	1,130	19,914
Having none of four housing problems	6,565	15,841	15,861	12,360	50,627	4,362	11,050	15,055	19,430	49,897
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Source: CHAS (2013-2017)

⁵ Includes renter and owner households

⁶ Includes renter and owner households that reported living in overcrowded or severely overcrowded housing

Table 8 demonstrates that 30,329 (96%) renter households and 18,748 (94%) owner households with incomes of 80% AMI or less represent most of the households that have one or more housing problem. The existence of severe housing problems for so many households implies that it is critical to provide affordable and quality housing for households making below 80% AMI.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	8,355	9,070	3,360	20,785	3,570	4,260	4,050	11,880
Large Related	2,930	1,680	355	4,965	920	1,790	975	3,685
Elderly	5,685	2,860	1,005	9,550	7,390	4,335	3,005	14,730
Other	7,555	6,350	3,435	17,340	2,480	1,445	1,815	5,740
Total need by income	24,525	19,960	8,155	52,640	14,360	11,830	9,845	36,035

Table 9 – Cost Burden > 30%

Source: CHAS (2016 – 2020)

At least 88,675 low-income households are paying 30% or more of their income for housing related costs (Table 9). 44,485 very low-income households spend more than 30% of their income on housing related costs. Even though 60% of these households are renter households (52,640), 36,035 owner households experience a cost burden in the county. In terms of household composition, small-related households have the highest representation of households experiencing cost burden (36%), followed by elderly households (27%).

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,410	1,960	200	9,570	3,170	1,795	680	5,645
Large Related	2,115	275	0	2,390	740	510	120	1,370
Elderly	4,475	695	215	5,385	5,695	2,295	700	8,690
Other	7,085	2,345	110	9,540	2,160	1,065	455	3,680
Total need by income	21,085	5,275	525	26,885	11,765	5,665	1,955	19,385

Table 10 – Cost Burden > 50%

Source: CHAS (2016-2020)

More than 46,000 low-income households⁷ are paying 50% or more of their income on housing-related costs (Table 10), which qualifies them as severely cost-burdened. Small-related households represent 33% of all low-income severely cost burdened households.

⁷ Represents both renter and owner households

Additionally, renter households making 30% AMI or below represent 46% of the cost-burdened low-income households, while owner households making 30% AMI or below represent 25%.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,390	2,650	1,300	885	7,225	230	305	360	330	1,225
Multiple, unrelated family households	355	345	280	165	1,145	104	230	185	120	639
Other, non-family households	140	45	55	60	300	0	0	4	0	4
Total need by income	2,885	3,040	1,635	1,110	8,670	334	535	549	450	1,868

Table 11 – Crowding Information 1/2

Source: CHAS (2016-2020)

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,345	6,825	3,445	16,615	1,495	3,120	3,280	7,895

Table 12 – Crowding Information – 2/2

Source: CHAS (2016-2020)

Crowding is a condition where more than one person occupies a room in a residence. In total, 10,538 households⁸ experience overcrowding (Table 11). Renter households represent an overwhelming majority, with 8,670 (82%) households experiencing overcrowding. Most low-income households experience overcrowding: 7,560 renter households (87%) and 1,418 owner households (76%). The rate of overcrowding is highest among families. Additionally, both owner and renter households are experiencing high rates of overcrowding; 83% of renter households and 66% of owner households experience overcrowding.

Describe the number and type of single person households in need of housing assistance.

Table 11 shows that single-family households experience overcrowding the most. This group represents over 80% (8,450) of the low-income households experiencing overcrowding. Approximately twice as many low-income renter households with children experienced overcrowding than low-income owner households with children. Across both

⁸ Represents renter and owner households

renters and owners, households with 80% AMI or below experienced the highest rates of overcrowding (88% for renters and 73% for owners).

There were 97 unsheltered single adults experiencing homelessness during the most recent regional Point-In-Time count. These 97 adults represent at least 33% of the county's single adult population experiencing homelessness.⁹ This estimate is a 7% increase from 2020 numbers. Of the county's homeless population, 114 single adults were experiencing chronic homelessness, which is 100 more individuals than the 2020 count. There were also 18 veterans recorded in the most recent Point-In-Time count.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Since domestic violence often goes unreported, an accurate analysis of needs is difficult to estimate. One indicator of domestic violence and homelessness in Prince George's County is the Point in Time count. In the 2024 regional Point-In-Time count, 129 individuals reported experience with domestic violence in their responses and 37% of individuals reported their current episode of homelessness was related to domestic violence.

On a regional scale, the 2024 Washington Metro Point-In-Time Count demonstrates that the second highest factor of adults experiencing homelessness is domestic violence. Nearly 2,000 adults around the region indicated experience with domestic violence in their response. A little under half (43%) of the adults in families who responded in the subpopulation categories indicated having experienced domestic violence in the past, and nearly a third (27%) reported their current episode of homelessness was related to domestic violence. This represents an increase from the 21% recorded in 2023 for the region.

According to ACS five-year estimates (2018-2022), around 98,000 people in the county have a disability and 45,080 people (46%) had incomes below the poverty level in the last twelve months.

Using these estimates, over 45,200 individuals need housing assistance who are either disabled or are victims of domestic violence, dating violence, sexual assault, and stalking.

What are the most common housing problems?

According to Table 7, the most common housing problem for both owners and renters is housing cost burden. Nearly 35% of households in the county are paying more than 30% of their income on housing expenses, with renters representing over half of that. The issue of cost burden is significant for homeowners with incomes below 100% AMI; 92% of homeowners with housing problems are experiencing housing cost burden greater than 30%, and 77% are paying over 50% of their income on housing. Households who are housing cost burdened have less funds to put towards other necessities- food, childcare, transportation costs, healthcare costs- and have less funds available in the event of an emergency.

⁹ Washington Metro 2024 PIT Count

Are any populations/household types more affected than others by these problems?

Cost burden becomes even more apparent when looking at the lowest-income households, as over 75% of extremely low-income households in the county are paying over 50% of their income on housing expenses (Table 10). Additionally, 86% of extremely low-income households are experiencing one or more housing problems including lack of a kitchen or complete plumbing, severe overcrowding, or cost burden (Table 8).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Extremely low-income renter households represent the largest portion of cost-burdened households. Over 75% of severely cost-burdened households are making 30% AMI or less (Table 9). These households are most at risk of becoming homeless in the event of loss of income, unemployment, or unexpected health care needs.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

In Prince George's County Coordinated Community Plan, it is estimated that at least 42,000 youth are at risk of homelessness. The County looks at various risk factors for estimating the population of youth at-risk of experiencing homelessness, including:¹⁰

- *Identifying as LGBTQ+* - Approximately 12,002 youth likely identify as LGBTQ+ in the county based on national estimates that approximately 10.5% of 13-18-year-old youth, and 9.6% of 19-24-year-old youth identify as LGBTQ+.¹¹
- *Leaving school before graduation* – In 2023, the high school dropout rate in the state was 19%.¹²
- *Experiencing poverty* – In Prince George's County, the poverty rate for youth ages 10-24 is 24.5%. ¹³In 2023, the Census estimated the child poverty rate for the U.S. was 16%.

¹⁰ Prince George's County Coordinated Community Plan

¹¹ The Trevor Project

¹² [Maryland Report Card - Graduation - DropOut](#)

¹³ Prince George's County Coordinated Community Plan

- *Independent higher education students* – It is estimated that 1,917 higher education students in Prince George’s County have a history of housing instability and may be at risk of homelessness during their education.
- *Differently abled* – Of the youth receiving government cash assistance, 2,889 are receiving disability income, 2,887 are receiving SSI, and 101 are receiving SSA.
- *Not enrolled in school or working* – There are 17,155 youth in Prince George’s County who are not enrolled in school or working, who would be at risk of experiencing homelessness.
- *Juvenile justice involved*
- *Child welfare involved* – The average number of youths who emancipate from the child welfare system in the County annually is 43, and approximately 450 additional youth are released to sponsors in the County from the federal foster care system. Nationally, approximately 20,000 youths emancipate from the child welfare system annually.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low-income households that are paying 50% or more of their income on housing are at risk of losing their housing in the event of a sudden rent increase, becoming unemployed, or experiencing unexpected emergency expenses. According to the data, very low-income households (less than 50% HAMFI) in Prince George’s County represent 85% of the households experiencing cost burden (Table 9). Over 46,000 households, both renter and owner households, in the County are extremely cost burdened by housing related expenses. Additionally, over 45,000 low-income households are experiencing at least one severe housing problem (living in substandard housing, living in severely overcrowded housing, having a housing cost burden greater than 50% of income, or zero/negative income).

Discussion

The demographic shifts in Prince George’s County have significant implications for housing needs. The county continues to see an increasing Hispanic population, growing from 15% in 2010 to 21% in 2022. Simultaneously, the median age has risen, and the share of residents aged 65 and older has grown from 11% in 2015 to 15.3% in 2022.

Housing affordability remains a critical challenge, with more households experiencing cost burdens than when assessed five years ago. Compared to the last assessment, approximately 7,000 additional low-income households are cost-burdened, and there has been a marked increase in extreme housing cost burdens for both renters and owners. Residents have expressed concerns about rising housing costs, with 44% of community survey respondents worried about affordability. Additionally, 9% of respondents reported that their current housing is too small for their household. Community members have also expressed the need for more mixed-income housing, greater access to public transit, and expanded opportunities for homeownership.

Given the county's aging population, there is a growing need for affordable and accessible housing options for seniors. In 2010, 9.5% of the county's population was 65 or older but that share had increased to 15.3% by 2022. Many seniors have expressed a desire to age in place but are concerned about the affordability of modifications needed to make their homes accessible. Others have highlighted the lack of affordable, accessible housing options for those wishing to move from their current homes.

At a community meeting focused on priority needs, residents called for expanded rental assistance programs, particularly for victims of domestic and sexual violence. Respondents to the community survey also identified challenges in finding housing that meets the needs of individuals with disabilities, with 24% reporting such difficulties.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

A racial or ethnic group is considered to have a "disproportionately greater need" if the percentage of persons in a given category (e.g., income level, housing problem) who are members of that group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

In Prince George's County, low- and moderate-income Black/African American households reported housing problems at a disproportionate rate compared to other racial or ethnic groups. As depicted in the tables below, 67% of households below 100% AMI in the County experiencing one of more of the housing problems were Black/African American, although in 2022 only 59.7% of the County's population identified as Black/African American. For residents earning 80%-100% AMI, the share of households experiencing one of more of the housing problems who identify as Black/African American was even higher, at 71%.¹⁴

0%-30% of Area Median Income

Housing Problems ¹⁵	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Jurisdiction as a whole	33,435	10,205	0	43,640
White	2,695	2,520	0	5,215
Black / African American	21,730	5,650	0	27,380
Asian	1,090	390	0	1,480
American Indian, Alaska Native	55	0	0	55
Pacific Islander	55	60	0	115
Hispanic	7,120	1,385	0	8,505

¹⁴ Due to data limitations, CHAS (2013-2017) data was used.

¹⁵ Housing problems are lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; and cost burden greater than 30%.

Housing Problems¹⁵	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Other	690	200	0	890

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Source: CHAS (2016-2020)

30%-50% of Area Median Income

Housing Problems¹⁶	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Jurisdiction as a whole	33,435	10,205	0	43,640
White	2,695	2,520	0	5,215
Black / African American	21,730	5,650	0	27,380
Asian	1,090	390	0	1,480
American Indian, Alaska Native	55	0	0	55
Pacific Islander	55	60	0	115
Hispanic	7,120	1,385	0	8,505
Other	690	200	0	890

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Source: CHAS (2016-2020)

50%-80% of Area Median Income

Housing Problems¹⁷	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Jurisdiction as a whole	20,120	17,855	0	37,625
White	1,800	2,690	0	4,490
Black / African American	13,725	11,130	0	24,855
Asian	650	605	0	1,255
American Indian, Alaska Native	0	70	0	70
Pacific Islander	25	0	0	25
Hispanic	3,570	2,970	0	6,540
Other	350	390	0	740

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Source: CHAS (2016-2020)

¹⁶ Housing problems are: Lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; and cost burden greater than 30%.

¹⁷ *ibid*

80%-100% of Area Median Income

Housing Problems ¹⁸	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Jurisdiction as a whole	11,660	25,475	0	37,135
White	1,195	3,360	0	4,555
Black / African American	8,045	16,730	0	24,775
Asian	475	750	0	1,225
American Indian, Alaska Native	25	215	0	240
Pacific Islander	0	0	0	0
Hispanic	1,595	3,570	0	5,165
Other	325	850	0	1,175

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Source: CHAS (2016-2020)

Discussion

Data from the 2016–2020 CHAS reveals that 104,350 households in Prince George’s County experience one or more of the four housing problems, with 89% of these households earning 0–80% AMI. Households at 0–30% AMI make up the largest share (38%), followed by those at 30–50% AMI (32%), 50–80% AMI (19%), and 80–100% AMI (11%).

Black/African American households are disproportionately affected, representing 65% of all households with housing problems across income levels. Their share increases with income, ranging from 63% at 0–30% AMI to 69% at 80–100% AMI. Hispanic households, while making up 18% of those experiencing housing problems overall, are overrepresented at 21% in the 30–50% AMI range. In contrast, White households account for 10% and Asian households for 4% of all housing problems, with relatively consistent shares across income levels.

This data underscores the disproportionate burden of housing challenges on Black/African American and Hispanic households, particularly at lower income levels.

¹⁸ *ibid*

Has one or more of four housing problems				
Housing Problems	0 - 30% AMI	30 - 50% AMI	50 - 80% AMI	80 - 100% AMI
White	13%	8%	9%	10%
Black / African American	63%	65%	68%	69%
Asian	4%	3%	3%	4%
American Indian, Alaska Native	1%	0%	0%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	17%	21%	18%	14%
Other	3%	2%	2%	3%

Supplemental Table A - Housing problems across race and ethnicity (1/2)

Source: CHAS (2016 -2020)

Has one or more of four housing problems					
Housing Problems	0 - 30% AMI	30 - 50% AMI	50 - 80% AMI	80 - 100% AMI	Jurisdiction as a whole with one or more or four housing problems
Jurisdiction as a whole with one or more or four housing problems	39,135 (38% of 104,350)	33,435 (32% of 104,350)	20,120 (19% of 104,350)	11,660 (11% of 104,350)	104,350 (33% of occupied households under 100% AMI)
White	4,935 (13% of 39,135)	2,695 (8% of 33,435)	1,800 (9% of 20,120)	1,195 (10% of 11,660)	10,625 (10% of 104,350)
Black / African American	24,700 (63%)	21,730 (65%)	13,725 (68%)	8,045 (69%)	68,200 (65%)
Asian	1,500 (4%)	1,090 (3%)	650 (3%)	475 (4%)	3,715 (4%)
American Indian, Alaska Native	215 (1%)	55 (0%)	-	25 (0%)	295 (0.3%)
Pacific Islander	4 (0%)	55 (0%)	25 (0%)	-	84 (0%)
Hispanic	6,550 (17%)	7,120 (21%)	3,570 (18%)	1,595 (14%)	10,625 (18%)
Other	1,231 (3%)	690 (2%)	350 (2%)	325 (3%)	2,596 (1%)

Supplemental Table B - Housing problems across race and ethnicity (2/2)

Source: CHAS (2016 -2020)

0% to 30% AMI

There are 31,821 households in the county earning 30% AMI or below that experience one or more of the four housing problems, accounting for 85% of all households at this income level (37,616 total). Among these households, Black/African American households represent 67% (21,407) of those facing housing problems, which equates to 85% of all extremely low-income (ELI) Black/African American households.

Hispanic households make up 16% (5,042) of ELI households experiencing housing problems, affecting 91% of all Hispanic households at this income level (5,550 total). Hispanic households represent 15% of the county's households earning 30% AMI or less, indicating that their share of housing problems is slightly higher than their overall representation within this income group. This suggests that Hispanic households at the lowest income levels face disproportionate housing challenges relative to their population size.

30% to 50% AMI

There are 43,640 households in the county earning 30–50% AMI. Of these, 33,435 households (77%) experience one or more of the four housing problems.

Black/African American households make up 63% (21,730) of this income group but account for 65% of households experiencing housing problems, indicating a slightly higher share compared to their overall representation within this income range. Similarly, Hispanic households comprise 20% (8,505) of households in the 30–50% AMI group but represent 21% (7,120) of those experiencing housing problems, highlighting a slightly disproportionate housing burden for this population.

The data underscores that Black/African American and Hispanic households face a higher rate of housing challenges relative to their population size at this income level.

50% to 80% AMI

There are 37,625 households in the county earning 50–80% AMI. Of these, 20,120 households (53%) experience one or more of the four housing problems. Black/African American households make up 66% (24,855) of this income group but represent 68% (13,725) of households experiencing housing problems, highlighting a slightly disproportionate burden for this group.

Hispanic households account for 17% (6,540) of households in this income group but represent 18% (3,570) of those experiencing housing problems, indicating a modestly higher share relative to their population size. White households, meanwhile, make up 12% (4,490) of the total population in this income range but represent 9% (1,800) of households with housing problems, a lower rate compared to their overall share.

80% to 100% AMI

There are 37,135 households in the county earning 80–100% AMI. Of these, 11,660 households (31%) experience one or more of the four housing problems. Black/African American households make up 67% (24,775) of this income group but represent 69% (8,045) of households experiencing housing problems, highlighting a slightly disproportionate housing burden for this group.

Hispanic households account for 14% (5,165) of households in this income range but represent 14% (1,595) of those experiencing housing problems, reflecting proportional representation within this category. White households make up 12% (4,555) of the total households in this income range but represent 10% (1,195) of those with housing problems, indicating a lower rate of housing challenges compared to their overall share.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

A racial or ethnic group is considered to have a "disproportionately greater need" if the percentage of persons in a given category (e.g., income level, housing problem) who are members of that group is at least 10 percentage points higher than the percentage of persons in the category as a whole. When examining severe housing problems by income in Prince George's County, Black/African American and Hispanic households reported severe housing problems disproportionately than other racial or ethnic groups. For households in the County earning below the median income, approximately 50,000 experience one or more severe housing problems. Of those 50,000 households, 62% are Black/African American households, which is slightly higher than the 59.7% of the County's total population who identify as Black/African American but does not meet the threshold for "disproportionately greater need".¹⁹

0%-30% of Area Median Income

Severe Housing Problems ²⁰	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Jurisdiction as a whole	28,020	8,360	2,314	38,694
White	3,072	1,598	295	4,965
Black / African American	18,463	5,359	1,526	25,348
Asian	1,015	306	226	1,547
American Indian, Alaska Native	203	45	0	248
Pacific Islander	0	0	0	0
Hispanic	4,502	870	197	5,569

Table 17 – Severe Housing Problems 0 - 30% AMI

Source: CHAS (2013-2017)

30%-50% of Area Median Income

Severe Housing Problems ²¹	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Jurisdiction as a whole	14,680	28,965	0	43,645
White	1,355	3,855	0	5,210

¹⁹ Due to data limitations, 2013-2017 CHAS data was used to calculate 0-30% AMI population with severe housing problems.

²⁰ Severe housing problems are: Lacks complete kitchen facilities; lacks complete plumbing facilities; more than 1.5 person per room; and cost burden greater than 50%

²¹ ibid

Severe Housing Problems²¹	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Black / African American	8,525	18,855	0	27,380
Asian	620	855	0	1,475
American Indian, Alaska Native	30	25	0	55
Pacific Islander	55	60	0	115
Hispanic	3,735	4,765	0	8,500

Table 18 – Severe Housing Problems 30 - 50% AMI

Source: CHAS (2016-2020)

50%-80% of Area Median Income

Severe Housing Problems²²	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Jurisdiction as a whole	4,805	33,170	0	37,975
White	560	3,930	0	4,490
Black / African American	2,445	22,410	0	24,855
Asian	350	900	0	1,250
American Indian, Alaska Native	0	70	0	70
Pacific Islander	0	20	0	20
Hispanic	1,360	5,175	0	6,535

Table 19 – Severe Housing Problems 50 - 80% AMI

Source: CHAS (2016-2020)

80%-100% of Area Median Income

Severe Housing Problems²³	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Totals
Jurisdiction as a whole	2,490	34,655	0	37,145
White	195	4,355	0	4,550
Black / African American	1,575	23,200	0	24,775
Asian	90	1,140	0	1,230
American Indian, Alaska Native	0	235	0	235
Pacific Islander	0	0	0	0
Hispanic	555	4,610	0	5,165

Table 20 – Severe Housing Problems 80 - 100% AMI.

Source: CHAS (2016–2020)

²² Severe housing problems are: Lacks complete kitchen facilities; lacks complete plumbing facilities; more than 1.5 person per room; and cost burden greater than 50%

²³ *ibid*

Discussion

0% to 30% AMI

At least 28,020 households earning 30% AMI or below, or 72% of this income group, experience one or more severe housing problems. Black/African American households represent the largest share of those affected, accounting for 66% of households with severe housing problems at this income level. Although Hispanic households make up only 14% of the total households earning 30% AMI or below, they account for 16% of those experiencing severe housing problems. This indicates that Hispanic households at this income level face a disproportionate burden of severe housing challenges compared to their representation within the income group.

30% to 50% AMI

Of the 43,645 households earning between 30% and 50% AMI, 14,680 (34%) experience at least one severe housing problem. Black/African American households make up 63% of the total very low-income households in this group but represent 58% of those experiencing severe housing problems, indicating they are slightly underrepresented among households facing severe issues. Hispanic households, on the other hand, comprise 19% of the population in this income range but account for 25% of households experiencing one or more severe housing problems, reflecting a disproportionate housing burden for this group.

50% to 80% AMI

Of the 37,975 households earning between 50% and 80% AMI, 4,805 (13%) experience at least one severe housing problem. Black/African American households comprise 65% of the total population in this income range but represent 51% of those experiencing severe housing problems, indicating a slightly lower proportion relative to their overall share. Hispanic households account for 17% of the total population in this income range but make up 28% of those experiencing severe housing problems, reflecting a disproportionate burden on Hispanic households.

80% to 100%

Of the 37,145 households earning between 80% and 100% AMI, 2,490 (7%) experience at least one severe housing problem. Black/African American households make up 67% of the total population in this income group but represent 63% of those experiencing severe housing problems, reflecting a slightly lower proportion relative to their overall share. Hispanic households account for 14% of the population in this income range but comprise 22% of households experiencing one or more severe housing problems, indicating a disproportionate housing burden on Hispanic households.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction

Approximately one-third of the County's households are housing cost burdened, with 107,795 households spending more than 30% of their income on housing. While the total number of cost-burdened households has decreased slightly since the last Consolidated

Plan (from 109,337 to 107,795), the number of households experiencing extreme cost burdens — paying more than 50% of their income on housing — has increased from 46,097 to 47,485.

A large share of cost-burdened households in Prince George’s County are households of color. Black/African American households represent 67% (72,625) of all cost-burdened households, followed by Hispanic households at 16% (17,035). White households, by comparison, make up only 10% (11,595) of all cost-burdened households. Black/African American and Hispanic households are overrepresented among cost-burdened households relative to their share of the County’s population. Black/African American households account for 66% of the County’s total households but make up 67% of all cost-burdened households. Similarly, Hispanic households comprise about 12% of all households in the County but account for 16% of cost-burdened households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Totals
Jurisdiction as a whole	205,130	60,310	47,485	2,700	315,625
White	35,025	5,710	5,885	470	47,090
Black / African American	134,745	42,245	30,380	1,350	208,720
Asian	7,640	1,810	1,930	435	11,815
American Indian, Alaska Native	530	120	195	25	870
Pacific Islander	90	65	40	0	195
Hispanic	21,365	9,100	7,700	290	38,455
Other ²⁴	5,735	1,290	1,220	130	8,485

Table 21 – Greater Need: Housing Cost Burdens AMI

Source: CHAS (2016 – 2020)

Discussion

Black/African American Households

In Prince George’s County, 35% of all Black/African American households are cost burdened (Figure 1). Of these households, 20% (42,245) are moderately cost-burdened, paying 30–50% of their income on housing costs, while the remaining 15% (30,380) are severely cost-burdened, spending more than 50% of their income on housing.

Black/African American households represent 66% of all households in the County but account for 67% of all cost-burdened households, indicating a slight overrepresentation among those facing housing cost challenges.

Hispanic Households

In Prince George’s County, 44% of all Hispanic households experience cost burden. Among these households, 24% (9,100) are moderately cost-burdened, paying 30–50% of their income on housing costs, while 20% (7,700) are severely cost-burdened, spending more

²⁴ Includes multiple races, non-Hispanic

than 50% of their income on housing. Hispanic households make up 12% of all households in the County but account for 16% of all cost-burdened households (17,035 out of 107,795), suggesting they are overrepresented among households experiencing housing cost burden relative to their share of the overall population.

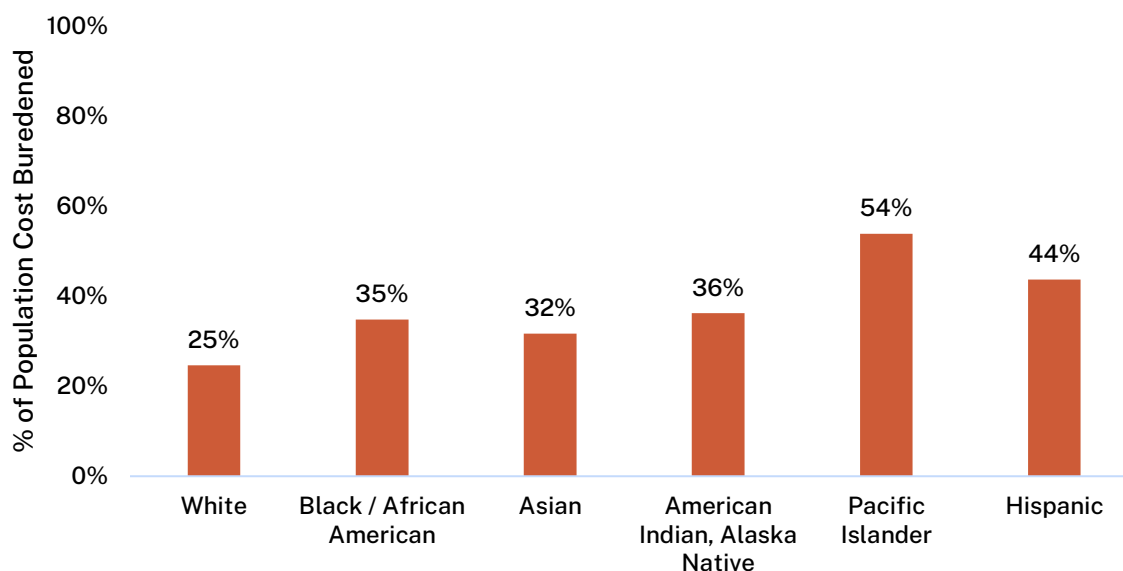


Figure 1 - Cost Burdened Within Race/Ethnicity
Source: CHAS (2016 – 2020)

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Black/African American households have the highest representation of those experiencing one or more housing problems across all income groups in Prince George’s County. While Black/African American residents make up 59.7% of the County’s population (2022), they account for 65% (68,200) of all households experiencing housing problems. This overrepresentation is even more pronounced at higher income levels: for households earning 80–100% AMI, Black/African American households represent 69% (8,045) of those with housing problems, compared to their share of the population.

Among households experiencing severe housing problems,²⁵ 62% of the approximately 50,000 households are Black/African American. Additionally, 67% (72,625) of households experiencing housing cost burdens are Black/African American, and they make up 64% of

²⁵ Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; Households with cost burdens of more than 50 percent of income.

households with extreme cost burdens (spending more than 50% of income on housing costs), further underscoring their disproportionate housing challenges.

Hispanic households have the second-highest representation of housing problems among racial and ethnic groups. While Hispanic households make up less than 20% of the County's total population, they account for 21% of households with housing problems in the 30–50% AMI income range and 18% in the 50–80% AMI range. This indicates that Hispanic households earning between 30–80% AMI experience housing problems at a rate disproportionately higher than their share of the population.

Has one or more of four housing problems				
Housing Problems	0 - 30% AMI	30 - 50% AMI	50 - 80% AMI	80 - 100% AMI
White	13%	8%	9%	10%
Black / African American	63%	65%	68%	69%
Asian	4%	3%	3%	4%
American Indian, Alaska Native	1%	0%	0%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	17%	21%	18%	14%

Supplemental Table C - Housing problems across race and ethnicity (1/2)

Source: CHAS (2016 – 2020)

Has one or more of four housing problems					
Housing Problems	0 - 30% AMI	30 - 50% AMI	50 - 80% AMI	80 - 100% AMI	Jurisdiction as a whole with one or more or four housing problems
Jurisdiction as a whole with one or more or four housing problems	39,135 (38% of 104,350)	33,435 (32% of 104,350)	20,120 (19% of 104,350)	11,660 (11% of 104,350)	104,350 (33% of total occupied housing units)
White	4,935 (13% of 39,135)	2,695 (8% of 33,435)	1,800 (9% of 20,120)	1,195 (10% of 11,660)	10,625 (10% of 104,350)
Black / African American	24,700 (63%)	21,730 (65%)	13,725 (68%)	8,045 (69%)	68,200 (65%)
Asian	1,500 (4%)	1,090 (3%)	650 (3%)	475 (4%)	3,715 (4%)
American Indian, Alaska Native	215 (1%)	55 (0%)	-	25 (0%)	295 (0.3%)
Pacific Islander	4 (0%)	55 (0%)	25 (0%)	-	84 (0%)
Hispanic	6,550 (17%)	7,120 (21%)	3,570 (18%)	1,595 (14%)	10,625 (18%)
Other	1,231 (3%)	690 (2%)	350 (2%)	325 (3%)	2,596 (1%)

Supplemental Table D - Housing problems across race and ethnicity (2/2)

Source: CHAS (2016 – 2020)

If they have needs not identified above, what are those needs?

Not applicable

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There is a higher concentration (50% or more of the census tract population) of Hispanic households in the northwestern part of the county surrounding the DC border. This includes cities such as Hyattsville, College Park, and New Carrollton.

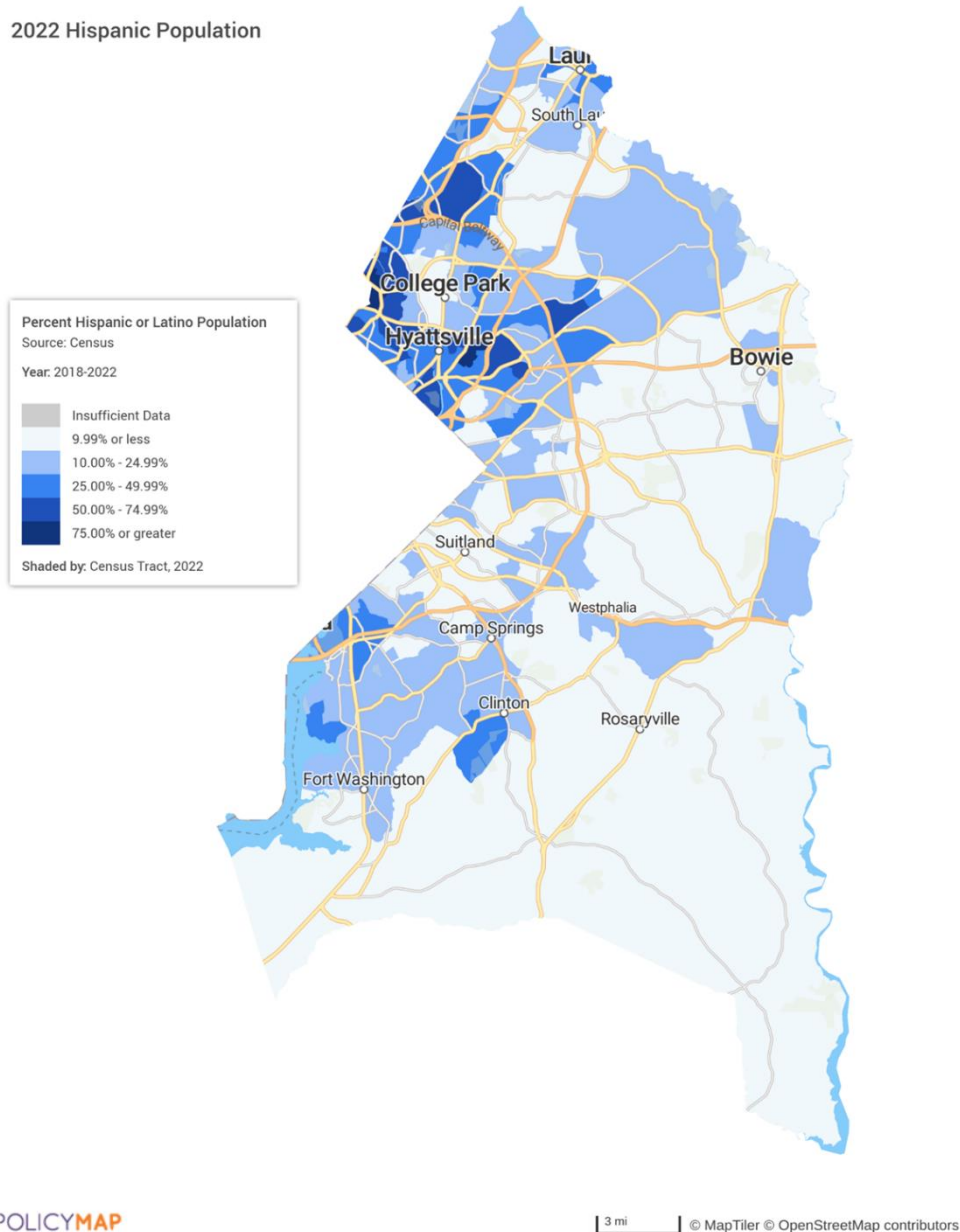


Figure 2 - Hispanic Population in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Prince George’s County (HAPGC), Glenarden Housing Authority (GHA), and Housing Authority of the City of College Park (HACCP) are the three housing authorities that serve the county’s low-income residents.

Housing Authority of Prince George’s County (HAPGC) ²⁶

The Housing Authority of Prince George’s County, Maryland was established in 1969 to provide Prince George’s County residents with low to moderate incomes with safe, decent, and affordable housing. HAPGC consists of two divisions that manage rental assistance. The Housing Assistance Division (HAD) manages the inventory of public and assisted housing, and surplus properties owned by the HAPGC. HAPGC owns and manages 377 public housing units. A large majority of conventional public housing is reserved for the elderly and disabled, with 80 units for families with children. Public housing properties are in Hyattsville, Cottage City, Laurel, Oxon Hill and District Heights, Maryland. Eligibility is restricted to persons whose income is at or below 50 percent of the area median income (AMI), with rent calculated at 30 percent of the adjusted gross income (AGI).

The Housing Choice Voucher Division (HCVD) administers the federal housing assistance program for low-income families. HAPGC administers 5,367 tenant-based vouchers and 186 project based vouchers that are currently in use.

Glenarden Housing Authority (GHA)

GHA consists of Hawkins Manor I and II, 60 Public Housing units that serve very low to moderate-income, elderly, and disabled residents. The development currently has 13 residents with documented disabilities.²⁷

Housing Authority of the City of College Park (HACCP)

HACCP consists of Attick Towers, which is a 108 unit mixed-occupancy housing development that is reserved for elderly families or persons with a disability. The complex offers efficiency and 1-bedroom apartments.²⁸

²⁶ <https://www.princegeorgescountymd.gov/departments-offices/housing-authority/about-ha>

²⁷ <https://glenardenhousing.org/about-gha/>

²⁸ <https://haccpmd.agency/gallery/>

Needs of Public Housing Residents

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled ²⁹
# of units vouchers in use	0	0	443	5,553	186	5,367	170	386	0

Table 22 - Public Housing by Program Type

Source: HAPGC, GHA, HACCP 2024

Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	21,193	25,424	17,053	25,251	23,989		22,370
Average length of stay	0	0	13 years	8 years	5 years	8 years	5 years		7 years
Average Household size	0	0	2	3	2	2	2		3
# Homeless at admission	0	0	12	570	33	537	50		46
# of Elderly Program Participants (>62)	0	0	271	1457	61	1396	103		51
# of Disabled Families	0	0	169	2149	87	2062	110		97
# of Families requesting accessibility features	0	0	3	0	0	0	0		0
# of HIV/AIDS program participants	0	0	-	0	0	0	0		0
# of DV victims	0	0	-	0	0	0	0		0

Table 23 - Characteristics of Public Housing Residents by Program Type

Source: HAPGC, GHA, HACCP 2024

²⁹ includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled ³⁰
White	0	0	38	167	2	165	11	26	0
Black/African American	0	0	382	5,330	178	5152	156	335	0
Asian	0	0	25	4	0	4	0	0	0
American Indian/Alaska Native	0	0	3	13	1	12	1	1	0
Pacific Islander	0	0	4	10	1	9	0	3	0
Other	0	0	119	29	3	26	2	21	0

Table 24 – Race of Public Housing Residents by Program Type

Source: HAPGC, GHA, HACCP 2024

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled ³¹
Hispanic	0	0	11	111	2	109	1	13	0
Not Hispanic	0	0	518	5,442	184	5,258	169	373	0

Table 25 – Ethnicity of Public Housing Residents by Program Type

Source: HAPGC, GHA, HACCP 2024

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

There are at least 210 (27%) families on the HAPGC waiting list for HCV and 1195 (34%) families on the HAPGC public housing waiting list who are registered as disabled households. Persons of all ages with physical disabilities are in need of housing in the county. Additionally, there are over 4,600 residents with disabilities who requested accessibility features to their units, 86% of these residents receive tenant-based rental assistance.³²

³⁰ Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

³¹ Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

³² Housing Authority of Prince George's County 2024 – 2025 Agency Plan

<https://www.princegeorgescountymd.gov/sites/default/files/media-document/HAPGC%202024-25%20AGENCY%20PLAN-%20MD015-Annual%20Plan%20Five%20Year%20Rolling%20Plan%20-%20Submission%20HUD.pdf>

Currently, the exact type of disability and related needs are not known at the waiting list stage as verification of eligibility factors are not processed until a family is screened for admission to a program.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There is not enough public housing or HCVs to meet the need for affordable housing in the county. HAPGC reported they have a waitlist of 3,505 applicants for public housing units and 775 applicants for HCVs. Both waitlists are currently closed. College Park and Glenarden have smaller waitlists with 18 people in College Park and 255 in Glenarden. Both waitlists are active.

According to the HAPGC waiting list, the highest need for public housing units is studios. There are currently 1,464 residents on the waiting list. There is also a high need for two, three, and four bedrooms. There are more than 600 residents on the waiting list for each bedroom type. The need for units with two or more bedrooms is also apparent from the HCV waiting list. Families with children are the largest household type represented on the waiting list for HAPGC (478 households, 62%). Families with children also represent 52% of households on the public housing waiting list. Additionally, extremely low-income households (making 30% AMI or below) have the highest need, representing 97% of total families on the waiting list for HCV and public housing.

About 5% of residents who responded to community survey used a HCV in the past five years, and about half of them indicated it was difficult to find a landlord to accept the voucher. Respondents indicated there is not enough time to find a unit before the voucher expires and negative stereotypes against voucher holders, as well as financial barriers, made it difficult to secure a unit.

How do these needs compare to the housing needs of the population at large

Compared to the population at large, there are disproportionately high percentages of persons and families with disabilities on the waiting list for both vouchers and public housing. While 10% of the population at large in Prince George's County has a disability, 27% of persons on the HCV waitlist have a disability, and 34% of persons on the public housing waitlist have a disability.

Discussion

The county has three active housing authorities, with the Housing Authority of Prince George's County (HAPGC) being the largest. The county has over 400 units of public housing currently in use and over 5,000 households currently utilizing vouchers. As of 2024, the public housing units serve 571 residents. Both elderly (1,728 households) and disabled (2318 households) are being served by county housing authorities, both through public housing and vouchers. HAPGC reserves 80 units for families with children.

There is need for more affordable housing and housing assistance in the county. Across all three housing authorities, the waitlists, for both public housing and HCVs, have more than 4,500 applicants. Currently only the College Park and Glenarden housing authorities have

open waitlists. There is need for a variety of unit sizes and a need to continue serving elderly and disabled residents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The homelessness needs assessment is largely shaped by the Washington Metropolitan Area Council of Governments annual Point-In-Time (PIT) count of people experiencing homelessness in the region. The most recent PIT was conducted in January 2024. The PIT provides a snapshot of homelessness in the region as well as data specific to Prince George's County. Additional data from the HUD 2023 Continuum of Care Homeless Assistance Program was used to supplement the information.

During the January 2024 PIT, 658 people in Prince George's County indicated they were experiencing homelessness. According to the PIT, persons experiencing homelessness represent less than 1% of the county's population and 7% of the Washington metropolitan region's population of homeless individuals. In total, there were 115 families experiencing homelessness (363 persons), a 51% increase since the 2020 count.³³

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

	Emergency Shelter	Transitional Housing	Unsheltered	Total
Persons in households with Adults and Children	226	83	9	318
Persons in households with only children	1	5	4	10
Persons in households with only adults	111	67	89	267
Chronically homeless individuals	26	0	16	42
Chronically homeless families	4	0	1	5
Veterans	3	1	4	8
Unaccompanied Youth	24	48	17	89
Persons with HIV	2	1	1	4

Supplemental Table E: Homelessness Needs Assessment.

³³ 2024 Washington Metro PIT Count

Unaccompanied youth:

Youth are typically broken up into two groups, children under 18, and transition aged youth (TAY), which comprise individuals from 14 to 25 years of age. During the 2024 PIT, the county registered 84 youth households as homeless. The count comprised of 74 single adult TAY households, and seven TAY adults in families. Three households with only children under age 18 were counted as well.³⁴ A key contributing factor to youth experiencing homelessness in the county has been conflict with a parent, guardian, or foster parent.³⁵

The County holds a separate count for youth in non-winter months. The most recent count of unaccompanied youth experiencing literal homelessness nearly doubled, with an increase of 92% from 2021 to 2022. Additionally, findings from the Maryland Youth REACH initiative suggested that focused interventions on prevention among youth and young adults are needed to reduce the numbers of youth and young adults who are unstably housed or experiencing homelessness. There is a particular focus on youth who identify as Black/African American, LGBTQIA+, are in high school and/or are pregnant or parenting.³⁶

Chronic Homelessness:

The chronically homeless population in the county increased from 15 to 123 individuals from 2020 to 2024 in the latest PIT. Of the 123 individuals, 26% (30) of single adults were unsheltered. The county saw a 78 increase in single adults experiencing chronic homelessness from 2023 to 2024.³⁷

Veterans:

Prince George's County registered 21 veterans during the 2024 PIT Count. The county saw a decrease in veterans experiencing homelessness from 2020 to 2024 with 10 fewer veterans counted. Around 70% of veterans from the PIT noted that disability and retirement were their primary sources of income. Over 70% of veterans were Black/African American single adult households.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In the 2024 PIT count, the county counted 318 persons in households with adults with children. 97% were in transitional and emergency housing and the remaining 3% were unsheltered. Individuals in households with children represent over half of the homeless population in the county, indicating a need for services directed toward these households.

In the 2024 PIT count, the county registered eight veterans as homeless, 50% were located in transitional and emergency housing and the other half were unsheltered.

³⁴ Metro Washington PIT Count 2024

³⁵ Metro Washington PIT Count 2024

³⁶ Youth Homelessness Prevention Plan for Prince George's County, 2024

<https://www.acf.hhs.gov/sites/default/files/documents/fysb/Sasha-Bruce-Youthwork---The-Resilience-Project---Youth-Homelessness-Prevention-Plan.pdf>

³⁷ Metro Washington PIT Count 2024

Additionally, the County currently provides 170 housing choice vouchers to veterans and their families.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Although Black/African American people comprise 13% of the general population in the United States and 26% of those living in poverty, they account for more than 40% of the homeless population, suggesting that poverty rates alone do not explain the over-representation. This is similar in Prince George's County. Black/African American residents represent 60% of the county's population but over 85% of the county's homeless population. Additionally, Black/African American households represent less than 40% of single adult households, but 67% of the single adult homeless population and 79% of homeless adults in families.

People who identify as Hispanic are underrepresented among people experiencing homelessness, despite having a higher rate of poverty than the non-Hispanic population. Hispanic residents represent 20% of the county's population, but 11% of the homeless population. This may be due to higher rates of doubling up. Additionally, immigrants, particularly those who are undocumented or live in mixed-status families may avoid homelessness services out of fear of deportation. As a result, they may be undercounted in the PIT.

	Sheltered			
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Black/African American	286	129	51	466
White	39	17	24	80
Asian	2	3	7	12
American Indian or Alaskan Native*	3	1	3	7
Native Hawaiian or Other Pacific Islander	2	1	0	3
Multiple Races	6	4	17	27
Total	338	155	102	595

Supplemental Table F – Demographic Summary by Race/Ethnicity

Source: Prince George's County: HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations (2023)

	Sheltered			
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Hispanic	25	17	27	69
Not Hispanic	313	138	75	526
Total	338	155	102	595

Supplemental Table G – Demographic Summary by Race/Ethnicity

Source: Prince George's County: HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations (2023)

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Findings from the PIT show:

- Single adults were more likely to be unsheltered, with 97 unsheltered adults being registered as unsheltered compared to four adults in families.
- Single adults with a health condition or physical disability were more likely to be unsheltered (81%)
- Adults who have been in foster care at any time were more likely to be unsheltered (76%)

PRINCE GEORGE'S COUNTY SUB-POPULATIONS – SINGLE ADULTS AND ADULTS IN FAMILIES					
Category	Adults in Families		Single Adults		Total
Population	Sheltered	Unsheltered	Sheltered	Unsheltered	ALL
Number of Adults (includes TAY)	139	4	195	97	435
Chronic Homeless *	7	2	84	30	123
Veteran	6	0	11	4	21
TAY	6	1	70	4	81
Substance Use Disorder	45	0	4	0	49
Severe Mental Illness	44	0	46	27	117
Co-occurring Disorder	24	2	6	0	32
HIV/AIDS	2	1	2	7	12
DV History (<i>any time in the past</i>)	37	2	21	21	81
Domestic Violence (<i>this episode</i>)	37	1	5	5	48
Physical Disability	45	1	8	25	79
Chronic Health Condition	38	4	9	50	101
Limited English	5	1	2	25	33
Foster Care**	3	0	2	16	21
Former Institutionalized***	13	0	0	20	33

*Adults meeting the HUD definition

**Adults who have been in foster care at any time.

*** Adults who were discharged directly into homelessness from prison or jail, hospitals, psychiatric facilities or other care facilities.

Supplemental Table H – Homelessness and County Sub-Populations

Source: Washington Metro PIT Count, Prince George's County (2024)

Discussion:

As of the January 2024 PIT count, 658 people in Prince George's County indicated they were experiencing homelessness. This reflects a 47% increase from the January 2019 PIT count (447 homeless persons counted) used to inform the last Consolidated Plan. Of these adults and children counted as homeless in this PIT count, 141 (21%) were unsheltered and 517 (79%) were sheltered. Chronic homeless has been increasing in the County. The chronically homeless population in the county increased from 15 individuals in 2020 to 123 individuals in 2024.

During the 2024 PIT, the county registered 84 youth households as homeless. The count comprised of 74 single adult TAY households, and seven TAY adults in families. Three households with only children under age 18 were counted as well. In focus groups, Continuum of Care members shared that identifying youth experiencing homelessness can

be particularly difficult. Additionally, in the 2023 PIT count, 3% of the households counted with both adults and children were unsheltered.

Black/African American residents disproportionately experience homelessness in Prince George's County. Approximately 85% of the County's population experiences homelessness are Black/African American, compared to the overall County population where Black/African American residents make up 60%. While Hispanic residents are underrepresented in the official homeless count, this population may be undercounted or hard to count because there may be hesitation in seeking homelessness services due to documentation status.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction:

The special needs populations include the non-homeless elderly and the frail elderly, persons with a disability (developmental, physical or mental), persons with HIV/AIDS, and victims of domestic violence. HUD defines elderly as age 62 and older, and frail elderly as those persons requiring assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework.

Describe the characteristics of special needs populations in your community:

Elderly:

Approximately 18% (169,962) of the population is 62 years or older. In addition, the elderly population is the fastest-growing age group in the county. Elderly households in the county are more likely to be low income, with 30% of households containing at least one person 62 years of age or older having incomes of 50% AMI or less.

Persons with disabilities:

According to ACS estimates, 10% (93,998) of residents in the county have a disability. Residents 65 and older represent the largest share of individuals with a disability (64%). However, residents aged 34 and younger represent 10% of the population with disabilities, indicating a need for a wide range of services tailored across age groups.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs for Prince George's County's non-homeless special needs population are described below. Needs were determined by the occurrence of one or more housing problem, as well as stakeholder engagement for the consolidated plan.

Elderly: During engagement with stakeholders that represent this population, the following needs were expressed:

- Affordable and accessible housing that is designed using universal design principles
- Access to health services near residences and public transit
- Access to resources to help with aging in place and adaptability

Persons with Disabilities: During engagement with stakeholders that represent this population, the following needs were expressed:

- Affordable and accessible housing close to public transportation
- Improved efficiency of public transportation services – vocational rehabilitation agencies in the region have stated that transportation is a major factor in people with disabilities not being able to gain or maintain employment.
- Emphasis on universal design aspects (e.g., wider doorways, walk-in showers) to cater to households with disabilities.
- Need for job training, development, and resources for persons with disabilities

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The District of Columbia, Department of Health, HIV/AIDS Administration, Hepatitis, STD and TB Administration (HAHSTA) is the Regional Grantee on behalf of the Washington, D.C. Eligible Metropolitan Area (EMA). HAHSTA serves as the Housing Opportunities for Persons With HIV/AIDS (HOPWA) administering agency for Prince George's County and provides HOPWA funds for housing supportive services such as: tenant-based rental assistance and short-term/emergency housing payments to persons living with HIV/AIDS and their families.³⁸

In FY 2024, HOPWA funds were used to provide assistance or residential support to persons with HIV/AIDS and their families; seventy-three (73) were rental assistance units and twenty-eight (28) were for short-term/emergency housing payments. Eighty-four of the households served had incomes of 30% of AMI or below, while the remaining had incomes ranging between 31-80% AMI.³⁹

There were 8,045 people living with diagnosed HIV in Prince George's County at the end of 2022, with people aged between 40 and 59 accounting for 49% of the population.⁴⁰ According to Prince George's County Annual HIV Epidemiological Profile, there were 258 HIV diagnoses in Prince George's County in 2022. People aged from 20 to 39 years accounted for 62% (160) of the diagnoses. In 2022, Black people accounted for 72% (190) of HIV diagnoses, while the highest rate of diagnoses was among Hispanic people (39.1).

Discussion:

Prince George's County faces growing needs among its non-homeless, special needs populations, which include the elderly, persons with disabilities, and those living with HIV/AIDS. These groups represent significant portions of the county's population, with distinct housing and supportive service needs that must be addressed to promote equity and quality of life.

The county's elderly population, which accounts for 18% of residents and is the fastest-growing age group, faces challenges related to affordability and accessibility. Thirty

³⁸ Prince George's County FY 2024 Draft CAPER

³⁹ Prince George's County FY 2024 Draft CAPER

⁴⁰ Prince George's County 2022 Annual Epidemiological Profile

percent of elderly households have incomes at or below 50% of AMI, highlighting the need for affordable housing that incorporates universal design principles. Additionally, stakeholders emphasized the importance of providing resources for aging in place, such as home adaptability services and access to health facilities near public transit.

For residents with disabilities, who comprise 10% of the population, transportation and accessible housing are critical needs. Sixty-four percent of individuals with disabilities are aged 65 or older, while 10% are younger than 34, demonstrating the need for tailored solutions across age groups. Stakeholders identified barriers to employment, including limited access to vocational training and transportation inefficiencies, as significant challenges for this population.

The county's HIV/AIDS population, managed under the Washington, D.C. Eligible Metropolitan Area (EMA) by HOPWA funds, includes 8,045 residents diagnosed with HIV. Nearly half of these individuals are aged 40 to 59, and 72% of diagnoses are among Black residents. Housing assistance remains a key support, with 73 tenant-based rental assistance units and 28 short-term/emergency housing payments provided in 2024. However, the growing prevalence of HIV/AIDS diagnoses, especially among younger and Hispanic populations, underscores the ongoing need for expanded housing and supportive services.

By addressing these unique challenges, Prince George's County can enhance housing stability, improve access to critical services, and foster economic and social inclusion for its special needs populations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Non-housing community development needs were identified during community forums, stakeholder focus groups, and a public survey sent to Prince George's County residents. In the public survey, residents were asked about their level of satisfaction with public facilities and their perceived level of need for infrastructure, services, and other public improvements. Residents expressed a need for improved infrastructure, enhanced code enforcement, and infrastructure upgrades to support public safety. Additional needs for public improvements and services were identified through the Coordinated Community Plan and the Prince George's County Hazard Mitigation Plan.

Describe the jurisdiction's need for Public Facilities:

Public facilities are essential for maintaining a high quality of life for County residents and fostering community connection, economic growth, service access, and healthy living. Prince George's County has an ongoing need for public facilities, particularly recreational centers and facilities for special needs populations. As the County's population of residents aged 65 and older continues to grow, there is an increasing need for public facilities that specifically serve seniors.

During stakeholder engagement, residents expressed the following:

- Need for youth-centered facilities and recreational activities, specifically some serving adolescents
- Health facilities and facilities tailored to special needs populations

- More parks and open spaces
- Improved maintenance of existing parks
- Mental health centers

How were these needs determined?

Needs for public facilities were determined during public forums and community engagement. In both public meetings and through the community survey, residents were asked to express non-housing community development needs and share how they would prioritize those needs. Stakeholders shared needs for special populations in the “Special Populations” Focus Group.

These needs were also determined by consulting existing County plans and documents. The County’s Coordinated Community Plan helped inform the needs of youth and special populations. In creating that plan, youth were engaged through a variety of methods including the “Youth REACH MD” survey, which was established by the state in 2015.

Describe the jurisdiction’s need for Public Improvements:

The County has a significant need for public improvements related to transportation infrastructure, including roadways and bridges. Currently, 70% of the county’s workforce relies on driving to commute to work, making infrastructure improvements a priority. As the County promotes multi-modal commuting options, investments in public transportation infrastructure, pedestrian safety, and bike infrastructure are necessary. With the growing senior population, there is also a need for infrastructure improvements to support mobility for residents who may no longer be able to drive.

During stakeholder engagement, residents expressed the following needs:

- Improved access to public transportation in more rural/suburban areas of the county, particularly the southern parts of county
- Improvements to street lighting to increase public safety in neighborhoods
- Improved multi modal transportation infrastructure (bike and pedestrian safety and infrastructure)
- Residents reported inadequate public storm drainage worsening property damage due to flash flooding
- Need for consistent tree trimming to mitigate damage from storm winds and high winds

How were these needs determined?

These needs were identified through resident engagement during public meetings and the community survey. Additionally, roadway and bridge improvements were informed by the Department of Public Works and Transportation’s Capital Improvement Program (CIP), which assesses safety, structural integrity, and traffic conditions.

Describe the jurisdiction’s need for Public Services:

There is an ongoing need for increased investment in public services geared toward youth and special needs populations, including seniors.

Data shows that the county's senior population is growing. The last Consolidated Plan stated 21% of county households (80,301) had one or more persons who are 65 years and older. According to the most recent CHAS data, 34% of county households (106,140) now have at least one member who is 65 or older. Seniors typically have higher rates of disabilities and special housing and service needs.

Data also showed the county's Hispanic population is growing. American Community Survey (5-year Estimates 2018-2022) estimate the county's Hispanic population makes up 20% of the county's total population. In 2015, the Hispanic population was 16.2% of the county. ACS data from 2022 also showed that 18% of county residents speak Spanish at home. Given the county's existing and growing Hispanic population, there is a need for public services to be advertised and provided in other languages, particularly Spanish.

During stakeholder engagement, residents expressed the following needs:

- Increased investment in public school infrastructure and programs to improve the quality of education in the county
- Improved public services in the south side of the county where there are large populations of low-income individuals with disabilities, but not many support services
- Additional resources for the elderly population to help address cost-burden and aging in place
- Increased capacity in social services offices/departments to be able to meet the needs of the increased number of individuals contacting
- Need for more youth activities and workforce development opportunities for youth
- Increased services for people experiencing homelessness (e.g., education support, job training, health care services, food, direct cash assistance)
- LGBTQIA+-centered support services or programs, particularly for homeless and at-risk youth

How were these needs determined?

These needs were determined from stakeholder engagement with both residents and key advocates, consulting existing County plans, and analyzing economic and social data from the Census and HUD.

Housing Market Analysis

MA-05 Market Analysis Overview

Market Analysis Overview

Since the last Consolidated Plan, per Census data, the county has added approximately 40,000 housing units (total of 369,065 units). The county has 351,460 households. Although the county has continued to build new housing units, the county's aging housing stock poses housing quality challenges. More than half (55%) of the county's housing

stock was built before 1980, meaning some of these housing units are in substandard condition, including risk of lead-based paint hazards.

As the county has continued to become more diverse, both in race, income, age, and household type, the county's housing stock is unable to meet the needs of many residents. For example, the proportion of households with one or more persons under 18 has declined while the proportion of households with one or more persons over 65 has increased. Stakeholders emphasized the growing need for housing accessible and affordable to seniors, especially those who may be living on fixed or limited incomes. There is a need for resources to assist seniors wanting to age in place, as well as a need for greater options for seniors who are looking to move to homes that are affordable, accessible, and proximate to services and amenities.

A significant majority (64%) of the county's housing units are owner occupied. Owner-occupied housing units are more likely to serve households with higher incomes. The County has approximately 164,000 which incomes below the area median income. A majority of these households (54%) have incomes below 50% of the area median income. Both median home values and median contract rents in the county have increased approximately 40% since 2010. Many of the county's households, both owners and renters, are cost burdened by housing. Approximately 30% of the county's owner households and 50% of its renter households are cost burdened. As housing costs continue to rise throughout the region, there is a growing need for expanded affordable housing options in the county.

Single-family homes, both attached and detached, are the most common housing type in the county, constituting 67% of the housing stock. Multifamily developments with five to nineteen units are the second largest share of the housing stock at 19%. Stakeholders shared a desire for more middle housing types as a way to better meet the diverse housing needs of county residents. The County has been focusing on increasing these types of housing units — between 2022 and 2023, the majority of new housing units added were in developments this size, building permits for multifamily structures have seen a significant increase in most recent years, and the County's Plan 2035 prioritizes compact, walkable communities with access to public transit.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Understanding the current housing stock and emerging trends in the housing market is crucial for Prince George's County as it strives to address housing needs and guide development priorities. According to 2023 ACS data, the county has 369,065 total housing units, with 351,460 of these (95%) occupied. Among these, 64% are owner-occupied, and 36% are renter-occupied — a balance that has remained stable over the past decade. Vacancy rates have significantly declined, with the homeowner vacancy rate at 0.8% and the rental vacancy rate at 3.9%, reflecting a high demand for housing across tenure types.

Prince George's County is predominantly characterized by single-family homes, which account for 66% of the housing stock, including detached and attached units. Multifamily developments with 5–19 units make up 20% of the stock, while developments with 20 or

more units constitute 11%. In public engagement forums, some residents expressed a need for expanded housing choice. Smaller housing units, such as those with no bedrooms, often referred to as efficiencies and studios, represent only 2% of the housing stock but have nearly tripled over the past decade, reflecting a growing demand for these unit types.

From 2022 to 2023, approximately 5,000 housing units were added to the county's housing stock, with the majority being multifamily developments of 5–19 units, followed by single-family detached homes. Building permits for multifamily structures saw a substantial increase, rising from 1,001 permits in 2021 to 4,082 in 2022. The majority of these permits were issued for developments in Upper Marlboro and Bowie, as well as areas near transit-oriented developments (TODs) under the County's "M-X-T" zoning (Mixed Use Transportation-Oriented). This zoning supports mixed-use development and aligns with the priorities of Plan 2035, which emphasizes compact, walkable communities with access to public transit.

Growth in the housing market has predominantly occurred outside the Capital Beltway, reflecting decades-long trends of suburban expansion. Between 1980 and 2010, 73% of all growth occurred in suburban areas, consuming 59% of available land. However, in recent years, infill and redevelopment within the Beltway have increased, particularly in neighborhoods like Brentwood and Mount Rainier, as part of the County's efforts to reduce sprawl and promote TOD. For instance, new development projects are concentrated around the County's 15 Metro stations, which offer opportunities for compact, mixed-use communities.

The county's housing market is also shaped by demographic and economic trends. Between 2010 and 2022, the county's population grew by 11% to 957,189, while the number of households increased by 13% to 341,057. During this period, the median household income rose by 37% to \$97,935. Despite these gains, housing affordability remains a challenge, particularly for low- and moderate-income households. As of 2023, 35% of renter households spend more than 30% of their income on housing costs, and one-fourth pay over \$2,000 per month in rent.

As of 2014, single-family residential properties account for 27% of the county's total land area, while multifamily units make up only 1.92%. However, the County's Plan 2035 and subsequent updates, prioritize the development of Regional Transit Districts, focusing growth within a quarter-mile radius of Metro and light rail stations. Approximately 60% of new non-residential growth and an increasing share of residential development now occur within these transit-oriented hubs, reducing the county's vulnerability to hazards like flooding.

The county's development pipeline indicates a continued emphasis on mixed-use, high-density housing to meet the needs of a growing population while balancing environmental and infrastructure considerations. These trends align with the recommendations of a George Mason University study, which emphasized the importance of compact, transit-accessible housing for regional economic growth.

By concentrating growth in TODs and leveraging zoning tools like "M-X-T," Prince George's County aims to increase housing supply, reduce sprawl, and provide more affordable housing options. However, challenges remain, including the need for infrastructure

improvements, particularly in southern and eastern parts of the county where the highest share of new housing has been built since 2000.

All residential properties by number of units

Property Type	Number	% of Total Housing Units
1-unit detached structure	182,787	50%
1-unit, attached structure	61,399	17%
2-4 units	8,897	3%
5-19 units	73,661	19%
20 or more units	39,895	11%
Mobile Home, boat, RV, van, etc.	2,426	1%
Total	369,065	100%

Table 26 - Residential Properties by Unit Number

Source: ACS One-Year Estimate (2023)

Housing Occupancy	Number	% of Total Housing Units
Total Housing Units	369,065	
Total Occupied Housing Units	351,460	
Total Owner-Occupied Units	225,131	64%
Homeowner vacancy rate	(X)	0.8%
Total Renter-Occupied Units	126,329	36%
Rental vacancy rate	(X)	3.9%

Supplemental Table I – Housing Tenure

Source: ACS One-Year Estimate (2023)

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,403	0.6%	8,178	6.5%
1 bedroom	3,684	1.6%	36,518	28.9%
2 bedrooms	22,030	9.8%	51,756	41%
3 or more bedrooms	198,014	88%	29,877	23.7%
Total	225,131	100%	126,329	100%

Table 27 - Unit Size by Tenure

Source: ACS One-Year Estimate (2023)

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to HUD's Multifamily Assistance and Section 8 Contracts Database, there are 54 properties containing 2,923 assisted units. Of these, 40 properties, 2,459 assisted units have active contracts, ensuring long-term affordability for residents. Additionally, as of 2022, the county has 66 Low-Income Housing Tax Credit (LIHTC) development projects with 7,790 units, further contributing to the availability of affordable housing options for low-income households.

On a local level, Prince George's County has made significant investments in affordable housing production and preservation. Since 2020, the Prince George's County Council has approved funding for the construction of 3,069 new affordable housing units and the preservation of 2,330 existing affordable units. Among the new construction projects, 1,701 units are designated for families, and 1,368 are targeted for seniors, reflecting a balanced approach to meeting the needs of diverse household types.

These new affordable housing units serve households across a wide range of income levels, as follows:

- 786 units for households earning up to 80% of the Area Median Income (AMI),
- 5 units for households earning up to 70% of the AMI,
- 1,752 units for households earning up to 60% of the AMI,
- 429 units for households earning up to 50% of the AMI,
- 24 units for households earning up to 40% of the AMI, and
- 73 units for households earning up to 30% of the AMI.

All preservation projects approved since 2020 — totaling 2,330 affordable units — are for families, demonstrating a focused effort to maintain affordability for this critical demographic. Preservation projects often target properties at risk of exiting affordability programs or becoming financially unviable, ensuring continued access to affordable housing for current and future residents.

Through the leveraging of federal, state, and local programs, Prince George's County continues to prioritize the development and retention of affordable housing units that serve a wide array of household needs and income levels. These efforts not only address

the pressing issue of housing affordability but also reflect the County's commitment to fostering equitable access to housing opportunities for its most vulnerable populations.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to HUD's Multifamily Assistance and Section 8 Contracts Database, there are 40 properties that contain 2,459 assisted units with active contracts. Of these, 18 developments (261 units) are set to expire in the next five years, which means they at-risk of losing their affordability. An additional 654 units are at-risk of being lost in the subsequent five years.

Does the availability of housing units meet the needs of the population?

The current housing stock in Prince George's County falls short of adequately meeting the needs of its residents, particularly low-income households and renters. However, future developments in the pipeline offer opportunities to address some of these critical gaps. Several key challenges and potential remedies are highlighted below:

1. **Shortage of Affordable Housing for Low-Income Households:** The county faces a significant shortage of housing affordable to households earning less than 50% of the AMI. According to recent CHAS data (2016-2020), there are 89,161 very low-income households (earning $\leq 50\%$ AMI), but only 45,890 housing units affordable to them. This gap forces many residents to live in housing that is either unaffordable, overcrowded, or in substandard condition. (CHAS 2016-2020)
2. **Geographic Mismatch of Affordable Housing:** According to feedback provided during community meetings and in the community survey, many residents prefer housing near transit and amenities such as schools, jobs, and healthcare facilities. However, there is limited affordable housing available in these desirable locations. The mismatch between where affordable units are located and where residents wish to live exacerbates issues such as long commutes, increased transportation costs, and reduced quality of life. Future development trends, as indicated in the county's pipeline, prioritize TODs, with many new residential projects planned near Metro stations and Regional Transit Districts, such as in Hyattsville, Bowie, and Upper Marlboro. These projects align with *Plan 2035* priorities and could help address the geographic mismatch of affordable housing. (PGC Hazard Mitigation Plan 2023; Plan 2035).
3. **Overcrowding and Substandard Conditions:** As noted in the Needs Assessment, many residents are forced to live in overcrowded or substandard housing. Approximately 7,560 low-income renter households and 1,418 low-income owner households live in overcrowded conditions, while an estimated 1,225 households reside in units lacking essential kitchen or plumbing facilities (CHAS 2016-2020). The county's pipeline includes over 3,000 affordable units either under construction or planned for development, which will help alleviate overcrowding for households earning below 80% AMI (Prince George's County Development Pipeline).

4. **Rental Market Constraints:** The county's rental market shows signs of strain, as evidenced by its low rental vacancy rate of 3.9%, well below the industry standard of 5-8%. This low vacancy rate suggests a shortage of available rental units, limiting housing choices for renters and driving up rental costs. With two-thirds of the county's housing stock being owner-occupied, there may not be enough rental units to meet the needs of the growing renter population. Multifamily developments in the pipeline, such as those in the Brentwood/Mount Rainier area, for example, emphasize mid- and high-density housing, including a mix of market-rate and affordable units, potentially addressing rental market constraints. (2023 ACS; PGC Development Pipeline Dashboard).
5. **Risk of Losing Affordable Units:** Preservation of existing affordable housing is a critical concern. According to HUD's Multifamily Assistance and Section 8 Contracts Database, there are 40 properties containing 2,459 assisted units with active affordability contracts. Of these, 18 developments comprising 261 units are set to expire within the next five years, placing them at risk of losing their affordability. An additional 654 units are at risk of being lost in the subsequent five years. If these units are not preserved, the affordability gap in the county will only widen. The County's strategy includes leveraging local and federal resources, such as the Housing Investment Trust Fund, to support preservation efforts and ensure long-term affordability. (HUD Multifamily Assistance Database).
6. **Future Developments and Growth:** The County's development pipeline highlights an emphasis on compact, mixed-use, and transit-oriented developments in alignment with *Plan 2035*. Between 2022 and 2023, the county added approximately 5,000 housing units, primarily in multifamily developments with five to nine units (2023 ACS; PGC Development Pipeline Dashboard). Planned developments in key growth areas, such as the M-X-T zones near Metro stations, will provide a mix of market-rate and affordable housing to serve diverse populations, including families, seniors, and low-income renters. These efforts aim to balance housing needs with economic growth and environmental sustainability. (Plan 2035; PGC Development Pipeline Dashboard).

Overall, the combination of an inadequate supply of affordable units, geographic mismatch, and market constraints underscores the urgent need for targeted interventions. Future developments in the pipeline, particularly those focused on transit-oriented growth and affordability, present an opportunity to close the housing gap. By producing new affordable units, preserving existing housing, and ensuring developments align with resident needs and preferences, Prince George's County can better meet the housing demands of its growing population.

Describe the need for specific types of housing:

Across Prince George's County, a variety of housing types are not adequately provided by the market, particularly for populations with unique needs or limited financial resources. Residents and stakeholders consistently expressed concerns about the lack of affordable

housing options for renters and prospective homebuyers alike. Key housing types and needs that emerged include:

1. ***Affordable Housing for Renters and Buyers:*** Affordability remains a critical challenge, especially for low- and moderate-income households. Stakeholders highlighted the need for rental and ownership opportunities that cater to households earning below 80% of the AMI. Many residents also emphasized the need for affordable homes near critical amenities such as transit, high-performing schools, grocery stores, green spaces, and recreation facilities. The limited availability of such housing often forces families to choose between affordability and proximity to these essential resources.
2. ***Housing for Seniors and Individuals with Disabilities:*** The county's aging population and residents with disabilities face unique barriers in accessing suitable housing. There is an acute need for homes built with universal design principles that accommodate mobility and accessibility requirements. This includes both new construction and retrofitting of existing homes to ensure seniors and individuals with disabilities can maintain independence and age in place. In the first community meeting, 10% of attendees identified home repair and weatherization resources as critical to helping seniors and individuals with disabilities remain in their homes. Similarly, 23% of respondents to the community survey identified housing for residents with disabilities as the county's highest housing need.
3. ***Rapid Re-Housing and Permanent Supportive Housing:*** Rapid re-housing for individuals and families experiencing homelessness or other crises is another gap identified by community members. This housing type was emphasized during community meetings, with 9% of attendees citing transitional housing as a pressing need. Stakeholders also stressed the importance of permanent supportive housing models that provide wraparound services, including case management and job training, to help residents achieve long-term stability.
4. ***Mixed-Income Communities:*** There is significant demand for the development of mixed-income communities that foster economic and social diversity. Stakeholders highlighted the need for housing developments that integrate affordable units alongside market-rate options, promoting equitable access to high-quality housing and amenities while reducing economic segregation.
5. ***Accessory Dwelling Units (ADUs):*** Community members expressed interest in increasing the availability of ADUs, such as in-law suites and garage apartments. ADUs provide flexible housing options that can accommodate multigenerational living, offer additional rental income for homeowners, and increase the supply of smaller, affordable housing units.
6. ***Home Repairs and Housing Quality:*** The need for improved housing quality and stricter code enforcement was a recurring theme during community engagement. Thirty-three percent of community survey respondents identified home repair

resources as a high priority, emphasizing the importance of preserving existing housing stock. Home repair programs and weatherization resources are vital for maintaining housing stability, particularly for low-income homeowners and seniors who wish to age in place.

Overall, these unmet housing needs reflect gaps in the current market and underscore the necessity for targeted interventions. Addressing these gaps will require a combination of policy changes, resource allocation, and innovative strategies to ensure that Prince George's County residents, regardless of income or circumstance, have access to safe, affordable, and suitable housing options.

Discussion

Prince George's County boasts a diverse housing stock; however, the predominant housing type remains single-unit housing. Despite this, recent trends indicate a shift, with the plurality of new housing units constructed in the last year being part of properties with 5 to 19 units. This shift signals an effort to increase density and expand housing options in response to growing demand.

The county continues to be predominantly owner-occupied, with two-thirds of all housing units classified as owner-occupied. Notably, nearly 90% of these owner-occupied homes have three or more bedrooms, reflecting a housing market tailored toward larger households. Conversely, the county's renter-occupied housing displays a more diverse range of unit types. Only a quarter of renter-occupied units offer three or more bedrooms, while 41% consist of two-bedroom units. This suggests a potential need to expand the availability of larger rental units to better serve families who rent.

In terms of affordability, the County has made notable progress in recent years. Over the past five years, funding has been approved for the new construction of 3,069 affordable units and the preservation of 2,330 affordable units. Despite these efforts, 261 assisted housing units have contracts set to expire within the next five years, placing them at risk of losing their affordability. Preserving these units will be essential to maintaining the county's affordable housing stock.

Through the Consolidated Plan process, Prince George's County gathered extensive community input to assess housing needs and evaluate whether the existing housing stock meets these needs. Residents consistently expressed a desire for accessible housing for seniors and persons with disabilities, as well as more affordable housing options, particularly in amenity-rich areas with access to transit, schools, grocery stores, and green spaces. Community feedback also underscored the importance of improved housing quality, stricter code enforcement, and the development of mixed-income housing. Addressing these priorities will be critical to ensuring the county's housing stock aligns with the needs and aspirations of its diverse population.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing affordability has become an increasingly critical issue in Prince George's County, Maryland. Between 2010 and 2022, the median home value surged by 45%, from \$286,100 to \$410,800, while the median contract rent rose by 39%, from \$1,182 to \$1,647 (Table 28). These rising costs have placed significant pressure on low- and moderate-income households, with many struggling to find affordable housing options.

The county's population grew by 11% during this period, from 865,271 to 957,189, alongside a 13% increase in households, rising from 301,906 to 341,057 (Table 5). While the median household income increased by 37%, from \$71,260 to \$97,935, housing costs have grown faster than incomes, exacerbating affordability challenges. Renters are particularly affected: nearly 60% now pay at least \$1,500 in monthly rent, with 25% paying over \$2,000 (Table 29). This reflects a significant mismatch between incomes and housing costs, particularly for the county's most vulnerable populations.

Low-income households bear the brunt of these affordability challenges. Data shows that 88,675 households earning less than 80% of the Area Median Family Income (AMI) are cost-burdened, spending more than 30% of their income on housing-related expenses. Among these, 46,270 households face severe cost burdens, spending over 50% of their income on housing costs (Tables 9 and 10). Renters earning 0–30% AMI are disproportionately affected, with nearly half spending more than half their income on rent. Similarly, homeowners earning 0–30% AMI are heavily impacted, with 11,765 severely cost-burdened households.

The county's growing population and increasing housing costs underscore the urgent need for expanded affordable housing options and targeted interventions to support low-income households. These efforts are critical to ensuring that all residents, particularly the most vulnerable, have access to safe, affordable housing.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2022	% Change
Median Home Value	\$286,100	\$410,800	45%
Median Contract Rent	\$1,182	\$1,647	39%

Table 28 - Cost of Housing

Sources: base year: ACS Five-Year Estimates (2006-2010); most recent year: ACS Five-Year Estimates (2018–2022)

Rent Paid	Number	%
Less than \$500	3,707	3%
\$500-999	5,523	4%
\$1,000-1,499	41,059	32%
\$1,500-1,999	44,847	35%
\$2,000 or more	31,814	25%
Total	126,950	100%

Table 29 - Rent Paid

Source: ACS Five-Year Estimates (2018–2022)

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	10,610	No data
50% HAMFI	35,890	49,030
80% HAMFI	52,850	54,095
100% HAMFI	18,840	51,695
Total	118,190	154,829

Table 30 - Housing Affordability

Source: HUD FMR and HOME Rents (2024)

Monthly Rent

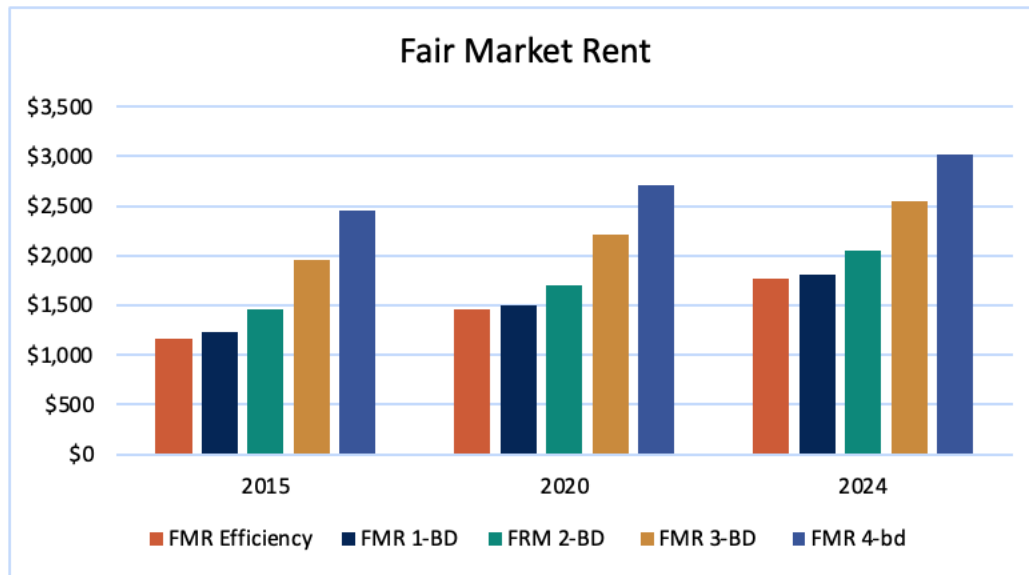


Figure 3 - Fair Market Rent over Time

Source: HUD Fair Market Rent Documentation System

Monthly Rent (\$)	Efficiency (no bedroom)	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Fair Market Rent	\$1,772	\$1,803	\$2,045	\$2,544	\$3,015
High HOME Rent	\$1,693	\$1,803	\$2,045	\$2,509	\$2,779
Low HOME Rent	\$1,353	\$1,450	\$1,741	\$2,011	\$2,243

Table 31 - Monthly Rent

Source: HUD Fair Market Rent Documentation System (2024)

	Median Household Income
Prince George's County	\$97,935
Washington D.C. Metropolitan Statistical Area	\$146,310
Montgomery County	\$125,583
District of Columbia	\$101,722
Arlington County, VA	\$137,387
Fairfax County, VA	\$145,165

Supplemental Table J - Median Household Income Around Washington Metro Region

Source: ACS Five-Year Estimates (2018-2022)

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	8,355	9,070	3,360	20,785	3,560	4,260	4,050	11,880
Large Related	2,930	1,680	355	4,965	920	1,790	975	3,685
Elderly	5,685	2,860	1,005	9,550	7,390	4,335	3,005	14,730
Other	7,555	6,350	3,435	17,340	2,480	1,445	1,815	5,740
Total need by Income	24,525	19,960	8,155	52,640	14,360	11,830	9,845	36,035

Supplemental Table K – Households by Type and Income

Source: CHAS (2016-2020)

Is there sufficient housing for households at all income levels?

Per the most recent CHAS data, Prince George's County faces a significant shortage of housing across all income levels, with low-income households experiencing the greatest challenges. This shortage is particularly acute for renter and homeowner households earning less than 50% of AMI, who are most impacted by rising housing costs and limited availability of affordable units.

For households earning between 50-80% AMI, the data reveals a clear gap in both rental and ownership opportunities. Approximately 8,155 additional rental units are needed to meet the demand for households within this income bracket. Similarly, there is a shortfall of approximately 9,845 affordable ownership units for households in the same income range. This mismatch highlights the broader affordability challenges facing the county and underscores the need for increased investment in both rental and homeownership opportunities that are accessible to moderate-income households.

As housing costs continue to rise, addressing this deficit is critical to ensuring that households across all income levels, particularly low- and moderate-income families, have access to safe and affordable housing options. Expanding the supply of affordable units and preserving existing affordable housing stock will be key to meeting the county's growing demand and reducing housing insecurity.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50- 80% AMI	Total	0-30% AMI	>30-50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Cost burden >30%	24,525	19,960	8,155	52,640	14,360	11,830	9,845	36,035
Cost burden >50%	21,085	5,275	525	26,885	11,765	5,665	1,955	19,385

Supplemental Table L – Households by Cost Burden and Income

Source: CHAS (2016-2020)

How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability of housing in Prince George's County is expected to decline further as home values and rents continue to rise significantly, outpacing income growth for many residents. Data from the 2018–2022 ACS highlights a sharp increase in housing costs over the past decade. Between 2012 and 2017, the median gross rent in the county increased by 14%, followed by an even steeper 24% increase between 2017 and 2022, bringing the median contract rent to \$1,647. Similarly, the median home value rose by 45% during this period, from \$286,100 in 2010 to \$410,800 in 2022.

The county's growing economic opportunities, coupled with its proximity to Washington, DC, have fueled demand for housing. This demand has placed considerable pressure on the existing housing supply, particularly for low- and moderate-income households, seniors, and individuals with disabilities, who are disproportionately affected by rising housing costs. As a result, renter households earning less than 50% of AMI are particularly vulnerable, with over 75% experiencing severe cost burden (spending more than 50% of their income on housing), according to 2016–2020 CHAS data.

The rising costs extend beyond rents and home values. Homeowners face increasing property taxes and insurance premiums, further straining household budgets. These trends are exacerbated for populations with limited financial flexibility, including elderly residents on fixed incomes and households with limited access to economic resources.

This analysis was informed by a review of data from the 2018–2022 ACS, CHAS data (2016–2020), and local stakeholder input gathered during community engagement processes. These sources underscore the challenges posed by rising housing costs and their disproportionate impact on vulnerable populations. For example, community stakeholders highlighted the difficulty of attracting and retaining lower-wage employees, many of whom can no longer afford to live within the County, reflecting a broader trend of displacement due to unaffordability.

In conclusion, without substantial interventions to increase the supply of affordable housing and address the financial pressures on residents, housing affordability in Prince George's County is likely to worsen. Policies aimed at expanding affordable housing, preserving existing units, and providing targeted financial support to vulnerable populations will be essential to mitigating the impact of rising housing costs.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMRs) and High HOME Rents are closely aligned for one-, two-, and three-bedroom units in Prince George's County, with negligible differences that allow for targeted affordability in these unit sizes. However, for efficiency units, FMRs exceed High HOME Rents by \$79, while for four-bedroom units, the gap widens to \$236. Low HOME Rents are significantly lower than FMRs across all unit sizes, with differences ranging from \$304 for two-bedroom units to \$772 for four-bedroom units. This disparity highlights the challenge of ensuring affordability for very low-income households, particularly in larger units and units for single occupants.

The area's median gross rent of \$1,647 (2018–2022 ACS) far exceeds Low HOME Rents, demonstrating a substantial affordability gap for lower-income renters. For instance, median rents for two-bedroom units are approximately 40% higher than Low HOME Rents, placing significant financial pressure on low-income households. This gap underscores the need to strategically use available funds to create or preserve affordable housing options in a market with rising rental costs.

Given these market dynamics, the County's strategy focuses on leveraging multiple funding sources, including HOME funds, to address the affordability gap. The County prioritizes producing and preserving affordable housing across income levels, with an emphasis on supporting very low-income households. Layering HOME funds with other federal, state, and local resources allows the County to increase affordability in higher-cost rental markets and ensure the inclusion of units affordable to households earning below 50% AMI.

For rental assistance, HOME funds are critical in providing subsidies to bridge the gap between market rents and household incomes. For new construction and rehabilitation, HOME funds support the development of units in areas experiencing rising rents, targeting neighborhoods with high social vulnerability to ensure equity in housing opportunities. Acquisition of existing units is another strategic focus, preserving affordability in areas where market pressures could lead to displacement.

By aligning these strategies with the characteristics of the housing market, the County seeks to mitigate the impact of escalating housing costs, expand the availability of affordable units, and address the needs of its most vulnerable populations.

Discussion

Housing costs in Prince George's County are rising significantly, creating growing affordability challenges for both renters and homeowners. The share of cost-burdened households — those spending more than 30% of their income on housing — continues to increase, particularly among low-income households earning below 80% AMI. The data reveals a significant shortage of affordable units for these households, with nearly 90,000 very low-income households experiencing cost burdens or severe cost burdens. This disparity highlights the critical need for strategies to expand the supply of affordable housing, preserve existing units, and provide targeted rental assistance to support the county's most vulnerable residents. Addressing these gaps is essential to ensuring housing stability and promoting equitable growth.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Per Census data, the county has 369,065 housing units. Five percent of these housing units are vacant. Most of the vacant housing units (43%) are for rent. An additional 39% of the county's vacant housing units are considered “other vacant.”

There are some similarities and some discrepancies between renter- and owner-occupied housing units when it comes to conditions.

- While 53% of renter-occupied units have at least one HUD-defined housing condition of note, only 27% of owner-occupied units do.
- 55 percent of the housing stock (approximately 186,000 units) was built before 1980. Since these units were mostly built before lead-paint regulations went into effect (in 1978), there is greater likelihood that these homes contain lead based-paint (LBP) hazards, which can be a health risk to residents, especially for households with children. As of 2022, 60% of the housing units built before 1980 were owner occupied.
- There is a slightly higher number of rental units (14,670) at risk of lead-based paint hazard where a child is present compared to owner-occupied units (13,625).

Describe the jurisdiction's definition for "standard condition" and "substandard condition but suitable for rehabilitation."

HUD defines housing "conditions" consistent with the housing problems included in the Needs Assessment section of this document. These conditions include overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities.

Prince George's County's Department of Permitting, Inspections, and Enforcement defines the minimum requirements for dwelling units. These requirements include:

- Exterior properties and premises should be maintained in a clean, safe and sanitary condition.
- Exterior properties should be free from weeds and grass in excess of 12 inches.
- Plant growth must not obstruct walkways, sidewalks, streets, adjoining driveways and/or the house numbers identifying the address of the dwelling.
- Exterior walls should be free of holes, breaks and loose or rotting materials.
- Exterior wood surfaces should be painted or covered with a protective treatment.
- Peeling, flaking or chipped paint should be removed and surfaces repainted.
- Wooden surfaces should be free of loose and flaking paint.
- Metal surfaces with rust or corrosion should be coated with a protective treatment.
- Structures and exterior properties should be free from rodent infestation.
- Open storage of any household appliance, motor vehicle parts, building materials, furniture, dead trees, garbage or similar items is prohibited.
- Walkways, stairs, driveways and parking spaces must be kept free of unsafe and hazardous conditions, and sidewalks must be cleared of snow and ice.
- Not more than one motor vehicle that is wrecked, dismantled, inoperable or unlicensed is allowed on a property; and the one vehicle that is allowed must be inside a closed garage.
- Properties must be maintained free of graffiti.
- Gutters and downspouts must be maintained in good repair and free from obstructions.

- Firewood stored on a property must be neatly stacked and a minimum of 18" above the ground or 6" above an approved weed-free surface.
- Swimming pools on a property must be maintained in good working order.
- Fences must be maintained in good condition, and fence gates must be operational.
- Yards must be stabilized (grass or other approved cover) and graded to prevent accumulation of water or erosion.
- Stairways, decks and balconies must be maintained in a safe condition.
- Glass windows and doors must be free of cracks or voids.
- Windows designed to be opened must be operable and able to remain open by the window hardware.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	58493	27%	61689	48%
With two selected Conditions	980	0%	5952	5%
With three selected Conditions	50	0%	432	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	153365	72%	60096	47%
Total	212888	100%	128169	100%

Table 32 - Condition of Units

Source: ACS Five-Year Estimates (2018–2022)

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	39,972	18.8	21,019	16.4
1980-1999	61,801	29	31,802	24.8
1950-1979	61,474	28.9	49,607	38.7
Before 1950	49,641	23.3	25,741	20.1
Total	212,888	100%	128,169	100%

Table 33 - Year Unit Built

Source: CHAS (2018-2022)

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built before 1980	105,595	54%	70,815	59%
Housing Units Built before 1980 with Children Present	13,625	7%	14,670	12%

Table 34 - Risk of Lead-Based Paint Hazard

Source: Total Units: ACS Five-Estimates (2018 – 2022), Units with Children Present: CHAS (2016 – 2020)

Vacant Units⁴¹

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Table 35 - Vacant Units

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

CHAS data, community survey results, and stakeholder interviews point toward the need for continued investment in home rehabilitation efforts, especially as properties continue to age. As the demand for housing increases, many low- and moderate-income residents are faced with the decision of living with critical conditions or selling their homes; however, those who choose to sell have limited options for quality affordable housing. Additionally, as the county sees increasingly extreme weather, housing providers recognize the need for additional weatherization resources.

At the same time, housing providers are facing a need for rehabilitation funding to be able to maintain the affordable housing inventory (dedicated and naturally occurring).

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards (91.205(e), 91.305(e), 91.405).

As noted above, 55 percent of the housing stock (approximately 186,000 units) was built in 1979 or earlier – in fact, 52% of all owner-occupied units and 59% of all renter-occupied units were built in that time period. Since these units were mostly built before lead-paint regulations went into effect (in 1978), there is greater likelihood that these homes contain lead based-paint (LBP) hazards, which can be a health risk to residents, especially for households with children. CHAS data shows that there are 28,295 units built before 1980 where children are present (7% of owner-occupied units v 12% of renter-occupied units).

Discussion

Beyond affordability, it is important that residents are adequately housed. As housing costs continue to rise in the county, residents may be increasingly forced to live in substandard housing as those are the units available and affordable to them. The county has built a fair amount of new housing in the last two decades, but half the county's residential units, for both owner and renter occupied homes, were built before 1979. Older housing units are at higher risk of having one or more selected condition.

⁴¹ At this time, the County does not collect this data.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The county has 384 public housing units which are managed by three housing authorities. Most of the county's public housing units were built in the mid-1970s with federal financing. Given the age of the developments and the undercapitalized public housing Capital Fund, many of the public housing units would benefit from major capital improvements. There is also a need for energy efficiency improvements at the county's public housing developments.

Total Number Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/ vouchers available	0	0	537	5,986	206	5,780	215	476	0
# of accessible units	0	0	46	0	0	0	0	0	0

Table 36 - Total Number of Units by Program Type

Source: HAPGC, GHA, HACCP (2024)

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved public housing agency plan.

The county has 537 public housing units which are managed by three housing authorities. The Housing Authority of Prince George's County manages 377 of these units across five public housing properties. Two of these properties are high rise style sites while the other three are garden style or townhouse properties. As of June 2024, according to HAPGC's PHA plan, the housing authority had made significant building code, safety, security, and curb appeal improvements to all five of their properties. In their current five-year renovation plan, the Housing Authority has planned renovation activities for all five public housing developments. The specific improvements completed and planned for the county's public housing developments can be found here:

<https://www.princegeorgescountymd.gov/sites/default/files/media-document/HAPGC%202024-25%20AGENCY%20PLAN-%20MD015-Annual%20Plan%20Five%20Year%20Rolling%20Plan%20-%20Submission%20HUD.pdf>.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

Considerable funding has been expended for public housing renovations involving building systems, building exteriors, site improvements (including accessibility), parking, and drainage. Standard renovations for all properties include, bathroom and kitchen repairs, replacement of flooring and painting.

Describe the PHA's strategy for improving the living environment of low- and moderate-income families residing in public housing.

The needs of both the resident and property are addressed in an expeditious manner and residents are consistently informed and directed to all available resources that offer social services. Some of the HAPGC's strategies are listed below.

1. Strategy 1: Maximize the number of affordable units available to the Public Housing Authority (PHA) within its current resources by:
 - Accessing Multi-Family Tax Exempt Bond
 - Maintaining HCV program utilization at 100% and PH occupancy at 98%,
 - Leveraging private or other public funds to create additional housing opportunities
 - Renovating, modernizing or redeveloping public housing units and 504 units
 - Requesting and providing replacement vouchers
2. Strategy 2: Increase the number of affordable housing units by:
 - Conducting outreach efforts to potential voucher landlords,
 - Increasing Housing Choice Voucher homeownership participants, and
 - Increasing project-based vouchers–Target the elderly, disabled, VAWA, VET, Homeless & VASH
3. Strategy 3: Target available assistance to families at or below 30 % of AMI by:
 - Providing or attracting supportive services to improve assistance recipients' employability
4. Strategy 4: Target available assistance to families at or below 50% of AMI by:
 - Promoting self-sufficiency and asset development of assisted households through increased numbers and percentages of employed persons in assisted families.
 - Employing admissions for families displaced by government action
 - Adopting rent policies to support and encourage work
5. Strategy 5: Target available assistance to families with disabilities by:
 - Providing or attract supportive services to increase independence for the elderly or families with disabilities

- Carrying out the modifications needed in public housing based on the Section 504 of the Rehabilitation Act Needs Assessment for Public Housing
6. Strategy 6: Conduct activities to affirmatively further fair housing
- Provide resources and services to residents with mental health challenges to decrease the number of Adult Protective Services cases
 - Hold FSS and homeownership graduation ceremony for successful participants.
 - Provide Resident Services staff, Resident Advisory Board (RAB), and residents with capacity building and training to improve their ability to participate in Public Housing and HCV Program decision making
 - Reinstitute efforts to organize Kimberly Gardens Residents' Council
7. Strategy 7: Conduct activities to affirmatively further fair housing by:
- Counseling Housing Choice Voucher tenants as to the location of units outside of areas of poverty or minority concentration and assist them to locate those units.
 - Marketing the Housing Choice Voucher program to owners outside of areas of poverty /minority concentrations.
 - Market Housing Choice Voucher program to owners of housing for persons with disabilities.
 - Increase Project Based Vouchers to assist persons with disabilities.

Discussion

The county's public housing stock was built in the 1970s and therefore has started to age and require revitalization. However, the HAPGC has completed and planned significant renovations to all five of their public housing properties to improve safety, security, and quality of living for public housing residents.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Prince George's County and partners in the Continuum of Care provide a broad range of housing options (i.e., emergency shelter beds, transitional housing, and permanent supportive housing) and wrap-around services to support residents experiencing homelessness. However, as the number of residents/households experiencing homelessness has increased, additional resources are needed to continue to build out the system of care. The following counts are from the HUD 2024 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current &	Voucher / Seasonal / Overflow	Current & New	Current & New	Under Development

	New)	Beds			
Households with Adult(s) and Child(ren)	273	15	94	159	
Households with Only Adults	131	0	68	210	
Chronically Homeless Households	0	0	0	282	
Veterans	10	0	0	0	
Unaccompanied Youth	22	0	69	12	

Table 38 - Facilities and Housing Targeted to Homeless Households

Source: HUD Continuum of Care Homeless Assistance Programs Housing Inventory County Report (2024)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Prince George's County utilizes a full complement of mainstream programs and benefits in order to provide services that support positive outcomes for homeless persons. Continuum of Care policy requires all new shelter entries be evaluated within 72 hours to identify mainstream resources for which they may be eligible and develop a plan to expedite the application process. In addition, public welfare programs (Temporary Cash Assistance - TCA, Supplemental Nutrition Assistance Program - SNAP, Medical Assistance -MA, Purchase of Care – POC, and Emergency Assistance to Families with Children - EAFC) and other assistance programs (Office of Home Energy Programs -OHEP, SSI/SSDI Outreach, Access and Recovery - SOAR, ESG, Homeless Prevention Program - HPP, Emergency and Transitional Housing and Services Program - ETHS, Child and Adult Care Food Program - CACFP, and Emergency Food and Shelter Program - EFSP) fall under the direction of the Continuum of Care lead agency, which gives priority to shelter residents and streamlines the process by which providers can submit applications and receive technical assistance on behalf of their consumers.

The Continuum of Care also uses a number of strategies to off-set the cost of supportive services including the use of Temporary Assistance for Needy Families (TANF) funds for employment support, medical/ACA funds for treatment and therapy, Purchase of Care funds for childcare, In-home Aide Services (IHAS) for assistance with daily living chores, Chafee Foster Care Independence Program and Semi-Independent Living Arrangement (SILA) funds for youth assistance, private donations for assistance with employment, transportation and other essential needs, Medicaid and Community Based Service (HCBS) and reprioritization of Tenant-Based Rental Assistance (TBRA) and HOME funds. A Medicaid Task Group that includes the Department of Social Services, the Health Department and service providers who currently utilize insurance billing remittances to help cover program costs, has been formed to develop a protocol that will enable Continuum of Care members to access Medicaid dollars for supportive services, particularly for the chronically homeless and people living in PSH.

Partnerships with the County Health Department which is a certified Medicaid reimbursable provider and the five federally recognized Health Centers operating in the County ensure that homeless persons have access to health care. The “chronically homeless and persons with severe somatic and behavioral health challenges are kept at

the forefront of the conversation as the County looks at the broader behavioral health needs within the count and the County has a number of local and national initiatives in place to address the unmet needs in these areas, including but not limited to ACIS, Data Driven Justice Initiative and Pay For Success. In addition, efforts are underway to expand the street outreach team that routinely engages persons living on the streets in an effort to develop the relationships and trust that are critical to getting these individuals to accept shelter and permanently end their pattern of homelessness.

Some employment partnerships are in place and there are a number of small non-profits in the county that focus on employment, but with only 21% of the county's homeless population employed, it is clear there is more to do. Partnerships with the County's one-stop career centers, community colleges and local businesses, which will enable homeless persons to obtain vocational education and employment opportunities, are being built. Representatives from these organizations are members of the HSP and are collaborating with the special populations' sub-committees to pursue funding that will help create training and apprenticeship programs that benefit homeless job seekers.

Homeless persons are also provided with access to non-traditional community support services where appropriate and available. Examples include but are not limited to: Partnerships with the Greenbelt Community Nursing program, Bowie State University, and the In-Home Aide Program to provide on-site assistance with personal hygiene, personal chore assistance, nursing assistance, medication monitoring, and medical supplies and equipment for participants with severe disabilities and disorders; partnerships with SHARE, local food pantries, Mission Nutrition, the Million Meals Project and a reduced cost brown lunch program to assist with food and other nutritional needs; as well as linkages to mental health and addictions services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Centralized Intake and Assessment:

The Continuum of Care operates a 24/7/365 hotline for calls related to housing instability and homelessness. Entrance to all County emergency shelters, as well as diversion and prevention measures, are accessed through this hotline. The central point of entry allows homeless persons to gain services and shelter without having to navigate several different systems and application procedures. Residents are screened, assessed and linked to a prevention/diversion program or an appropriate emergency shelter based on gender, family composition, need, and bed availability.

Coordinated Entry:

The County has established a system wide coordinated entry protocol for prioritizing and customizing homeless services based on the identified needs of the individual. These protocols include a prioritization code for all those currently in or entering the system which is used to help determine which response – RRH, Emergency Shelter, Transitional

Shelter, or PSH is best suited to Consolidated Plan the household and helps reduce the time spent in homelessness as well as reducing the cost per successful placement. As part of this approach, the Continuum of Care also maintains a complete registry of all homeless persons and using a vulnerability index to prioritize those most in need of long-term subsidies and support.

Rapid Re-Housing:

The County has limited resources available to provide rapid re-housing (RRH) assistance and access is coordinated through central intake. Rapid re-housing is recognized as a national best practice and the County's RRH services include case management, housing search/lease up assistance, start-up (i.e. first month's rent, security deposit, utility deposit), tenant landlord conflict resolution, budget counseling/credit repair, mediation, and referrals for critical support services as appropriate including legal, job readiness/placement, mental health, community food assistance and McKinney Vento educational services for the children. In addition, case managers work with families to eliminate financial barriers impacting their ability to sustain housing including enrollment in mainstream public benefits (TANF, EAFC, Social Security, SSI/SSDI, Medicaid/Medicare, SNAP, and childcare) and subsidized and unsubsidized employment. The Continuum of Care has strong partnerships in place with local landlords that have frequently provided second chance housing to RRH families and Continuum of Care staff will work closely with these landlords and RRH customers on an ongoing basis to resolve potential problems, including unpaid rent, lease violations, property damage and/ or other concerns to support customer and program success.

Emergency Shelters:

There are five-year round projects that provide beds for singles, unaccompanied youth and families experiencing homelessness in the county. Each shelter resident is provided with basic shelter amenities as well as employment, case management, health care, and housing placement assistance. Additionally, there is a 35-bed hypothermia shelter that operates November through March as part of the County's commitment to protecting its most vulnerable citizens during the harshest months and a 53-bed domestic violence shelter for women and children at imminent risk of harm. Joint Transitional-Rapid Rehousing Programs: There are three year-round transitional-rapid rehousing projects that provide beds for singles, unaccompanied youth and families experiencing homelessness in the county. Each shelter resident is provided with comprehensive case management, supportive wrap around services, and assistance with employment and housing relocation.

Permanent Supportive Housing:

There are fifteen year-round permanent supportive housing (PSH) projects that provide beds for singles and families identified by the Continuum of Care's coordinated entry process as being at the highest risk. In addition to a permanent subsidized residence, PSH programs provide comprehensive support services which address multiple long-term needs of program participants through key partnerships with public mainstream programs, private non-profit agencies and community-based programs. All program efforts are geared toward ensuring that participants enjoy the safest but least restrictive environment possible based on their individual vulnerability.

In addition to the sheltering system described above, the Continuum of Care aggressively pursues other supportive services and housing programs to provide more permanent housing for persons who are homeless. These programs include, but are not limited to:

- Supportive Services for Veteran Families (SSVF)
- Homeless Veterans' Reintegration program (HVRP)
- Veterans Affairs Supportive Housing Program (VASH)
- Veterans Assistance Program (VET)
- Violence Against Women Act Program (VAWA)
- Housing for Families in Crisis Program (HFIC)
- Mental Illness and Disabilities Program (MIAD)
- Unaccompanied Youth and Young Adults Program (UHY)
- Family Unification Program (FUP)
- Family Unification Program – Youth (FUP-Y)
- Fostering Youth Independence Program (FYI)
- Homeless Program (HP)
- Housing Choice Voucher Program (HCV)
- Housing Choice Voucher Homeownership Program (HCV-HP)
- CDBG
- ESG
- HOME
- Housing Opportunities for Persons with AIDS (HOPWA)

The Continuum of Care has identified expansion of RRH funds (particularly intermediate and long-term subsidy programs), intermediate (0-5 years) subsidy programs for youth, deeply affordable SRO projects for vulnerable elderly and aging persons, and development of 200 new units of PSH for the chronically homeless in the county as areas of top priority.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section discusses the supportive service and program needs of special populations in Prince George's County.

Disability

The share of the population living with a disability has increased in the county since 2010, likely due to the growth in the population that is 65 years and over. 11% of the population in 2022 had a disability, which is 99,163 individuals in the county. The most prevalent types of disabilities in Prince George's County are ambulatory (5.6% of the population), those that affect ability to live independently (3.9%), and cognitive (3.8%).

Nearly two out of every three people living with a disability are not in the labor force in the county compared to 26% of the population without a disability. Additionally, households with a disability are more likely to experience cost burden whether they own or rent their unit, and nearly 60% of renters living with a disability are cost burdened and one in three are extremely cost burdened and at risk for homelessness. According to residents, there is a growing need for representation at local and regional levels of government for people with lived experience.

Services for people living with a disability were rated the third most needed public service in the community survey. During the community meeting on May 29th, residents identified needs for services and facilities are most acute for: people with disabilities, unhoused, youth, and seniors.

People with a disability who responded to the community survey shared the following challenges with their current housing situation that may be resolved through additional services:

- 47% were worried about rising housing costs
- 39% noted high utility costs
- 30% said they had underperforming schools
- 26% reported high crime in their neighborhood
- 26% said they had loud or rude neighbors

Senior Households

The share of the population 65 years and over in Prince George's County increased by 62,687 from 2010 to 2022, an increase of 76%. Nine percent of households (31,986 households) in the county are people over the age of 65 years living alone. More than 30% of county households have one or more persons 65 or older.

Services for seniors were rated as the highest needed public service in the community survey, followed by services for youth and childcare. During the community meeting on May 29th, residents identified needs for services and facilities are most acute for: people with disabilities, unhoused, youth, and seniors.

Large Families

Stakeholders interviewed as part of the consultation process indicated that it is particularly challenging to find an affordable unit that is suitable for a large family. Units with more than two bedrooms are limited, and particularly limited within voucher limits.

Services for youth and childcare were rated as the second most needed public service in the community survey. During the community meeting on May 29th, residents identified needs for services and facilities are most acute for: people with disabilities, unhoused, youth, and seniors.

Large families who responded to the community survey shared the following challenges with their current housing situation that may be resolved through additional services:

- 51% were concerned about underperforming schools
- 42% noted high utility costs
- 40% were worried about rising housing costs
- 20% indicated high crime in their neighborhood
- 16% shared there was poor or no access to public transportation

At Risk of Homelessness

Households paying more than 30% of their income toward housing are cost burdened, whereas households who spend 50% or more of their income on housing are extremely cost burdened and are considered at risk for homelessness.

In Prince George's County 36% of households are cost burdened, paying more than 30% of their income toward housing, and 16% pay more than 50%. Renter households are especially vulnerable to housing instability with more than half of all renter households cost burdened in the county, and in 2022, nearly one in four renter households were severely cost burdened and at risk for experiencing housing instability.

Public Housing Residents and HCV Holders

The proportion of public housing residents and voucher holders that are Black / African American is disproportionate to the general population. Additionally, about half of all residents in public housing are disabled or 65 years and over. This is likely due to a larger availability of public housing units that are accessible.

Conversely, 39% of voucher holders have a disability indicating that it may be more challenging to find a private market accessible unit that will accept a voucher. Finally, households with children make up half of the households with a voucher, compared to only 16% of public housing residents. This suggests that larger units to accommodate families are more readily available in the private market via a voucher.

Glenarden Housing Authority and College Park Housing Authority do not have a Housing Choice Voucher (HCV) program but do have residents living in public housing. The majority of households in public housing in College Park are 65 years or older and one in two are Black / African American. This is likely due to a senior housing development in the community. Glenarden's public housing residents on the other hand are 40% Black / African American and have a lower prevalence of people living with a disability and seniors.

Voucher holders who responded to the community survey shared the following challenges with their current housing situation that may be resolved through additional services:

- 60% were worried about rising housing costs
- 40% had loud and/or rude neighbors
- 40% had high utility costs
- 35% reported high crime in their neighborhood
- 25% indicated housing conditions are unsafe
- 25% answered I feel unwelcome in my neighborhood
- 25% said they have underperforming schools

People with HIV/AIDS

The District of Columbia, Department of Health, HIV/AIDS Administration, Hepatitis, STD and TB Administration (HAHSTA) is the Regional Grantee on behalf of the Washington, D.C. Eligible Metropolitan Area (EMA). HAHSTA serves as the Housing Opportunities for Persons With HIV/AIDS (HOPWA) administering agency for Prince George's County and provides HOPWA funds for housing supportive services such as: tenant-based rental assistance and short-term/emergency housing payments to persons living with HIV/AIDS

and their families. In FY 2024, HOPWA funds were used for the purpose of providing assistance or residential support to persons with HIV/AIDS and their families; seventy-three (73) were Rental Assistance units and twenty-eight (28) were for Short-term/Emergency housing payments.

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
Tenant Based Rental Assistance	73
Public Housing in Facilities	-
Short-Term Rent, Mortgage, and Utility Assistance	28
Short Term or Transition Housing Facilities	-
Public Housing Placement	-

Supplemental Table M – HOPWA Assistance Baseline

Source: Prince George's County CAPER (2024)

Veterans

Additional resources for veterans are needed in the county. Homelessness in the county remained relatively unchanged over the past year, but Veteran homelessness increased substantially. In the community survey, Veteran services were rated as highly needed, and service providers indicated a lack of services available to veterans to meet their needs during a focus group. Service providers also noted challenges for veterans pursuing homeownership due to low credit scores and difficulty paying a downpayment.

Include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and any other categories the jurisdiction may specify, and describe their supportive housing needs.

During two community meetings on May 29th and October 24, participants highlighted the following supportive service needs:

- Needs for services and facilities are most acute for: people with disabilities, unhoused, youth, and seniors;
- Health facilities, free legal services, and resources for people impacted by predatory lending practices are needed;
- Transparency of information about available services — residents are frequently passed between agencies with no answers;
- More housing for special needs populations including persons with physical and developmental disabilities and formerly incarcerated persons.

On the community survey, respondents highlighted the following needs of special populations:

- 20% of respondents listed group homes and/or accessible housing for residents with a disability as being the County's highest need;
- Expanded options for senior care;
- Resources to assist seniors with home repairs and maintenance;
- 45% of respondents listed senior services as being a highest public service need;

- 37% of respondents listed services for persons with disabilities as being a highest public service need;
- 41% of respondents listed health care and substance abuse services.

Stakeholders interviewed as part of the consultation process for this Consolidated Plan indicated that underserved and vulnerable communities are intersectional and the needs cross over extensively. They shared a need for transitional housing and services with more intensive wrap-around for participants for at least two years. Services that are needed are case management, job training, mental health services, budgeting, and financial literacy. Stakeholders also shared a need for a greater variety in size of units available to special populations. They also shared a need for more rental units in high opportunity and amenity rich areas.

Stakeholders shared the most acute service needs are among seniors, people with disabilities, veterans, and those with mental health challenges. Additionally, stakeholders expressed concern that many programs don't reach those who need them most or who they are intended to serve. The solution they offered for this is additional resources for programs to properly reach target populations.

On a higher level, these populations need decent paying jobs and access to upskilling. Transportation is another common barrier for these populations, particularly in more rural areas with less crime, according to stakeholders interviewed.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Stakeholders indicated HOPWA and Supportive Services for Veteran Families (SSVF) are the only programs that are available for transitional housing. For the most part, these populations, if they do not qualify for those programs, are referred to homeless shelters. Case managers will often call to see if they are eligible for specific programs through the shelters. Funding is a major barrier to providing needed services. One stakeholder indicated that when they do find partners that can offer for example mental health services and case workers for returning citizens, they require funding.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.

The following goals and actions outlined in the Analysis of Impediments to Fair Housing Choice work to address the housing and supportive service needs of non-homeless special needs populations.

Goal 2: Take steps to remediate disability discrimination and increase access to housing for individuals with disabilities.

Action 1: Conduct a disability needs assessment of housing and services in the county to determine community needs and available resources and create a plan to address gaps.

Action 2: Utilizing \$500,000 received as pass through funds from the Maryland Department of Disabilities, the County will support renters who require accessibility modifications to their unit, upon approval of reasonable modification requests by the property owner. The County will first partner with owners and management agents of properties in the County's Right of First Refusal portfolio, which includes about 1,890 units, and will later focus on the Housing Authority of Prince George's County (HAPGC) Section 504 coordinator to reach households renting with a Housing Choice Voucher and may be requiring increased accessibility., and others. As is feasible, modifications will comply with Universal Design standards and practices.

Action 3: Inventory accessible housing units in the county that are available for rent and coordinate with partner departments and agencies to create a comprehensive list for the County. This inventory should include the unit size, accessibility features, and market rate vs. subsidized designation. The Department of Housing & Community Development will add the accessible unit inventory to the existing Affordable Housing Dashboard and develop a schedule for regularly updating the inventory.

Goal 3: Prioritize programs and funding for persons with disabilities, Hispanic households, households at risk of or experiencing homelessness, and seniors.

Action 1: Affirmatively market the County's Rent Stabilization program to persons with disabilities, Hispanic households, households at risk of or experiencing homelessness, and seniors, to ensure these populations understand their rights related to rental cost increases and assistance available should issues be encountered. The County will work with partner community organizations and others serving these populations to disseminate information and resources.

Action 2: Create and implement a technical assistance program specifically for organizations that receive CDBG funding and who serve persons with disabilities, seniors, and Hispanic households.

Action 3: Prioritize Housing Trust Fund dollars for the construction of affordable housing for developments that serve persons with disabilities and seniors.

Action 4: Develop or acquire at least 100 new senior housing units affordable to households at or below 60% AMI with greater access to transportation, retail, and community services. Besides congregate senior housing, such as HUD 202 housing, consider new housing typologies that reflect the changing needs of a larger senior population.

Goal 4: Proactively address the need to ensure Limited English Proficiency (LEP) populations can access County services and resources and understand their housing rights.

Action 1: Continue to update the four-factor analysis to determine whether programs are adequately accessible to those with limited English proficiency (LEP). Continue outreach (e.g., TV, radio, bus shelters) to LEP populations to inform them of their rights.

Action 2: Maintain funding for HUD-certified nonprofit housing counseling partners that provide education on tenant rights and rental counseling, particularly bi-lingual providers. Increase financial literacy and homeownership education available for the Hispanic population in English and Spanish.

Action 3: Improve education and transparency around code enforcement. Train inspectors on working with non-English-speaking households who may lack trust or fear government officials. Residents should be made aware of their rights in every interaction, including the right to an interpreter. Greater code enforcement should also be paired with education on how to report violations and resources to address deficiencies.

Action 4: As part of a larger effort to conduct housing listening sessions throughout the county, the County will engage with immigrant communities and people with Limited English Proficiency to better understand their service and housing needs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Prince George's County recently completed a major rewrite of its 50-year-old zoning code. In 2014, the Prince George's County Council authorized the M-NCPPC to hire a consultant and conduct a public engagement process that included over 400 outreach and stakeholder meetings. After considerable amount of public engagement and debate, the process culminated with the passage of four key bills to approve the new zoning ordinance (CB-013-2018), a Countywide comprehensive map amendment process to the County Zoning map (CB-014-2018), enactment of new subdivision regulations (CB-015-2018), and revisions to the County's landscape manual (CB-065-2018).

While generally the zoning rewrite improved the regulatory environment for new housing development, an analysis performed for the Analysis of Impediments to Fair Housing Choice revealed the following barriers. Housing for seniors (e.g., assisted living, planned retirement communities, or apartment housing for elderly or physically disabled families) is generally permitted as a use by right in higher density residential zones. In lower density residential zones, these uses require a special exception, which may limit the development of housing for these populations in these areas.

The zoning ordinance also includes design standards for multifamily, townhouse, and three-family buildings that are intended to, “protect the character of existing neighborhoods consisting of primarily single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones from potentially adverse impacts resulting from more intense and incompatible adjacent forms of development and new townhouses.” Design standards and special exceptions that apply only to higher density residential uses have the potential to limit and exclude a mix of housing types. Additionally, language around protecting neighborhood character has historically been viewed from a fair housing perspective as coded language meant to perpetuate and maintain separation by race and/or class.

Prince George's County affirmatively furthers fair housing as required by the Housing and Community Development Act of 1974, as amended. The County's Analysis of Impediments to Fair Housing Choice (AI) is a review of impediments to fair housing choice in the public and private sectors. Impediments to fair housing choice consist of any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national

origin. Policies, practices or procedures that appear neutral but operate to deny or adversely affect the provision of housing to persons of a particular race, color, religion, sex, disability, familial status, and national origin may constitute such impediments.

The 2026 Draft Analysis of Impediment to Fair Housing Choice study identified the following barriers to affordable housing:

- Data on home mortgage applications there the Federal Reserve Bank under the Home Mortgage Disclosure Act (HMDA) is analyzed for the AI. This data is used to identify potentially discriminatory lending practices and patterns in the community. The following was identified in the County:
 - Gaps in homeownership in the county are most obvious for Hispanic households when compared with non-Hispanic White households, although gaps are present for other races.
 - Mortgage denial rates for home purchases were disproportionately high for African American, Hispanic, and Asian applicants in the county and Bowie.
 - African American households in the county were the most likely to be denied for debt-to-income ratio, credit history, or collateral. Hispanic and Asian applicants were also more likely than White households to be denied for their debt-to-income ratio.
- According to the most recent FHEO data, there were 219 fair housing complaints filed by residents of Prince George's County between 2006 and 2020, or approximately 15 per year. Of the 219 complaints filed, 128 complaints (58% of total) complaints were of alleged discrimination based on disability status. Sixty-three (28.7%) alleged racial bias and of those, the vast majority (52 out of 63) were filed by Black complainants. While less common, there were other forms of fair housing discrimination complaints filed in Prince George's County over this time period, including 19 complaints (8.7%) alleging discrimination based on sex, 18 complaints (8.2%) based on familial status, 10 complaints (4.5%) based on national origin and six complaints (2.7%) based on religion. In addition, there were 24 complaints filed (10.9%) "with a retaliation basis."⁴² While retaliation is not a protected class, it is still protected under fair housing law.
- In 2019, Prince George's County published the Housing Opportunity for All, a Comprehensive Housing Strategy for the County. Based on findings from this document, the following have been identified as barriers to affordable housing:
 - The county's demographic profile points to a diversity of housing needs and preferences. The county's demographic profile is dominated by three household types that each have unique housing needs: (1) those aging in place, (2) unmarried and female-headed households, and (3) single-person households. Currently, the county lacks a diversity of housing types and styles, particularly beyond the Beltway.

⁴² Note that a fair housing complaint can be filed as the basis of more than one reason. As a result, the numbers of complaints by type will sum to more than the total.

- The county has a shortage of ownership housing that is affordable to households earning incomes above the median. Due to the county's large supply of single-family homes, the county has been a historical destination for those seeking a suburban lifestyle while still living in close proximity to the region's job centers. Higher income households seeking to own homes in the county face a limited supply of homes that align with their income. Due to this shortage, many higher income households reside in housing that is priced lower than they could otherwise afford, which places further pressure on the supply of housing available to those earning lower incomes.

MA-45 Non-Housing Community Development Assets 91.215(f)

Introduction

Prince George's County has a strong, high-value economic base poised to capitalize on a series of competitive advantages. These advantages include numerous federal agencies; proximity to the nation's capital; a robust regional economy; a high level of minority and small business activity; land available for transit-oriented development; and a stock of competitively priced commercial and industrial real estate.

According to 2018–2022 census data, the unemployment rate in Prince George's County is 4.7%. Unemployment is higher in the county than in neighboring jurisdictions, except for Washington, D.C.

	Unemployment Rate
Prince George's County	4.7%
Howard County	2.6%
Montgomery County	3.4%
Washington, D.C.	5.1%
Arlington County, VA	2.1%
Fairfax County, VA	2.9%

Supplemental Table N - Unemployment

Source: ACS Five-Year Estimates (2018–2022)

Economic Development Market Analysis

Despite its economic assets, Prince George's County has more workers than jobs, suggesting an overall jobs deficit in the county and a need among some residents to travel outside the county for employment opportunities (Table 39). The largest share of workers (45%) – whether commuting to other parts of the county or outside of it – have a commute of 30-59 minutes, followed by 37% of workers with a commute less than 30 minutes (Table 42). Commuting patterns have remained the same since 2015, demonstrating that most residents have historically had longer work commutes in Prince George's County.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	% of workers	% of jobs	% of jobs less workers
Agriculture, forestry, fishing and hunting, and mining	921	112	0%	0%	0%
Construction	46,675	29,588	9%	11%	2%
Manufacturing	10,603	7,153	2%	3%	0%
Wholesale trade	6,035	10,060	1%	4%	3%
Retail trade	42,591	37,524	8%	14%	6%
Transportation and warehousing, and utilities	31,633	18,741	7%	7%	0%
Information	9,992	2,945	2%	1%	-1%
Finance and insurance, and real estate and rental and leasing	24,161	10,590	5%	4%	-1%
Professional, scientific, and management, and administrative and waste management services	78,896	47,294	16%	17%	1%
Educational services, and health care and social assistance	111,347	37,039	22%	14%	-8%
Arts, entertainment, and recreation, and accommodation and food services	42,575	28,486	8%	10%	3%
Other services, except public administration	28,785	8,678	6%	3%	-3%
Public administration	68,627	33,666	14%	12%	-2%
Total	502,841	271,876	-	-	-

Table 39 - Business Activity

Sources: Workers: ACS Five-Year Estimates (2018–2022), Jobs: Longitudinal Employer-Household Dynamics (2021)

Labor Force

Total Population in the Civilian Labor Force	536,480
Civilian Employed Population 16 years and over	500,565
Unemployment Rate	4.7%
Unemployment Rate for Ages 16-24	36%
Unemployment Rate for Ages 25-65	5.5%

Table 40 - Labor Force

Source: ACS Five-Year Estimates (2018–2022)

Occupations by Sector	Number of People
Management, business, science, and arts occupations	212,277
Service occupations	94,712
Sales and office occupations	92,353
Natural resources, construction, and maintenance occupations	53,155
Production, transportation, and material moving occupations	48,068

Table 41 - Occupations by Sector

Source: ACS Five-Year Estimates (2018–2022)

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	158,120	37%
30-59 Minutes	192,308	45%
60 or More Minutes	72,650	17%
Total	427,353	100%

Table 42 - Travel Time

Source: ACS Five-Year Estimates (2018–2022)

Most jobs in Prince George’s County are in the professional, scientific, management, administrative, and waste management sectors. Even more workers in Prince George’s County are employed in these sectors, suggesting these workers’ place of employment is outside the county. On the other hand, the county has a surplus of jobs in the wholesale trade sector compared to the number of workers.

Education:

Limited educational attainment and job skills are continued barriers to economic and workforce development in the county. As residents gain more education, their participation in the labor force also increases. Residents with post-secondary degrees also have access to higher-paying jobs. The median annual earnings for residents with a bachelor’s degree is \$30,000 more than residents with a high school degree or equivalent (Table 45).

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	47,272	3,462	15,943
High school graduate (includes equivalency)	93,740	7,793	25,285
Some college or Associate's degree	107,927	7,569	20,166
Bachelor's degree or higher	167,065	5,379	16,216

Table 43 - Educational Attainment by Employment Status

Source: ACS Five-Year Estimates (2018–2022)

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–64 yrs	65+ yrs
Less than 9th grade	2,059	6,743	12,986	18,694	8,130
9th to 12th grade, no diploma	9,169	6,327	7,637	14,307	9,562
High school graduate, GED, or alternative	27,056	32,000	29,272	65,652	37,260
Some college, no degree	36,178	28,044	22,326	52,227	28,804
Associate's degree	4,350	9,098	8,430	17,084	7,788
Bachelor's degree	10,082	34,088	25,573	48,849	22,941
Graduate or professional degree	906	19,190	23,465	39,177	20,549

Table 44 - Educational Attainment by Age

Source: ACS Five-Year Estimates (2018–2022)

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$36,037
High school graduate (includes equivalency)	\$41,705
Some college or Associate's degree	\$53,233
Bachelor's degree	\$71,989
Graduate or professional degree	\$94,829

Table 45 - Median Earnings in the Past 12 Months

Source: ACS Five-Year Estimates (2018–2022)

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Prince George's County reflects a diverse economy. Based on the available data, the top three sectors for jobs are as follows:

1. Professional, Scientific, Management, Administrative, and Waste Management Services: This sector accounts for the highest number of jobs in the county, with 47,294 positions (17% of total jobs).
2. Retail Trade: The retail sector employs 37,524 people, making it the second-largest sector (14% of total jobs).

3. Educational Services and Health Care and Social Assistance: This sector closely follows, providing 37,039 jobs (14% of total jobs).

Describe the workforce and infrastructure needs of the business community.

Workforce

Most of the county's labor force lacks a college degree. More than 150,000 residents in the labor force (employed and unemployed) have not received post-secondary education (Table 43). Compared to neighboring jurisdictions, 36% of Prince George's County residents have a bachelor's degree or more compared with 63% in Washington, DC, and 60% in Montgomery County.

Unemployment is relatively low in the county, indicating that many of the workforce needs are being met. However, there are gaps in many of the essential services such as nursing and emergency responders. Additionally, the county has seen an increase of jobs in the technology and IT sector, but a shortage of available workers in the county. Many residents have mentioned receiving more competitive wages for similar positions outside of the county.

Infrastructure

During resident and stakeholder engagement for the consolidated plan, expanded transit was frequently mentioned as a key need. Many residents noted the lack of available public transit in the county as well as the quality of the current transit systems as being areas for targeted investment. They also noted the need for additional housing, especially affordable housing, with higher levels of transit access. Additionally, stakeholders mentioned the need for roadway and bridge improvements to improve transportation across the county. Examples of potential projects include widening of the roads, bridges, and route 301.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Purple Line Transit System⁴³

The development of the Purple Line is still underway. The new light rail system will serve Prince George's and Montgomery Counties and be connected to the existing transit system in the region. The 16-mile rail line is projected to open by 2026, and it will connect numerous, dense activity centers as well as multiple existing rail transit systems between Bethesda and New Carrollton. This investment will increase residents' access to economic and social opportunities via transit and serve as a critical economic driver by linking existing employment centers to emerging development areas and leveraging public investment.

⁴³ 2022 Purple Line Equitable Transit Development Strategy <https://purplelinecorridor.org/wp-content/uploads/2022/09/Purple-Line-Equitable-Transit-Oriented-Development-Strategy-Full-Report.pdf>

Blue Line Corridor⁴⁴

The Blue Line Corridor project involves strategic investment around Capitol Heights, Addison Road/Seat Pleasant, Morgan Boulevard, and Largo Town Center Blue Line stations. The project has received at least \$400M in bonds from the state for economic development along the corridor. The investment will include an updated stadium at FedEx Field, an amphitheater, a food market hall, a youth sports fieldhouse, a central library, and a civic plaza. Apart from the stadium demolition at FedEx Field, Prince George's County anticipates that all other proposed facilities will be constructed on land owned by the county and/or by public and quasi-public partners.

How do the skills and education of the jurisdiction's workforce correspond to employment opportunities?

Based on 2018–2022 census data, the unemployment rate in the county is 4.7%. However, the unemployment rate is 36% for residents aged 16–24. This disproportionate rate of employment in the county may demonstrate that there might not be enough employment availabilities for workers in the county without technical training or a post-secondary degree.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Employ Prince George's (EPG):

- Programs tailored to youth in the county including job readiness, leadership, and soft skills trainings. The office partners with organizations and businesses around the county to provide opportunities for hands-on work experience and professional opportunities.
- Tuition assistance to access occupational skills trainings. EPG works with the Maryland Department of Labor to identify training programs that are eligible for sponsorship and assists with tuition, study materials, and credentialing.
- Facilitate the Capital Area Healthcare Alliance (CAHA). This program prepares Prince George's County residents for numerous healthcare careers through a combination of work based learning and occupational skills training.

Prince George's Economic Development Corporation (EDC):

- Provides a wide range of trainings and networking opportunities to small/local/minority-owned businesses, such as the EmpowerHER global business summit that was catered to women entrepreneurs and business owners in the county.

Prince George's County Department of Social Services:

⁴⁴ Blue Line Corridor TOD Guidance <https://www.princegeorgescountymd.gov/departments-offices/county-executive/economy/blue-line-corridor-tod-guidance>

- Support county residents in participating in the Pathways to Government program which assists county residents in acquiring government related roles

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, Prince George's County participates in a Comprehensive Economic Development Strategy.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Maryland National Park and Planning Commission (MNPPC) leads the economic development strategic action plan for the county. The plan's focus is on the continued recovery from the loss of economic development from the pandemic and leveraging existing economic assets to continue growth and development in the county.⁴⁵

Economic development initiatives outlined in the action plan that may coordinate with the consolidated plan include:

- Supporting the growth and opportunities for small minority businesses, especially those owned by women of color.
- Improving available resources by focusing on public-private partnerships and targeting investments for financing businesses.
- Supporting educational attainment and workforce development opportunities across the county, especially bachelor's level and middle-skilled level jobs.
- Ensuring more of the county's residents are connected to jobs and Skills needed to pursue economic opportunities.
- Working with companies and developers to overcome hurdles in the permitting process.

Discussion

Prince George's County demonstrates significant economic strengths, including a high-value economic base, a strategic location near Washington, D.C., and an active small and minority business community. The county also has substantial assets such as transit-oriented development potential and competitively priced commercial real estate. However, challenges persist, such as a jobs deficit, high unemployment among youth (36% for ages 16-24), and a workforce with limited post-secondary education, especially in the context of this region. These gaps highlight the need for targeted workforce development and enhanced educational opportunities.

Emerging projects, such as the Purple Line Transit System and Blue Line Corridor investments, are set to transform the county's economic landscape, fostering connectivity and stimulating growth in key sectors like retail, professional services, and entertainment.

⁴⁵ <https://www.mncppcapps.org/planning/publications/PDFs/406/Economic%20Development-Final.pdf>

Workforce training initiatives like Employ Prince George's and the Economic Development Corporation programs are critical to aligning resident skills with job opportunities in these expanding sectors.

Transportation infrastructure remains a priority for both residents and stakeholders, with investments needed in public transit systems, roadways, and bridges. These improvements will enhance access to employment opportunities while supporting the county's growth and competitiveness within the region.

Despite these advancements, a gap persists between the county's workforce skills and available jobs in high-demand sectors such as technology and healthcare. Addressing this mismatch, along with fostering small business development and improving public infrastructure, will be essential to ensuring equitable economic growth and expanding opportunities for all residents.

MA-50 Needs and Market Analysis Discussion(f)

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

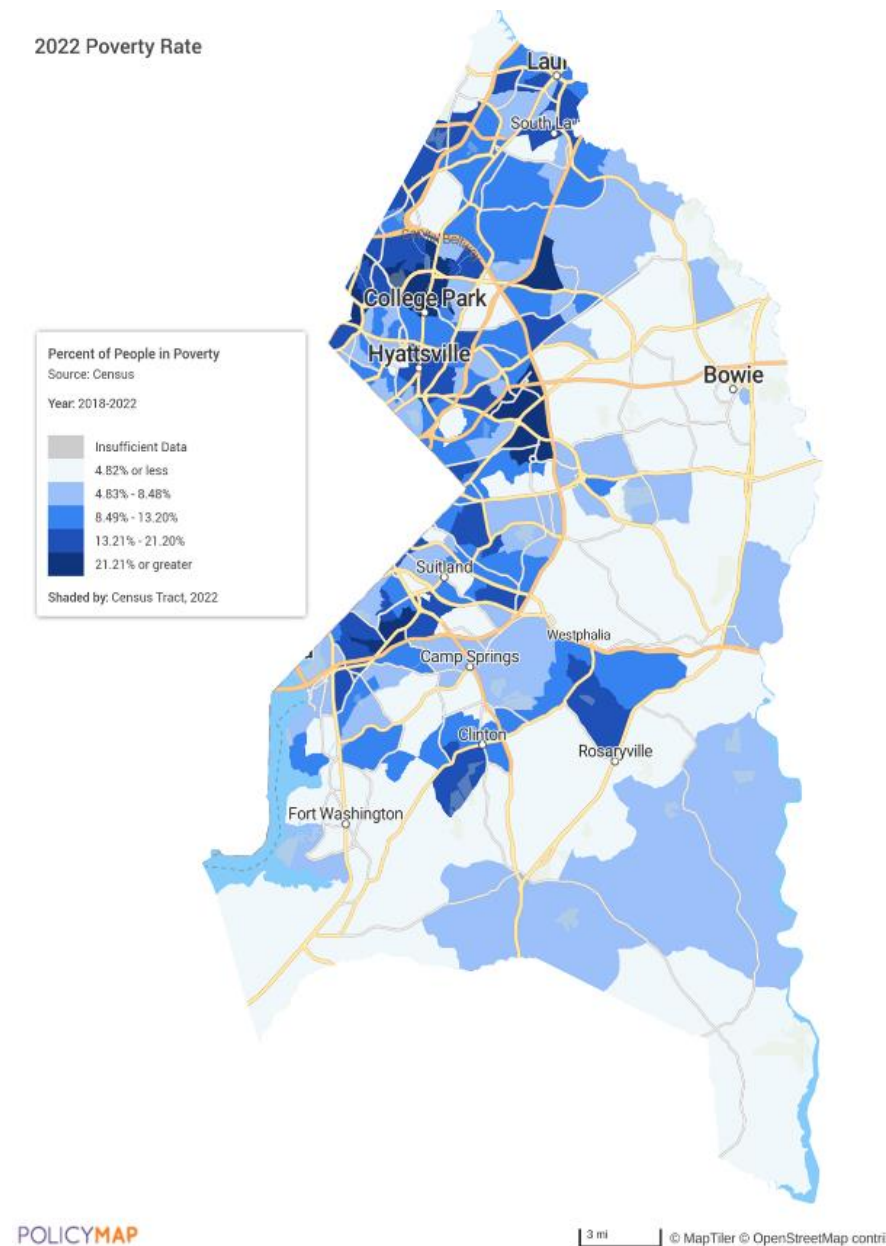


Figure 4 - Percent of People in Poverty
Source: ACS Five-Year Estimates (2018 – 2022)

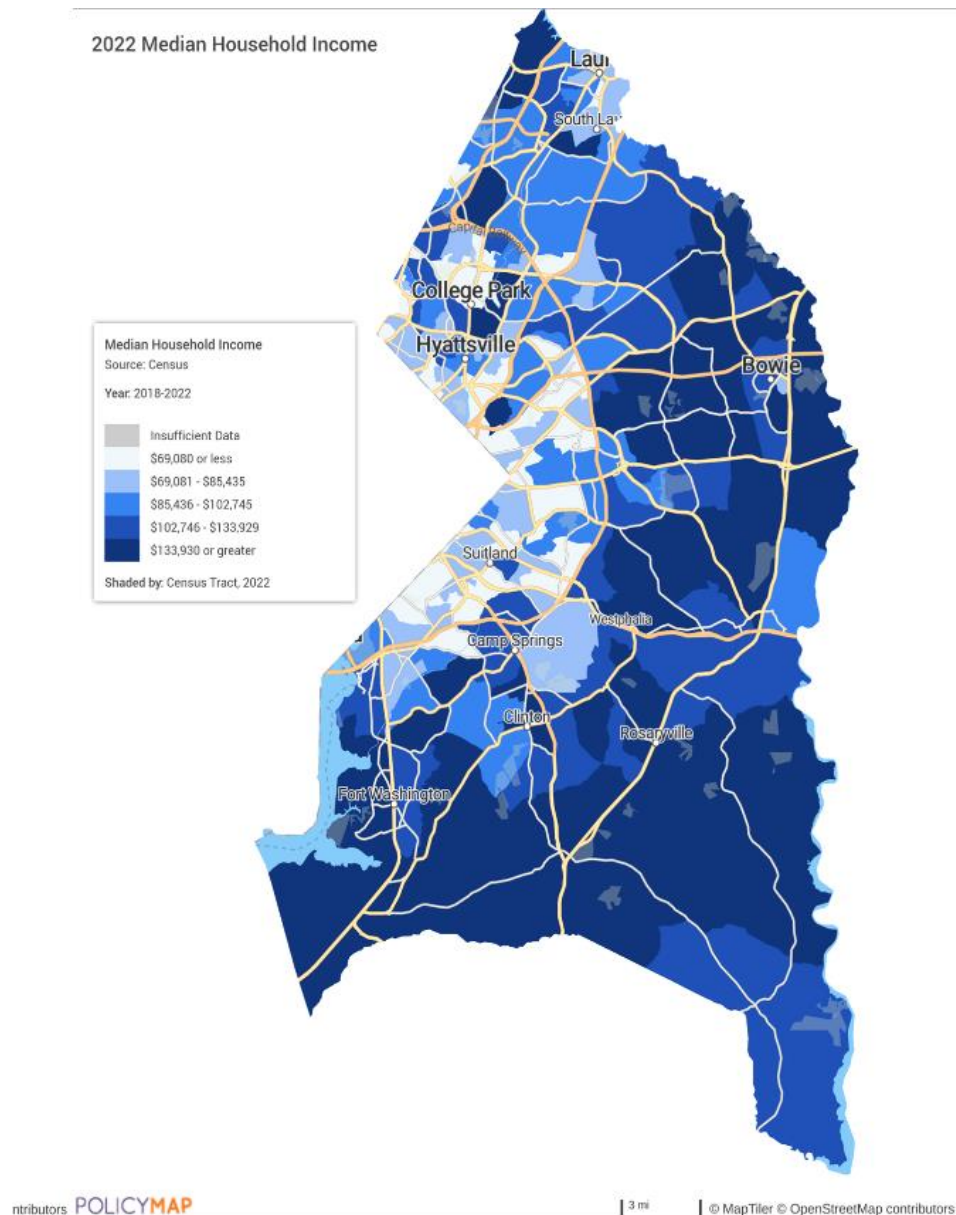


Figure 5 Median Household Income in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

Prince George's County defines areas with high concentrations of Low- to Moderate-Income (LMI) households as those where over 50% of the population within a census tract earns less than 80% of the Area Median Income (AMI). These high-LMI concentration areas are predominantly located within the inner Beltway communities, where socioeconomic challenges are compounded by overlapping housing problems such as cost burden, overcrowding, and substandard living conditions.

The adjacent maps illustrate the spatial distribution of poverty and median household income across the county. Census tracts with the highest poverty rates, exceeding 21%, include neighborhoods such as Langley Park, Suitland, Capitol Heights, and parts of Hillcrest Heights. These areas also exhibit some of the lowest median household incomes,

often below \$59,600 annually, emphasizing their vulnerability to housing instability. Conversely, neighborhoods outside the Beltway, such as Bowie, Upper Marlboro, and Fort Washington, tend to have median incomes exceeding \$102,745, indicating greater economic stability and fewer housing-related challenges.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Prince George's County defines an "area of low-income concentration" as any census tract where more than 50% of households earn less than 80% of the Area Median Income (AMI). Similarly, an "area of minority concentration" is defined as a census tract where the proportion of a specific racial or ethnic group exceeds 50% of the total population. Using these definitions, the county exhibits clear geographic patterns of racial, ethnic, and economic concentrations.

As indicated by the poverty map above, census tracts with higher poverty rates are primarily concentrated within the Inner Beltway, including neighborhoods such as Capitol Heights, Seat Pleasant, and Langley Park. An additional cluster of low-income households is observed near Rosaryville and Camp Springs in the southern part of the county. These areas also experience overlapping housing challenges, such as cost burdens and substandard living conditions, further exacerbating socioeconomic disparities. The poverty map highlights census tracts where poverty rates exceed 21%, emphasizing significant economic vulnerability. In neighborhoods like Suitland and Bladensburg, a combination of low incomes and aging housing stock compounds the challenges faced by residents.

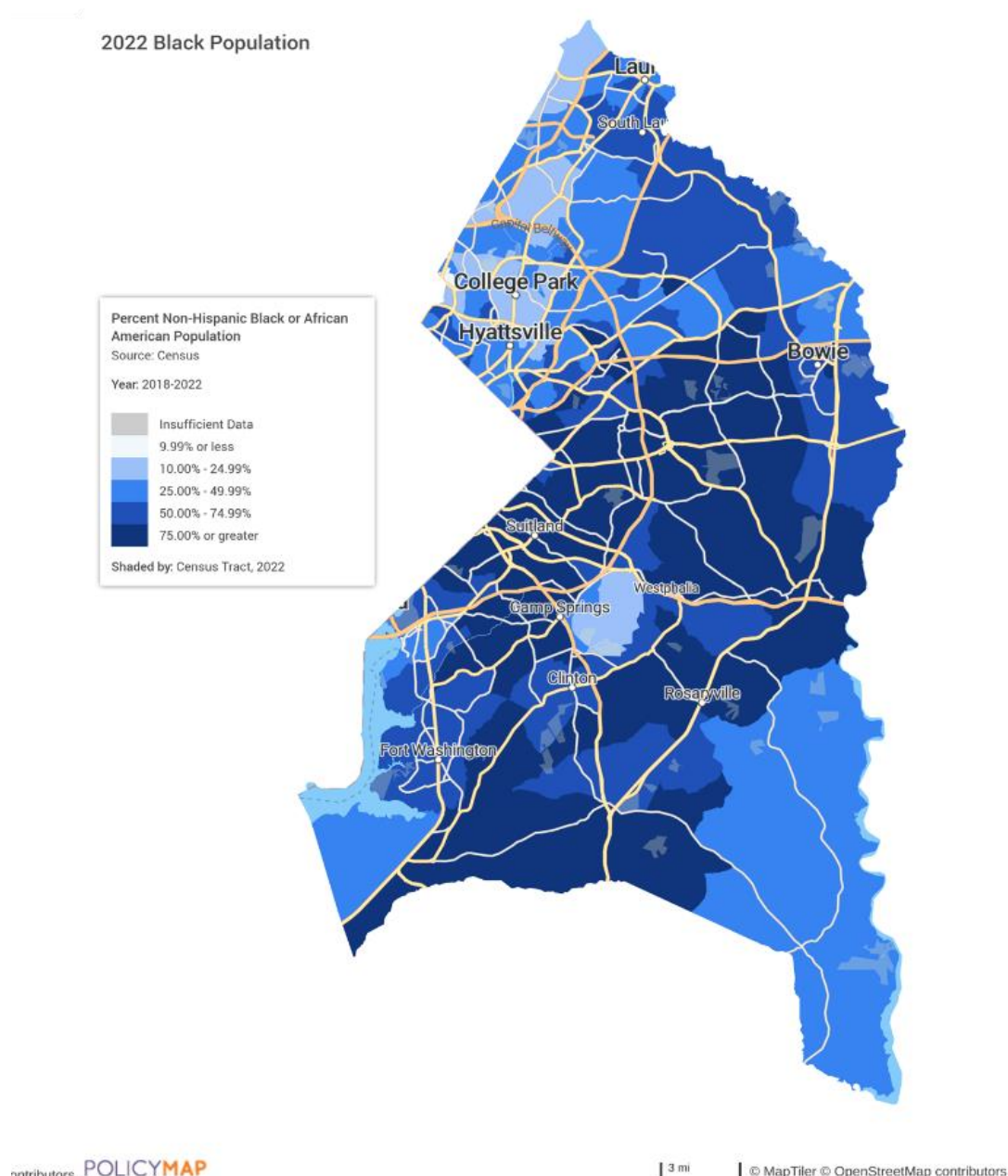


Figure 6 Non-Hispanic Black Population in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

The African American / Black population is the largest racial or ethnic group in Prince George's County, with areas of concentration primarily along the east-west Central Avenue corridor. Neighborhoods such as Largo, Seat Pleasant, and District Heights exhibit particularly high concentrations, with the percentage of African American / Black residents exceeding 75% in many cases, as shown on the map. The Hispanic population is concentrated in the northern, inner-ring portion of the county, adjacent to Montgomery County. Langley Park, Adelphi, and Hyattsville are notable neighborhoods with a high percentage of Hispanic residents, often exceeding 50%. These areas also align with

regions of higher poverty, illustrating the intersection of racial and economic disparities. The Asian American population, though smaller in proportion, is concentrated in northern parts of the county near College Park and Greenbelt, where a significant percentage of Asian residents reside, particularly near educational and research hubs, reflecting their demographic and economic profile.

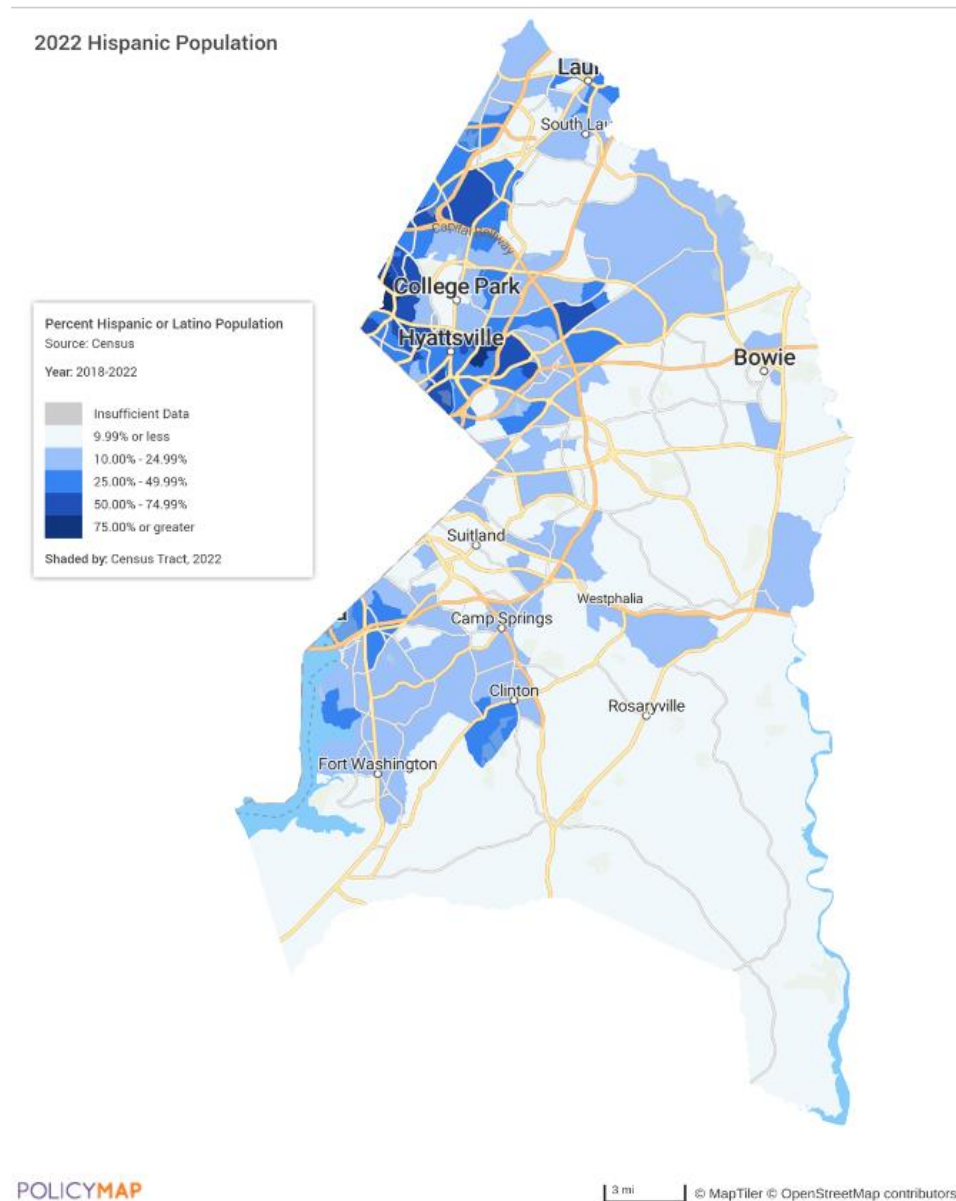


Figure 7 - Hispanic Population in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

What are the characteristics of the market in these areas/neighborhoods?

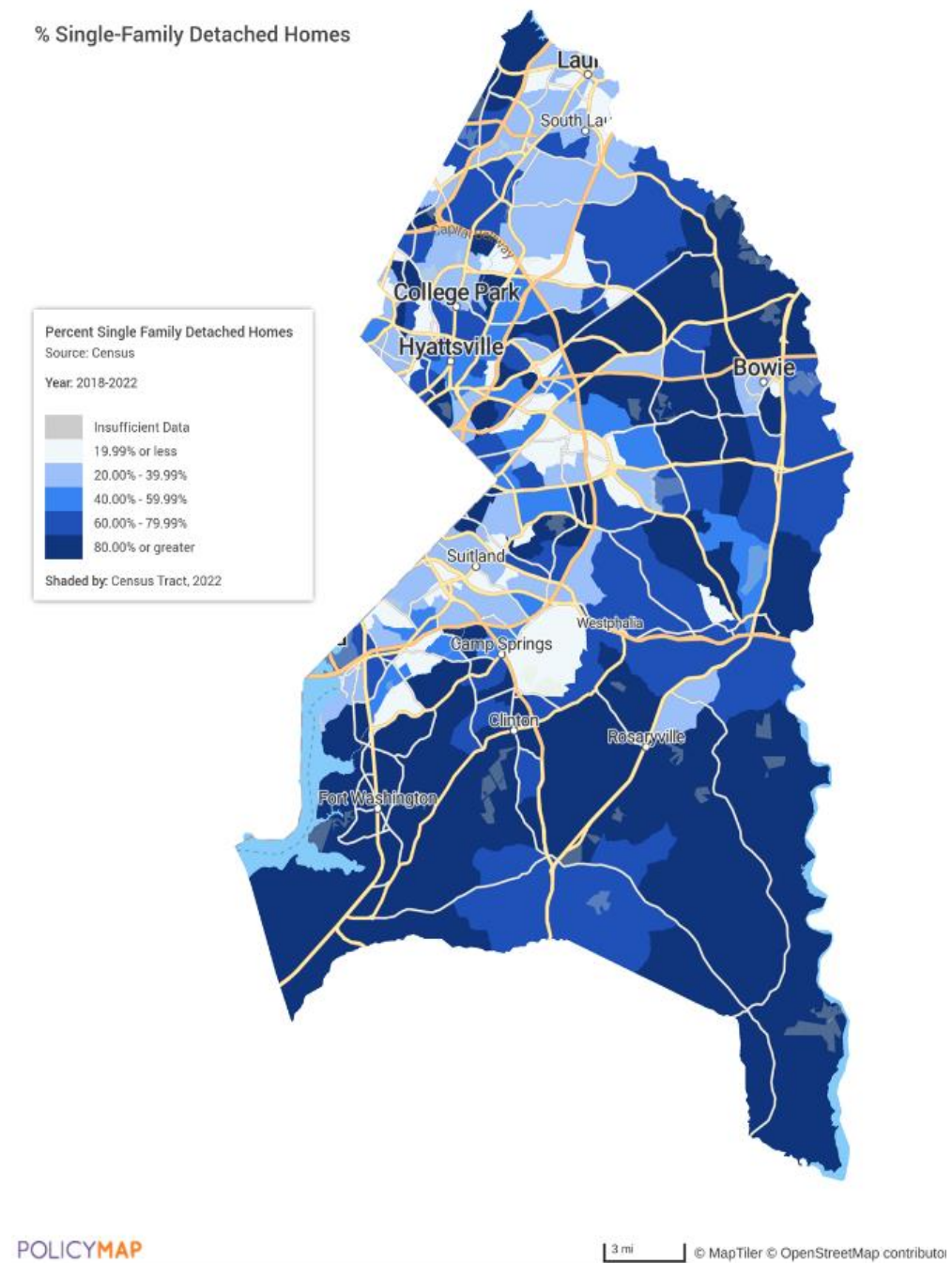


Figure 8 - Share of Single Family Detached Homes by Census Tract in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

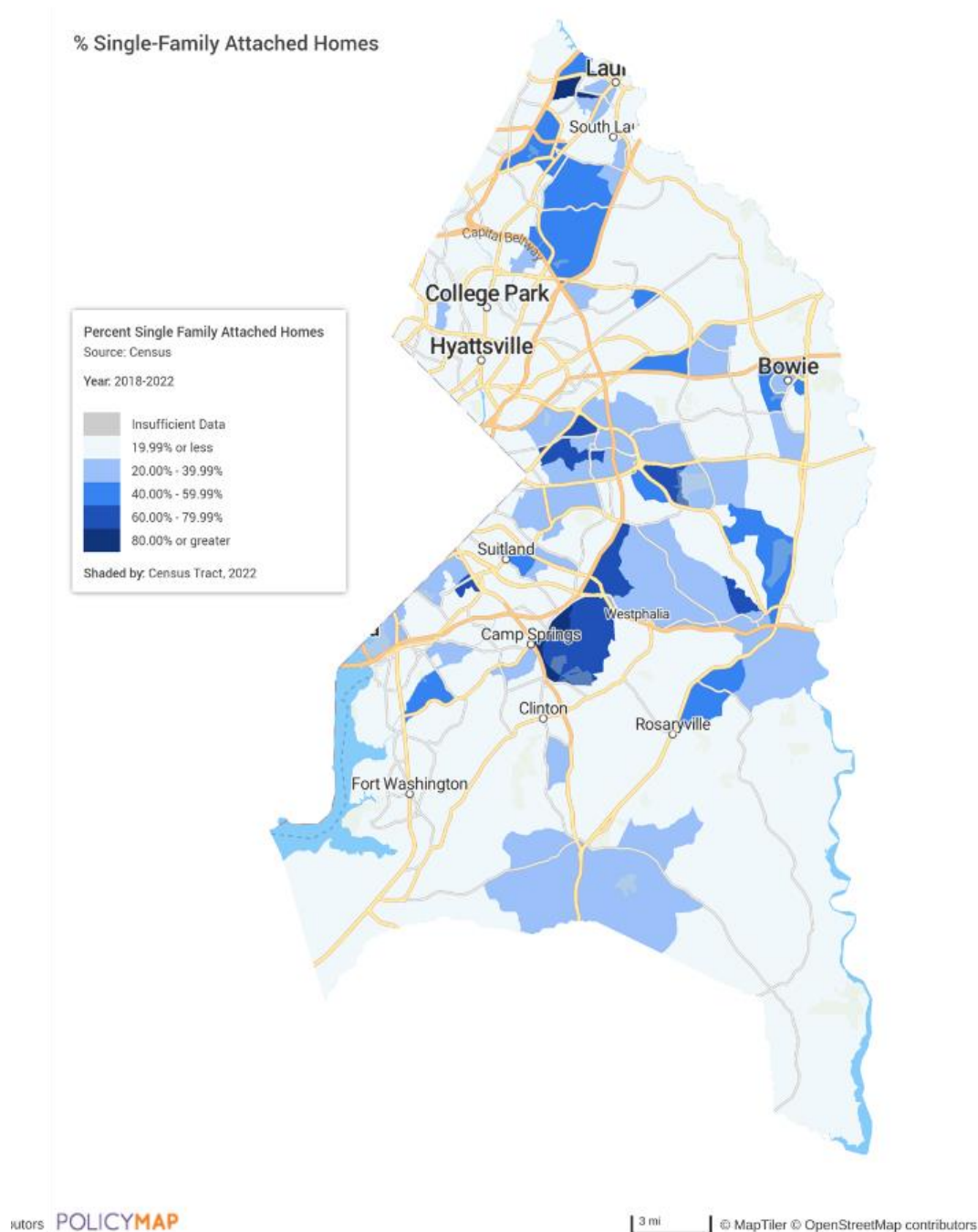


Figure 9 - Share of Single Family Attached Homes by Census Tract in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

Inner Beltway neighborhoods have an older housing stock and strong presence of rental housing compared to other parts of the county. Both renter and owner-occupied units tend to be more affordable to lower-income residents in these areas, compared to the county at-large.

In terms of the location of housing types throughout the county, single-family detached units are widely distributed, especially in areas outside the Beltway. Single-family

attached units are clustered inside the southern part of the Beltway, outside the Beltway, and up to Route 301. Multi-family units are more common inside the Beltway and in the north central areas of the county, where they are somewhat correlated with areas with higher shares of lower-income and non-White, non-Hispanic households.

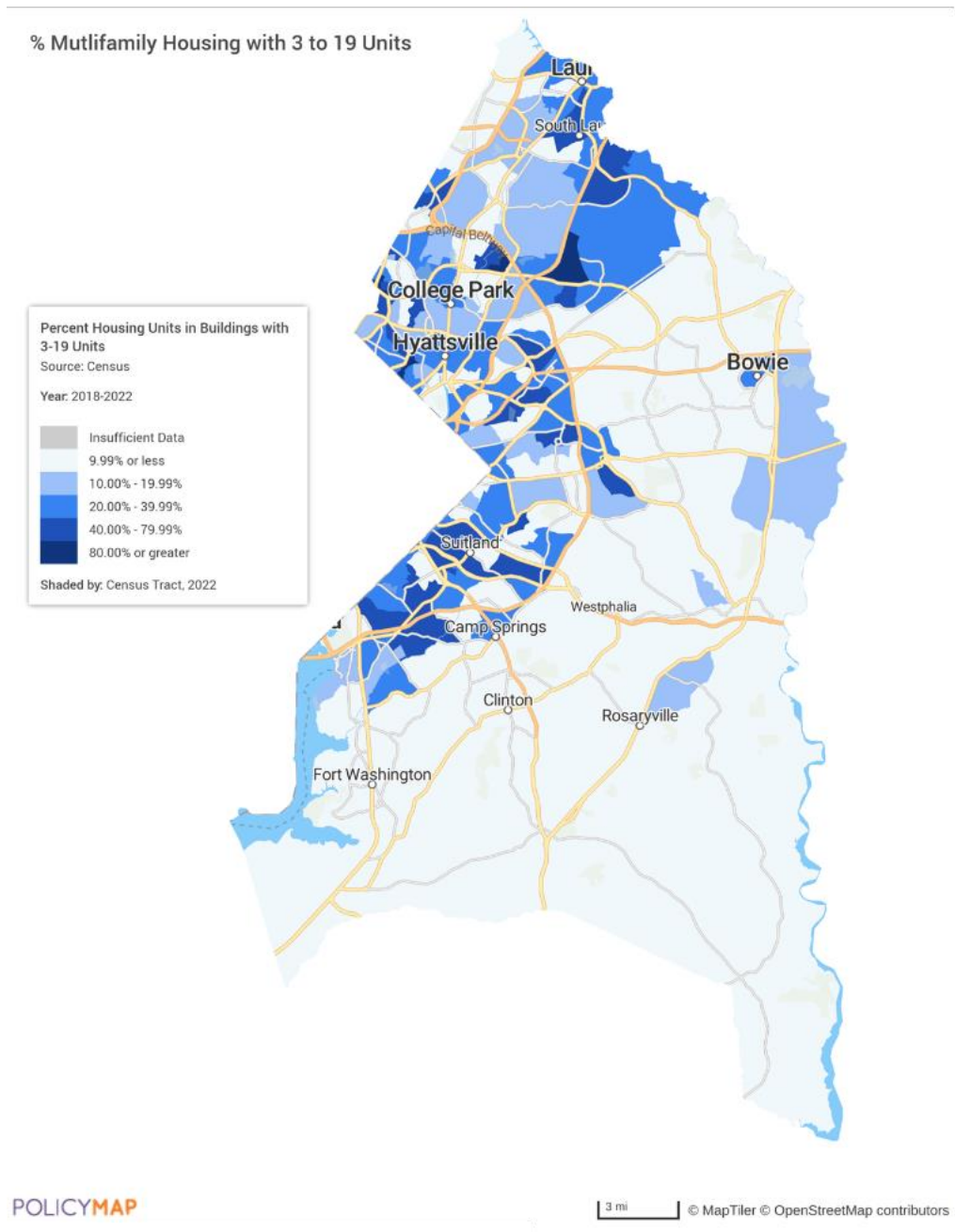


Figure 10 - Share of Housing Units in Buildings with 3-19 Units by Census Tract in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

% Multifamily Housing with 20 to 49 Units

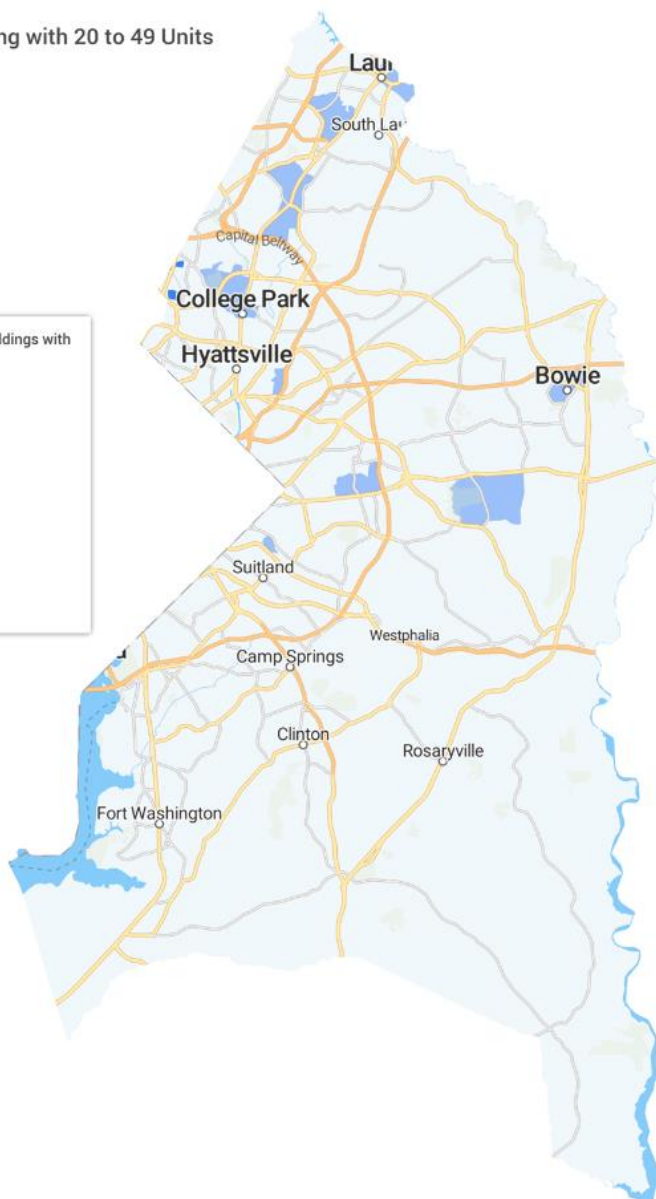


Figure 11 - Share of Housing Units in Buildings with 20 - 49 Units by Census Tract in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

% of Multifamily Housing with 50+ Units

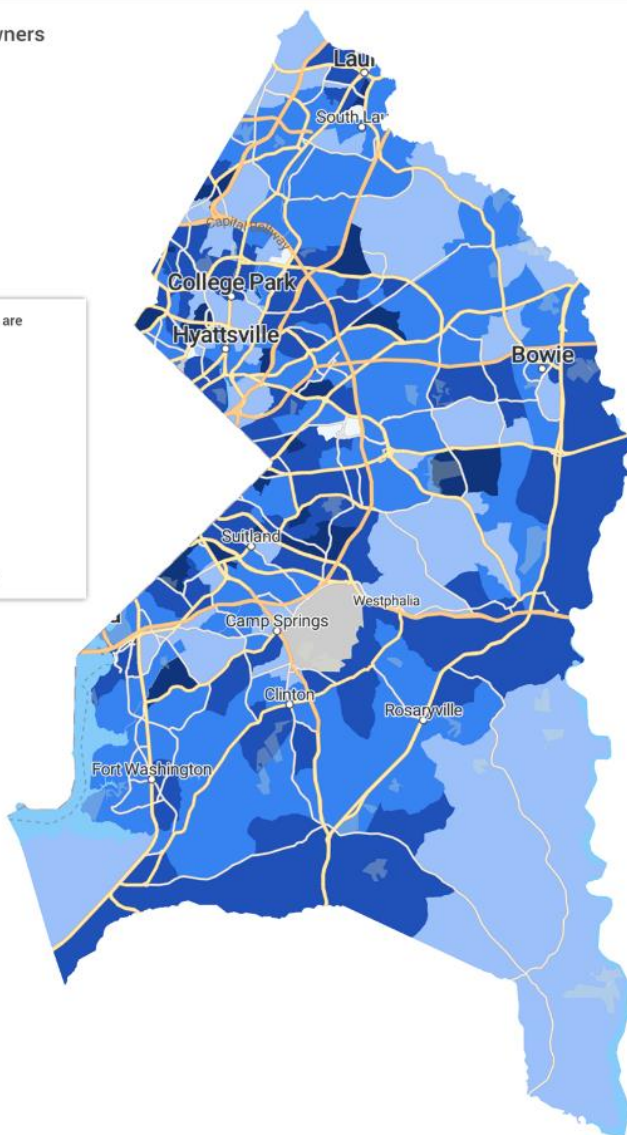
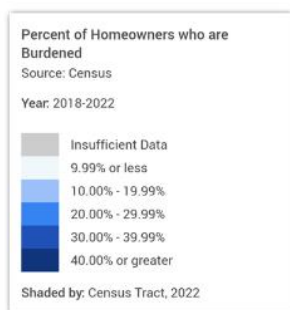


POLICYMAP

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Figure 12 - Share of Housing Units in Buildings with 50 or more Units by Census Tract in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

% Cost-Burdened Owners



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Figure 13 - Cost Burdened Homeowner Population in Prince George's County

Source: ACS Five-Year Estimates (2018 - 2022)

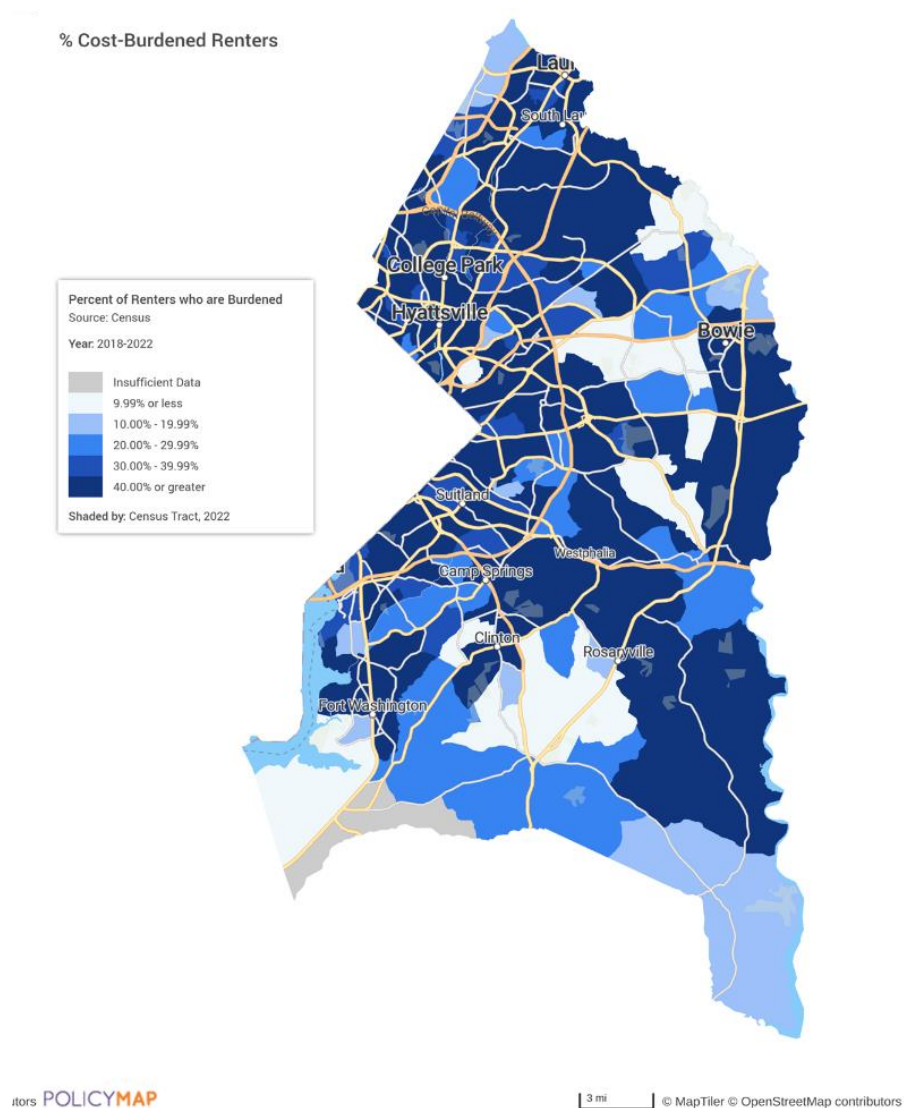


Figure 14 - Cost Burdened Renter Population in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

Are there any community assets in these areas/neighborhoods?

Residents and stakeholders noted a strong sense of community in many neighborhoods that are predominantly made up of residents of color, including the county's immigrant and refugee communities. There are a range of community institutions, include houses of worship, community centers, and long-standing community-oriented businesses, that residents frequent. In terms of outreach and engagement, working with trusted leaders who are well connected in their communities is key.

College Park is also home to the University of Maryland (College Park campus), a major institution for the state that has attracted significant levels of investment. The university is a partner to the County in delivering housing solutions for students who face housing instability outside of the standard academic year.

Are there other strategic opportunities in any of these areas?

The county is seeing significant transportation infrastructure investments with the development of the Purple Line. This potentially provides an opportunity to leverage private investment occurring in the corridor.

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Access to broadband internet is increasingly recognized as a critical need for economic opportunity, education, and accessing essential services. In Prince George's County, 97% of households have a computer, and 92% have a broadband subscription, according to recent ACS data. However, these percentages decline significantly when examining low- and moderate-income households, underscoring a persistent digital divide in the county.

For households with incomes below \$20,000, only 79% have broadband subscriptions. This leaves over 20% of low-income households disconnected from vital online resources. Households earning between \$20,000 and \$74,999 have an 88% broadband adoption rate, indicating some improvement but still falling short of the 96% subscription rate for households earning \$75,000 or more (See [15](#)). This gap suggests that lower-income households face financial and infrastructure-related barriers to broadband access, limiting their ability to compete in an increasingly digital economy.

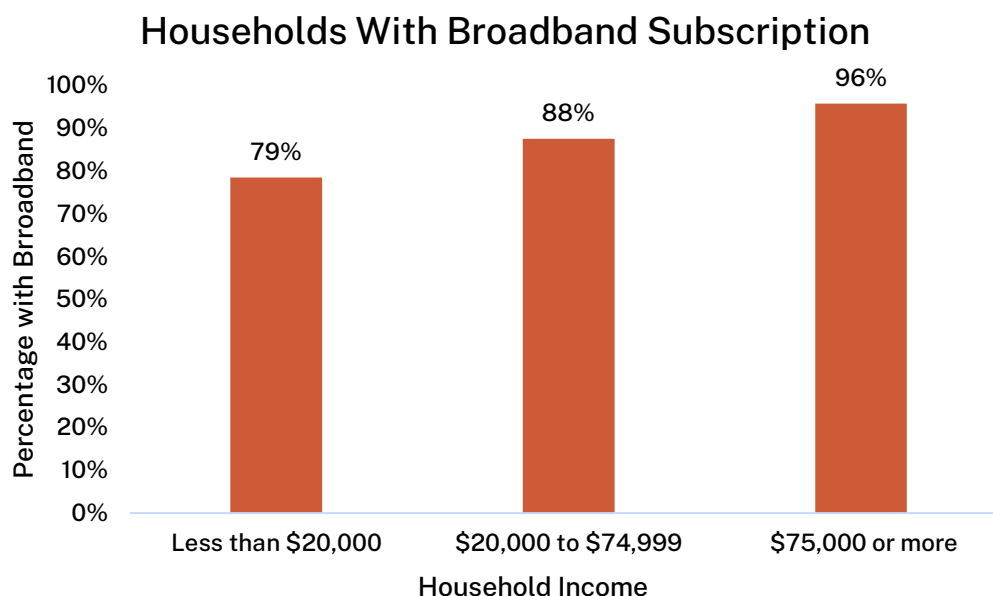


Figure 15 - Households with Broadband Subscriptions

Source: ACS Five-Year Estimates (2018 – 2022)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Prince George's County is currently served by several broadband providers, including Verizon, Comcast, AT&T, T-Mobile, Xfinity, and Starband. These providers offer a variety of connectivity options, such as cable modems, DSL, satellite internet, mobile wireless, fiber optics, and copper wire. However, despite this diversity, the county faces significant challenges that highlight the need for increased competition among broadband providers.⁴⁶

Prince George's County is served by several broadband providers including:

- Verizon
- Comcast
- AT&T
- T-Mobile
- Xfinity
- Starband

Providers in Prince George's County offer multiple options for internet connectivity, including:

- Cable modems
- DSL
- Satellite internet
- Mobile wireless
- Fiber optics
- Copper wire

According to the Maryland Office of Statewide Broadband's website, its "mission is to ensure that every Marylander has access to broadband services, regardless of their ZIP code. To help accomplish this goal, the state will partner with the private sector and local jurisdictions to reduce, and eventually eliminate, the number of communities and residents being underserved by the current internet infrastructure." The Office provides technical and financial assistance to entities across the country. Additionally, as of the writing of this report, it is conducting several surveys; the County will consider their findings moving forward.

⁴⁶ Maryland Broadband Map <https://geodata.md.gov/BroadbandMap/>

MA-65 Hazard Mitigation – 91.210 (a)(5), 91.310(a)(3)

Background

According to the FEMA National Risk Index (NRI), Prince George's County, Maryland, ranks as a "Relatively Moderate" risk area for natural hazards compared to other counties across the United States. The County's Risk Index score of 94.62 places it in the top 5% of counties nationally for hazard risk and in the top 4% within Maryland. The Risk Index incorporates three components:⁴⁷

1. Natural Hazards Component (Expected Annual Loss): This measures the anticipated financial losses from natural hazards, expressed in 2022 U.S. dollars.⁴⁸
2. Social Vulnerability Component: This enhances the risk by considering population characteristics that make recovery more challenging.⁴⁹
3. Community Resilience Component: This reduces risk by accounting for a community's ability to adapt to and recover from hazards.⁵⁰

These components offer a comprehensive view of risk, integrating geographic exposure and socioeconomic conditions. The 2023 Prince George's County Hazard Mitigation Plan (HMP)⁵¹ highlights these risks, emphasizing the increased threats posed by flooding, severe storms, and extreme heat, as well as the social inequities exacerbated by these events (HMP, pg. 5).

⁴⁷ Natural hazards are defined as environmental phenomena that have the potential to impact societies and the human environment. These should not be confused with other types of hazards, such as manmade hazards. For example, a flood resulting from changes in river flows is a natural hazard, whereas flooding due to a dam failure is considered a manmade hazard, and therefore excluded from the National Risk Index. The eighteen natural hazards included in the National Risk Index are: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, Winter Weather. <https://hazards.fema.gov/nri/natural-hazards>

⁴⁸ Expected Annual Loss (EAL) represents the average economic loss in dollars resulting from natural hazards each year. It is calculated for each hazard type and quantifies loss for relevant consequence types: buildings, people, and agriculture. <https://hazards.fema.gov/nri/expected-annual-loss>

⁴⁹ Social vulnerability is the susceptibility of social groups to the adverse impacts of natural hazards, including disproportionate death, injury, loss, or disruption of livelihood. <https://hazards.fema.gov/nri/social-vulnerability>

⁵⁰ Community resilience is the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. <https://hazards.fema.gov/nri/community-resilience>

⁵¹ https://www.princegeorgescountymd.gov/sites/default/files/media-document/PGC%20Hazard%20Mitigation%20Plan%202023%20-%20with%20resolutions%20-%20All%20Files_REV.pdf

The HMP underscores the County's proactive strategies to mitigate these risks. Key goals include protecting vulnerable populations, addressing aging infrastructure, and integrating climate adaptation measures to reduce vulnerabilities (HMP, pg. 18). These strategies align with the County's Climate Action Plan and Plan 2035, aiming to ensure sustainable development and equitable recovery across all communities.

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Prince George's County faces escalating risks from natural hazards exacerbated by climate change. The FEMA NRI ranks the county in the 96th percentile nationally for risk, with an expected annual loss of over \$75 million due to hazards such as flooding, hurricanes, and extreme heat (FEMA NRI).

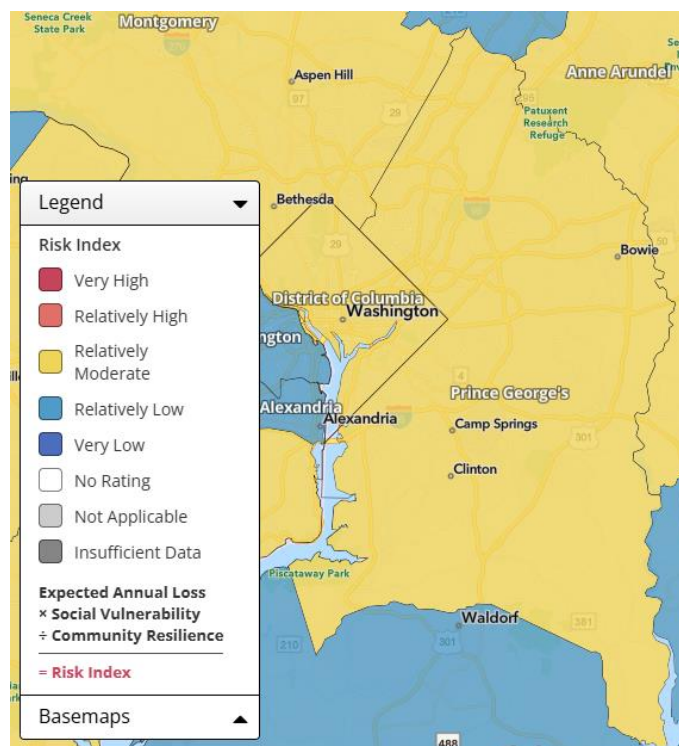


Figure 16

Flooding, identified as the most significant hazard, has caused over \$64 million in damages in the past decade, primarily in low-lying areas near the Anacostia and Patuxent Rivers (HMP, pg. 22). Flash flooding is a persistent issue in urbanized neighborhoods like Hyattsville and Bladensburg, where dense development and aging stormwater infrastructure exacerbate impacts.

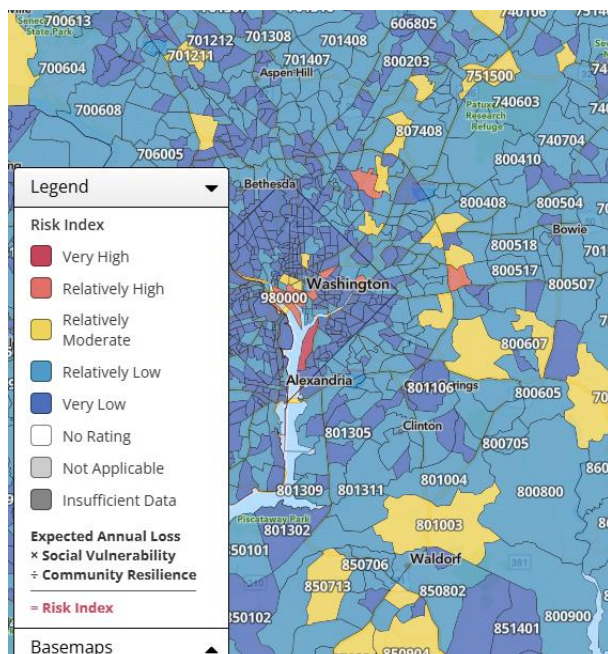


Figure 17

Extreme heat poses a growing risk, particularly in urban heat islands such as Langley Park and Seat Pleasant, where low-income populations face heightened vulnerability due to limited access to cooling systems. Annual economic losses attributed to extreme heat are estimated at \$8.9 million (FEMA NRI).

High winds and hurricanes exacerbate these challenges, with damages concentrated in towns like Bowie and Greenbelt. These events strain local infrastructure and disrupt critical services, highlighting the need for integrated risk reduction measures (HMP, pg. 24).

Very High-Risk Hazards: Flooding and Extreme Heat:

Flooding represents the highest-risk hazard in Prince George's County, with an estimated annual loss of over \$50 million (FEMA NRI). The HMP identifies riverine flooding along the Anacostia River and its tributaries as the primary source of damage, affecting communities such as Greenbelt, Hyattsville, and Laurel (HMP, pg. 36). Flash flooding exacerbates these risks in urbanized areas like Suitland and Capitol Heights, where inadequate drainage systems lead to frequent property damage and public safety risks.

Mitigation strategies for flooding focus on expanding stormwater infrastructure, including bioswales, permeable pavements, and updated retention basins. The County has prioritized property buyouts in high-risk floodplain areas such as Bladensburg and Edmonston to reduce future vulnerabilities (HMP, pg. 40). Enhancements to the Anacostia Watershed's flood control systems, including updated levees, are projected to mitigate \$10 million in annual damages by 2040 (HMP, pg. 41).

Extreme heat, another very high-risk hazard, disproportionately impacts urban heat islands like Langley Park, Seat Pleasant, and Suitland. Vulnerable populations in these areas face heightened health risks due to limited air conditioning access and higher baseline temperatures. The HMP outlines strategies to increase tree canopy coverage by 10% in these neighborhoods by 2030, develop additional cooling centers, and implement public education campaigns on heat safety (HMP, pg. 45).

The County also aims to enhance energy efficiency programs to reduce residents' reliance on air conditioning during extreme heat events, further lowering vulnerability and associated costs (HMP, pg. 47).

Relatively High-Risk Hazards: Severe Storms and High Winds

Severe storms and high winds are significant risks for Prince George's County, contributing to over \$20 million in annual economic losses (FEMA NRI). These hazards affect densely populated areas such as Capitol Heights, College Park, and Mount Rainier, where wind-related damages frequently include downed power lines, roof damage, and fallen trees (HMP, pg. 28).

The County's mitigation strategies for severe storms include strengthening building codes to require wind-resistant construction, retrofitting older homes, and expanding underground utilities to reduce power outages. These measures are particularly prioritized in neighborhoods with aging electrical grids, such as those in Capitol Heights and Forestville (HMP, pg. 30).

Public education campaigns and enhanced early warning systems are also critical components of the County's strategy to minimize storm-related impacts (HMP, pg. 32). These efforts aim to reduce recovery times and protect the county's most vulnerable residents.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Flood risk is disproportionately higher for socially vulnerable populations in Prince George's County. Social vulnerability encompasses demographic and socioeconomic

factors, such as poverty, limited access to transportation, and language barriers, which can adversely affect communities that encounter natural hazards. Low-income households are particularly at risk as they are more likely to reside in floodplains where property values and housing costs are lower. These households often lack the financial resources needed to prepare for or recover from flooding and other hazardous events, leaving them more vulnerable to displacement and long-term economic hardships.

Prince George's County has an overall Social Vulnerability Index (SVI) score of 0.81, indicating a high level of vulnerability compared to national and regional averages. This score places the county above neighboring jurisdictions, including Montgomery County and Anne Arundel County (HMP, pg. 22). While the entire county has a heightened level of vulnerability, the highest concentrations are found in areas bordering the District of Columbia, particularly within Council Districts 1, 2, 3, 5, and 7. These districts contain communities with overlapping risks: exposure to hazards such as flooding, extreme heat, and strong winds, combined with high rates of poverty, linguistic isolation, and limited access to transportation (HMP, pg. 25).

On a micro level, specific census tracts with very high social vulnerability and low community resilience stand out, including parts of Langley Park (tracts 24033807500 and 24033807408), Landover (tracts 24033801213 and 24033801214), and Riverdale Park (tract 24033803612). These areas are home to predominantly low-income residents, many of whom are immigrants or non-native English speakers. This combination of social vulnerability and geographic exposure significantly hampers their ability to recover from hazard events. For example, census tracts in Langley Park have high concentrations of residents reliant on public transportation, complicating evacuation efforts during severe weather events. Landover experiences recurrent flash flooding, exacerbated by dense housing developments and inadequate stormwater infrastructure. Meanwhile, Riverdale Park frequently faces power outages and structural damage from strong winds, creating ongoing disruptions to daily life and recovery efforts.

As noted above, flooding is the most significant hazard in Prince George's County, with historical data showing \$64 million in damages over the last decade. Riverine flooding along the Anacostia River, the Northeast Branch, and other tributaries has disproportionately impacted densely populated areas such as Hyattsville (tract 24033804801), Bladensburg (tract 24033804600), and Greenbelt (tract 24033803700). These areas frequently face inundation due to aging stormwater management systems that are unable to accommodate increasingly heavy rainfall (HMP, pg. 35). Similarly, urban heat islands in Langley Park and Suitland (tract 24033807200) face growing challenges as extreme heat events become more frequent and severe. Vulnerable populations in these areas, including the elderly and low-income households without access to air conditioning, are at greater risk of heat-related illnesses and mortality (HMP, pg. 28).

The HMP highlights that nearly 12% of the county's population resides in high-risk flood areas, with 25% of those residents identified as socially vulnerable (HMP, pg. 30). This underscores the critical need for targeted mitigation strategies to protect both people and property. Essential facilities such as schools, emergency shelters, and healthcare centers are also at risk, further elevating the stakes for these communities during disasters. For example, severe storms and high winds have repeatedly caused infrastructure damage and

power outages, particularly in neighborhoods with older housing stock like Capitol Heights (tract 24033803514) and Mount Rainier (tract 24033802804) (HMP, pg. 37).

To address these challenges, Prince George’s County must prioritize equitable and targeted hazard mitigation strategies. Investments in stormwater management infrastructure, including green infrastructure such as bioswales and rain gardens, are essential to reducing flood risks in vulnerable areas like Bladensburg (tract 24033804600) and Edmonston (tract 24033803607). Expanding access to cooling centers and implementing heat resilience programs in urbanized areas such as Langley Park and Seat Pleasant (tract 24033806708) will help protect residents during extreme heat events. Additionally, the County’s Hazard Mitigation Plan emphasizes community engagement and education to enhance resilience. Programs such as multi-lingual public workshops on emergency preparedness and the establishment of resilience hubs in high-risk neighborhoods can strengthen recovery efforts and reduce long-term impacts (HMP, pg. 45).

By addressing these localized vulnerabilities through data-driven and equity-focused strategies, Prince George’s County can build a more resilient future for all its residents. Integrating these efforts with the Climate Action Plan and Plan 2035 further ensures that mitigation strategies align with broader goals for sustainability and equitable development. Through these initiatives, the County can mitigate the economic, social, and environmental costs of climate change-driven hazards while fostering a safer and more adaptive community.

Hazard	Occurrence Probability	Impact	Geographic Extent	Warning Time	Community Concern	Hazard Risk Index Score & Overall Rank	State Ranking (5 = Highest)	FEMA Ranking (5 = Highest)
Riverine Flood	Highly Likely	Critical	Moderate	Limited	High	3.25 (High)	5	2
Severe Storm (Flood-Related)	Highly Likely	Critical	Moderate	Limited	High	3.25 (High)	5	N/A
Severe Storm (Wind-Related)	Highly Likely	Limited	Large	Limited	High	3.1 (High)	5	3
High Winds	Likely	Limited	Large	Limited	High	2.95 (High)	5	3

Supplemental Table O - 2023 Hazard Risk Index Score and Overall Ranking.

Source: Prince George’s County and City of Laurel Hazard Mitigation Plan (2023)

FEMA Hazard Type	Risk Ratings of Prince George’s County as a whole	Risk Score of Prince George’s County as a whole	Expected Annual Loss	Frequency
Avalanche	Not Applicable	n/a	n/a	n/a
Coastal Flooding	Relatively Low	64.8	\$ 460,000	3.7 events p/yr
Cold Wave	Relatively High	94.0	\$ 1,000,000	0.1 events p/r
Drought	Relatively Low	76.4	\$ 236,000	3.9 events p/yr

FEMA Hazard Type	Risk Ratings of Prince George's County as a whole	Risk Score of Prince George's County as a whole	Expected Annual Loss	Frequency
Earthquake	Relatively Low	82.2	\$ 1,000,000	0.023% chance p/yr
Hail	Very Low	22.4	\$ 28,000	3.5 events p/yr
Heat Wave	Relatively High	98.9	\$ 8,900,000	0.9 events p/yr
Hurricane	Relatively High	96.1	\$50,000,000	0.1 events p/yr
Ice Storm	Relatively Moderate	74.8	\$ 176,000	0.4 events p/yr
Landslide	Relatively Moderate	91.5	\$ 163,000	0 events p/yr
Lightning	Relatively High	95.7	\$ 982,000	65.8 events p/yr
Riverine Flooding	Relatively Low	43.1	\$ 255,000	3.5 events p/yr
Strong Wind	Relatively High	95.4	\$ 2,500,000	7 events p/yr
Tornado	Relatively High	94.7	\$ 9,600,000	0.4 events p/yr
Tsunami	Not Applicable	n/a	n/a	n/a
Volcanic Activity	Not Applicable	n/a	n/a	n/a
Wildfire	Very Low	47.8	\$ 30,000	0.002% chance p/yr
Winter Weather	Relatively High	95.9	\$ 674,000	2.7 events p/yr

Supplemental Table P - FEMA Hazard for Prince George's County as a whole

Source: FEMA National Risk Index (2022)⁵²

⁵² <https://hazards.fema.gov/nri/report/viewer?dataLOD=Counties&dataIDs=C24033>

Census Tract	Neighborhood	Black or African American alone (%)	American Indian / Alaska Native (%)	Asian (%)	Native Hawaiian or Pacific (%)	Two or more races (%)	White (%)	Hispanic or Latino (%)	Other races (%)	Risk Index Rating	Risk Index Score	Hazard
<u>24033980000</u>	Special-Use Tract ⁵³	0%	0%	0%	0%	0%	0%	0%	0%	VH ⁵⁴	95.1	Heat Wave
<u>24033807000</u>	New Carrollton	24%	0%	20%	0%	4%	42%	8%	2%	RH ⁵⁵	93.1	Heat Wave
<u>24033807500</u>	Hyattsville	0%	0%	0%	0%	0%	0%	0%	0%	RH	91.5	Heat Wave
<u>24033803608</u>	Brentwood	56%	0%	3%	0%	2%	7%	32%	24%	RH	90.8	Heat Wave
<u>24033800212</u>	Adelphi	51%	0%	19%	0%	4%	18%	7%	2%	RH	89.8	Heat Wave
<u>24033801404</u>	Lanham	54%	0%	12%	0%	3%	17%	10%	8%	RH	88.6	Heat Wave
<u>24033803521</u>	District Heights	83%	0%	1%	0%	3%	8%	1%	1%	RH	88.5	Heat Wave
<u>24033800521</u>	Kettering	0%	0%	0%	0%	0%	0%	0%	0%	RH	87.8	Heat Wave
<u>24033800701</u>	Beltsville	88%	0%	1%	0%	1%	4%	5%	2%	RH	87.0	Heat Wave
<u>24033807404</u>	Brentwood	25%	0%	10%	0%	1%	22%	40%	27%	RH	87.0	Heat Wave
<u>24033801311</u>	Glenn Dale	77%	0%	4%	0%	5%	7%	5%	4%	RH	86.9	Heat Wave
<u>24033800608</u>	Greenbelt	89%	0%	1%	0%	4%	4%	4%	0%	RH	86.5	Heat Wave
<u>24033803509</u>	Kettering	75%	0%	4%	0%	1%	2%	18%	12%	RH	86.4	Heat Wave
<u>24033802204</u>	East Riverdale	92%	0%	0%	0%	0%	2%	6%	2%	RH	86.0	Heat Wave
<u>24033800410</u>	Hyattsville	60%	0%	4%	0%	4%	22%	6%	4%	RH	85.8	Heat Wave
<u>24033804300</u>	Calverton	60%	0%	4%	0%	0%	3%	31%	27%	RH	85.2	Heat Wave
<u>24033807408</u>	Hyattsville	33%	0%	9%	0%	4%	38%	13%	1%	RH	84.9	Heat Wave
<u>24033801003</u>	Laurel	76%	2%	1%	0%	3%	11%	6%	3%	RH	82.7	Heat Wave
<u>24033803514</u>	Springdale	92%	0%	1%	0%	1%	2%	0%	2%	RH	82.2	Heat Wave
<u>24033803514</u>	Springdale	92%	0%	1%	0%	1%	2%	0%	2%	RH	94.1	Hurricane
<u>24033980000</u>	Special-Use Tract	0%	0%	0%	0%	0%	0%	0%	0%	RH	92.6	Hurricane
<u>24033807404</u>	Brentwood	25%	0%	10%	0%	1%	22%	40%	27%	RH	86.5	Hurricane
<u>24033803602</u>	Langley Park	86%	0%	0%	0%	0%	0%	12%	1%	RH	85.6	Hurricane
<u>24033980000</u>	Special-Use Tract	0%	0%	0%	0%	0%	0%	0%	0%	RH	76.0	Lightning
<u>24033980000</u>	Special-Use Tract	0%	0%	0%	0%	0%	0%	0%	0%	RH	85.2	Strong Wind
<u>24033980000</u>	Special-Use Tract	0%	0%	0%	0%	0%	0%	0%	0%	RH	87.6	Winter Weather

Supplemental Table Q- FEMA Hazard for top worst census tracts in Prince George's County as a whole
Source: FEMA National Risk Index (2022)

⁵³ University of Maryland, College Park

⁵⁴ VH = "Very High"

⁵⁵ RH = "Relatively High"

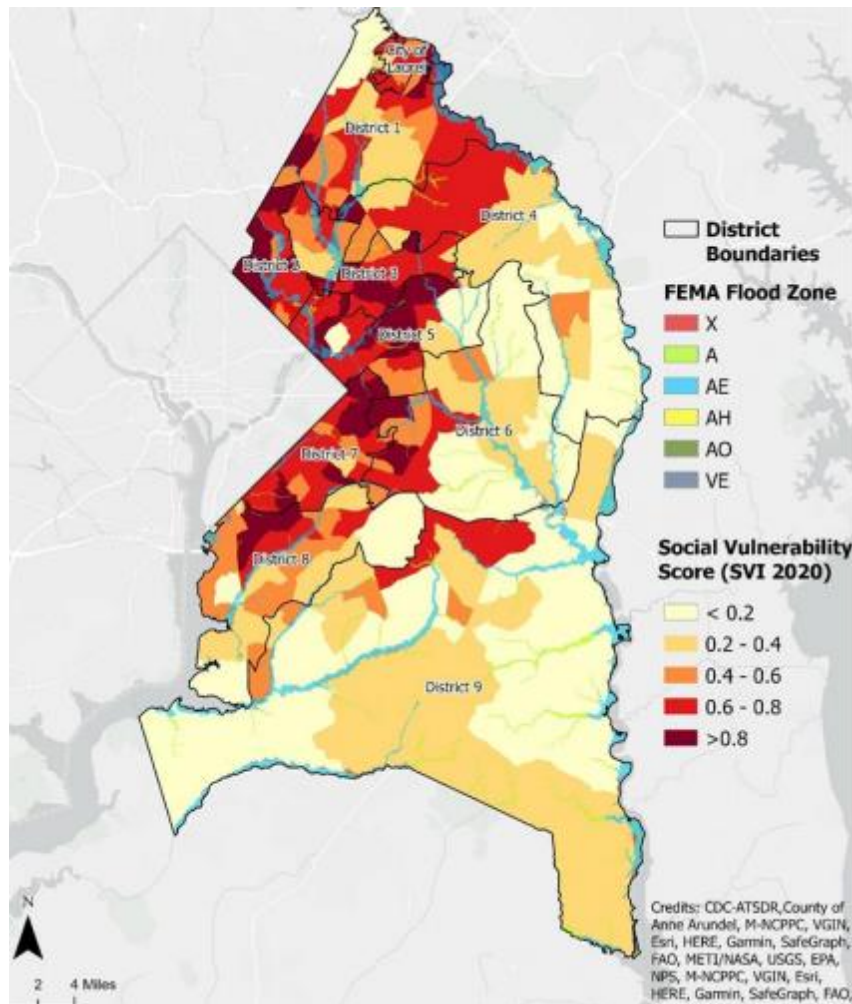


Figure 18 - Prince George's County Social Vulnerability and FEMA Flood Zones
Source: Prince George's County and City of Laurel Hazard Mitigation Plan (2023)

Strategic Plan

SP-05 Overview

The FY 2026-2030 Strategic Plan describes Prince George’s County priorities and proposed actions over the next five years. Since the last consolidated plan, the county has continued to implement *Housing Opportunity for All*, a comprehensive 10-year strategy to guide housing investments in Prince George’s County. In addition to the market and needs assessments, this five-year strategic plan is informed by the Housing Opportunity for All actions.

Prince George's County's FY 2026-2030 Strategic Plan aims to build on the accomplishments of its previous five-year Strategic Plan and *Housing Opportunity for All*, with the goal to increase local capacity and tailor implementation to the unique needs of people and places in the County. This Strategic Plan outlines new approaches to address

needs that have grown in importance over the last five years, including some identified during the implementation of *Housing Opportunity for All*.

Housing Opportunity for All provides a detailed assessment of existing and future housing conditions in Prince George’s County. *Housing Opportunity for All*, as well as this five-year strategic plan, incorporated extensive community input, which was collected through community meetings, focus groups and interviews, and a communitywide telephone survey, among other activities. The FY 2026-2030 Consolidated Plan assesses housing needs and market conditions in the county and complements the builds upon the analysis for *Housing Opportunity for All*. Quantitative and qualitative data collected and analyzed for the FY 2026-2030 Consolidated Plan serves as the basis for allocating and leveraging federal entitlement funds (CDBG, HOME, ESG and HOPWA).

Prince George’s County federal entitlement programs provide critical funding to support housing and community development activities to benefit low-to-moderate income households. Alignment between the actions outlined in this plan and geographic priorities and priority needs in the County’s FY 2026-2030 Strategic Plan will help Prince George’s County accomplish its ambitious goal of being a community of choice in the Washington, DC region.

In developing its FY 2026-2030 Strategic Plan, Prince George’s County focused on how to use its federal entitlement funds to further achieve outcomes articulated in *Housing Opportunity for All*, any needs identified through the implementation of the plan, among other local and regional planning efforts. The table below shows the four outcomes that will be achieved by addressing the seven priority needs discussed in more detail in SP-25.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Through market analysis and needs assessments, in addition to The County’s *Housing Opportunity for All Comprehensive Housing Strategy*, specific geographic priorities were identified. Alignment with target areas in *Housing Opportunity for All* allows for access to federal funds in areas that The County has already identified as priorities, assisting with broader local and regional goals. The following list factors will be considered when prioritizing investments geographically over the next five years, among others:

- Areas with aging housing stock
- Areas with lower median incomes
- Areas with high rates of housing cost burden
- Areas with greater access to jobs
- Planned and existing transit access

Mapping of these factors assisted in identifying geographic priorities and are referenced appropriately as the basis for a geographic priority.

Priority Need: Improve the quality of owner-occupied homes

Geographic priority	• Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Basis for geographic priorities	• Housing Opportunity for All (pg.102) • Areas with large numbers of aging homes (see Figure 19) occupied by LMI households (see Figure 20).
Priority Need: Preservation of existing affordable housing	
Geographic priority	• Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Basis for geographic priorities	• Areas with higher-than-average rates of cost burden (see Figure 21 and Figure 22) • Areas with higher-than-average LMI households (see Figure 20)
Priority Need: Creation of new affordable housing	
Geographic priority	• Inner Beltway • Proximity to Blue and Purple Line corridors • Green Belt
Basis for geographic priorities	• Areas with higher-than-average employment density (see SP-5) • Areas with higher-than-average rates of cost burden (see Figure 21 and Figure 22) • TOD identified areas in Housing Opportunity for All; along blue line and purple line corridors (see Figure 24)
Priority Need: Expansion of public services	
Geographic priority	• Southern and Western areas of the county, including Oxon Hill, Temple Hills, and Forest Heights • Proximity to Blue and Purple Line corridors
Basis for geographic priorities	• Housing Opportunity for All (pg. 51) • Areas with higher-than-average LMI households (see Figure 20)
Priority Need: Safe and inclusive public infrastructure	
Geographic priority	• Route 1 corridor, including Hyattsville, Mount Rainier, Brentwood, and Bladensburg • Proximity to Blue and Purple Line corridors
Basis for geographic priorities	• TOD identified areas in Housing Opportunity for All; along blue line and purple line corridors (see Figure 24)

Table 46 - Geography Priority Areas

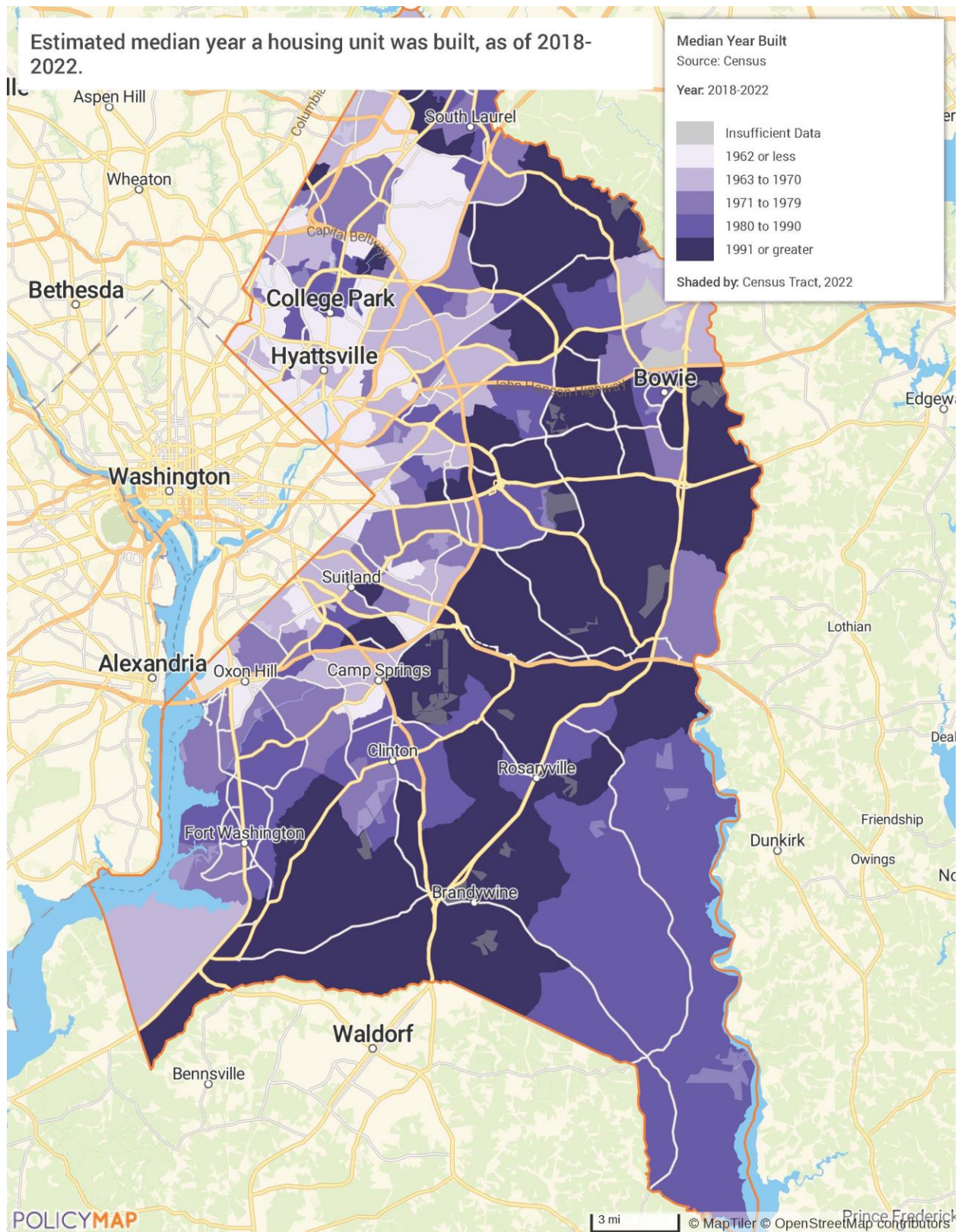


Figure 19 - Median Age of Housing Unit in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

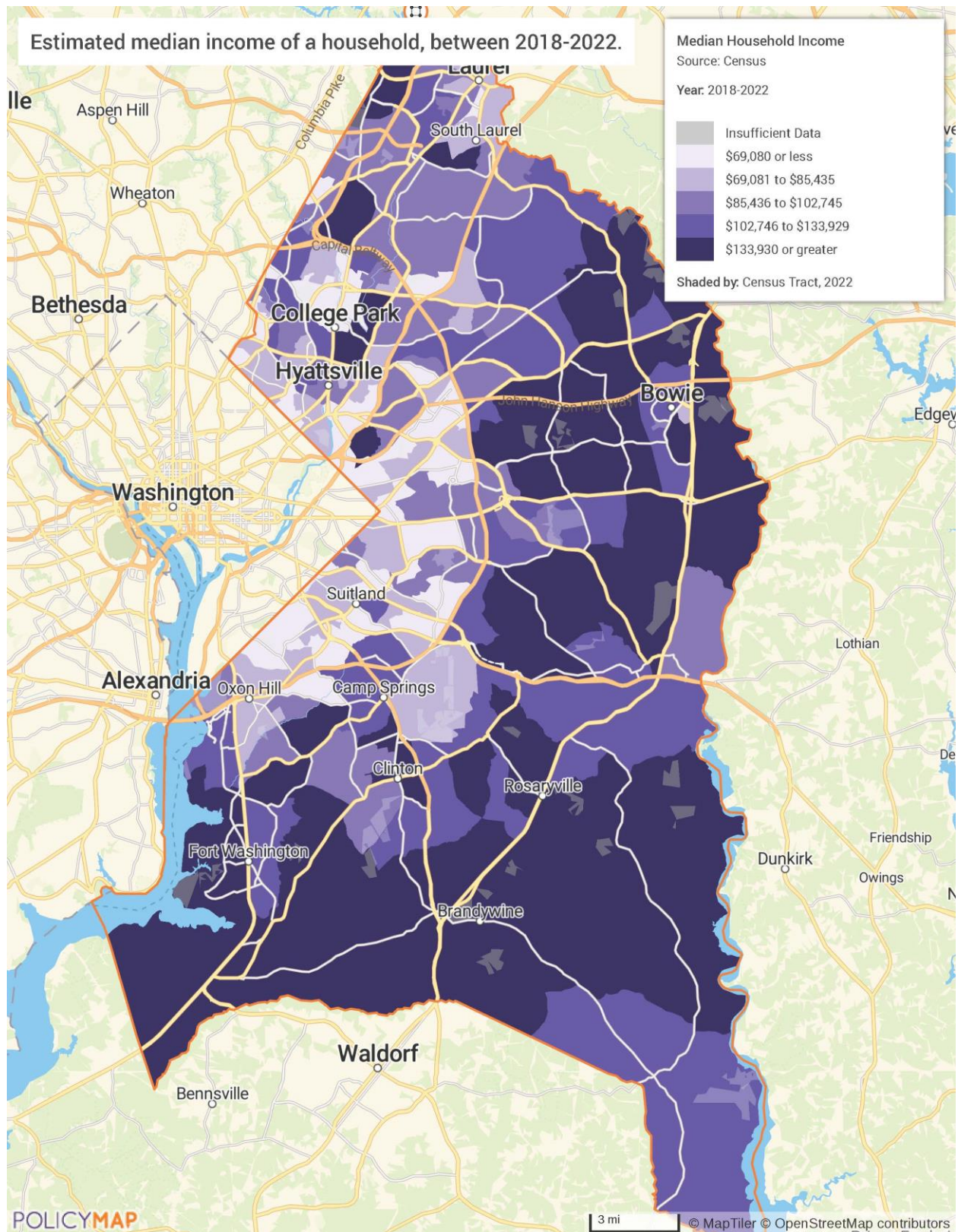


Figure 20 - Median Household Income
Source: ACS Five-Year Estimates (2018 – 2022)

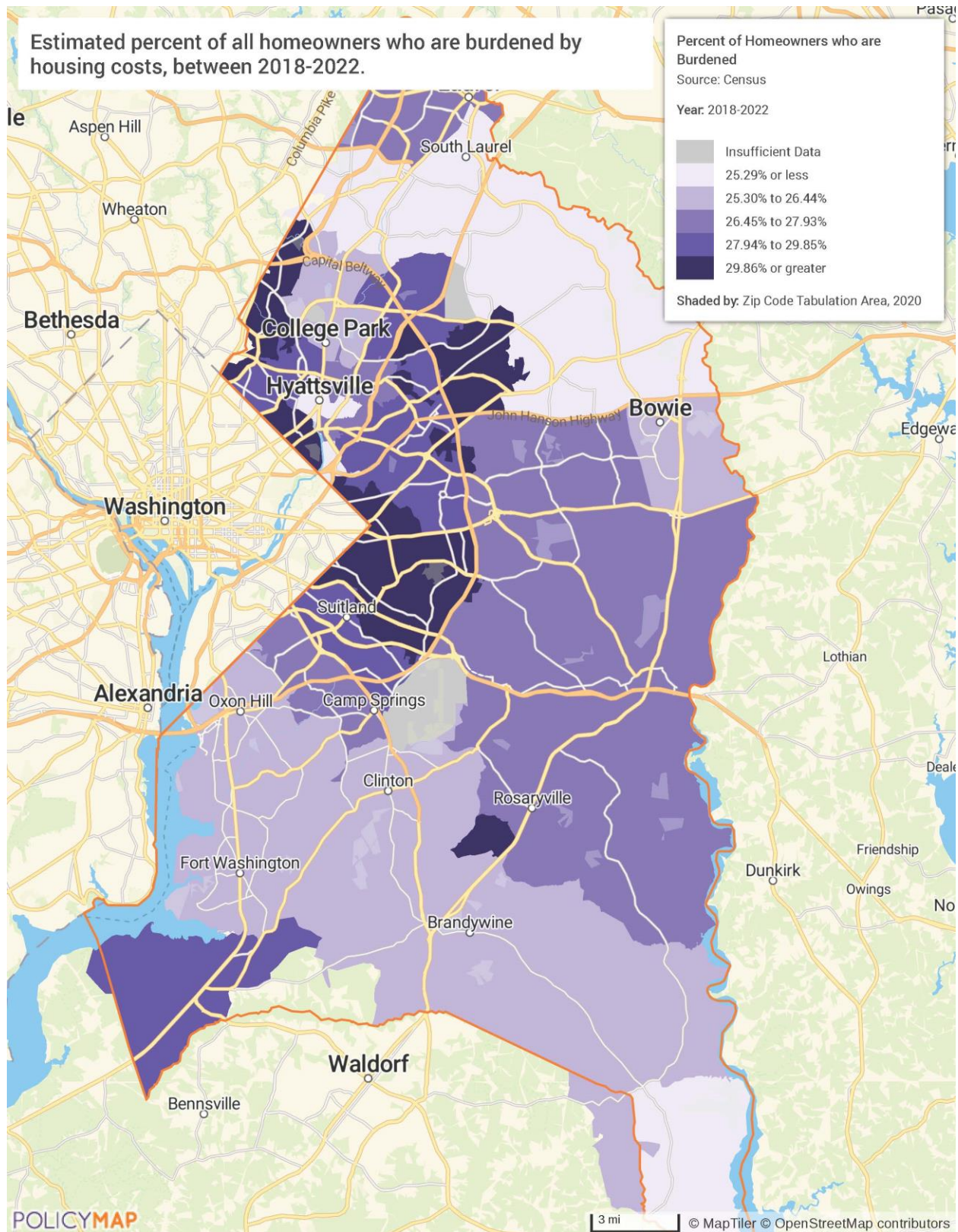


Figure 21 - Cost-Burden of Owner-Occupied Households in Prince George's County
Source: ACS Five-Year Estimates (2018 – 2022)

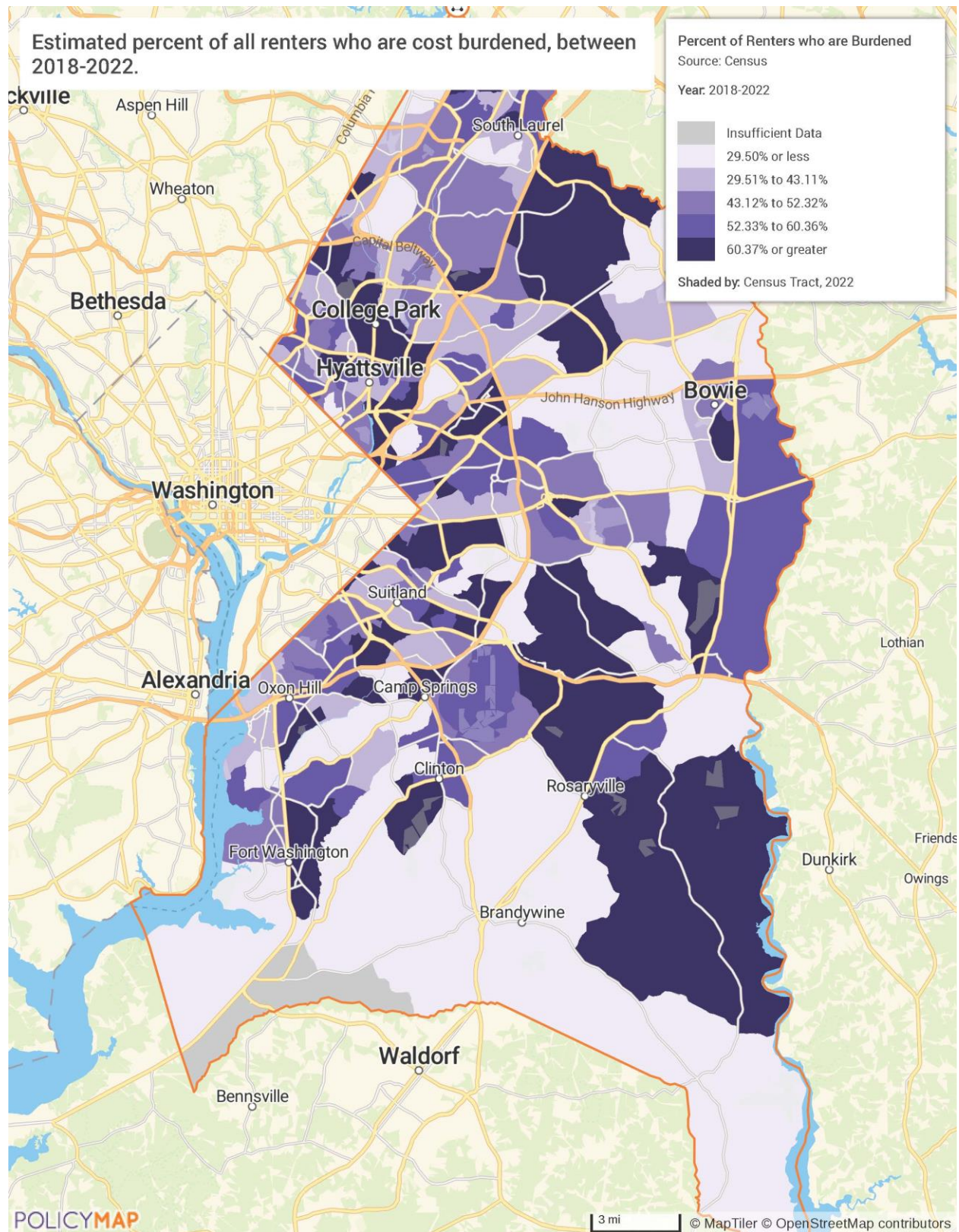


Figure 22- Cost-Burdened Rental Households
Source: ACS Five-Year Estimates (2018 – 2022)

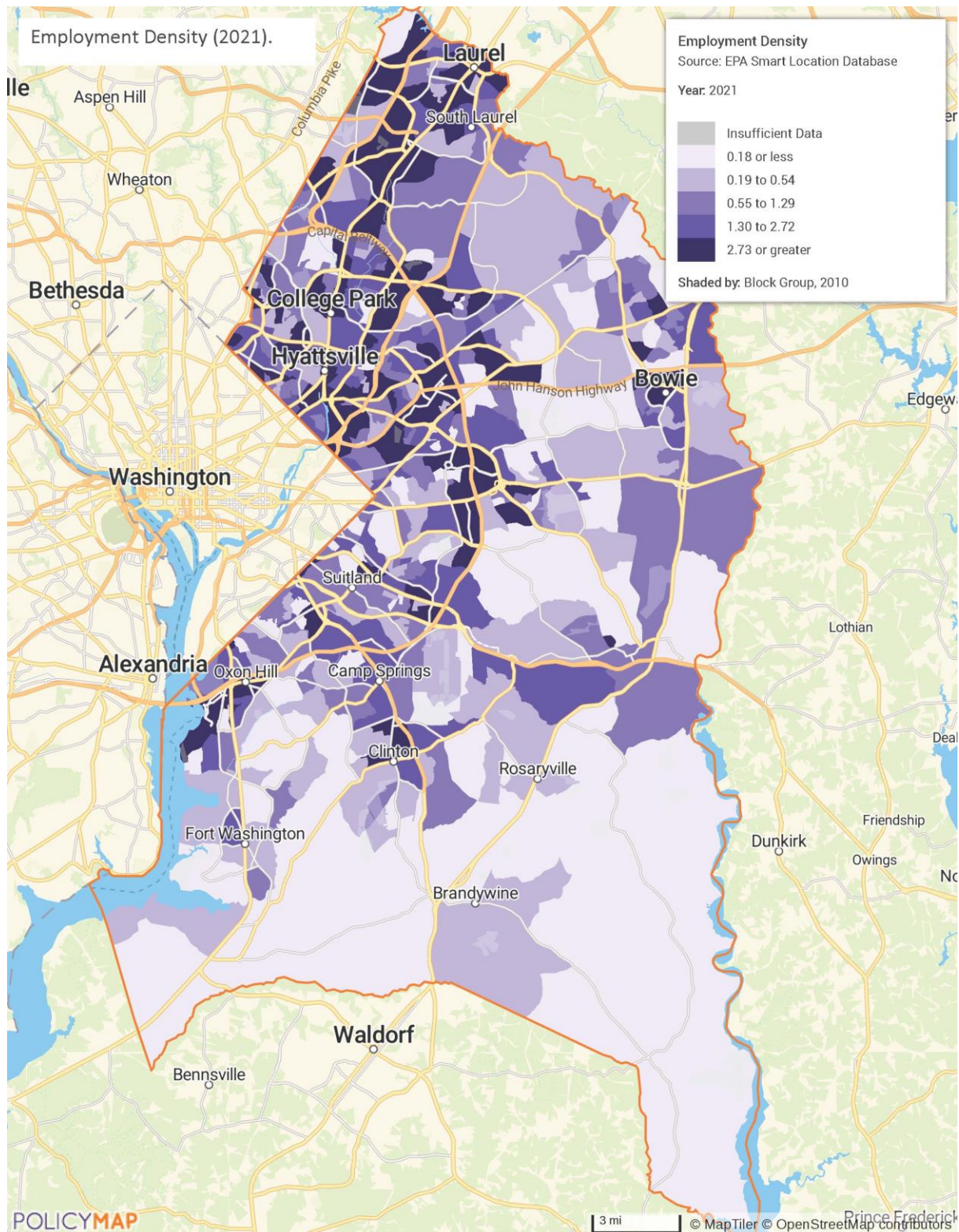


Figure 23 - Employment Density in Prince George's County
Source: EPA Smart Location Database (2021)

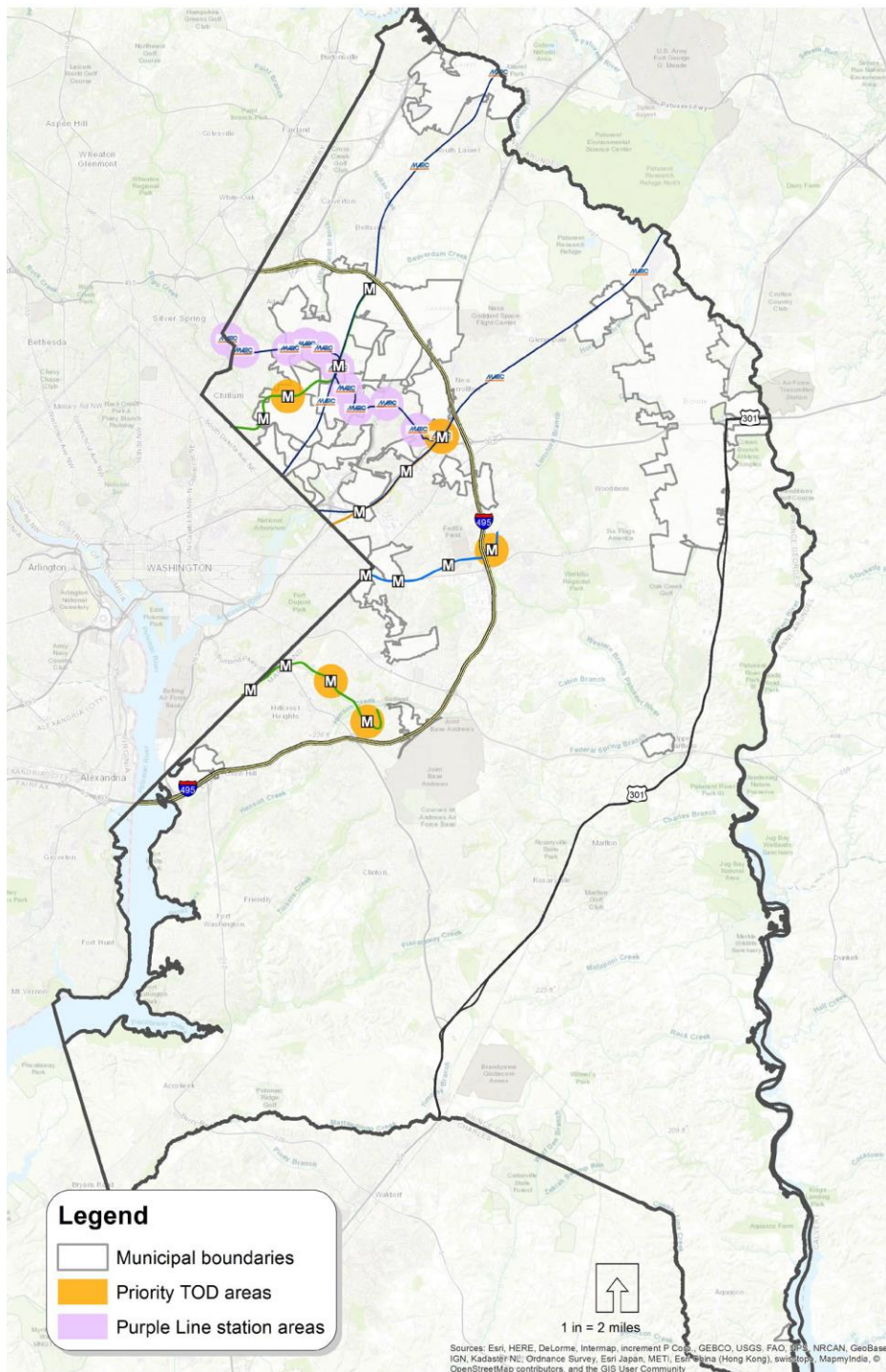


Figure 24 - Priority TOD Areas

Source: Prince George's County Housing Opportunity For All (2021)

General Allocation Priorities

After considering policy goals, the County synthesized findings from community & stakeholder mapping with the geographic information systems mapping done above. See Table 46 for additional context.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Prince George's County will use its federal entitlement funds to address the following priority needs over the next five years:

- Prevention and reduction of chronic homelessness
- Preservation of existing affordable housing
- Improve the quality of existing owner-occupied homes
- Creation of new affordable housing (diversity of rental and homeownership opportunities)
- Expansion of public services, prioritizing youth and seniors
- Safe and inclusive public infrastructure
- Workforce and economic development resources

These needs have been well-documented through complementary planning efforts over the last several years. These efforts include the FY 2026-2030 Consolidated Plan; Housing Opportunity for All; the Purple Line Corridor Coalition's Housing Action Plan; and Plan 2035. In these planning efforts, these needs were consistently identified through data analysis and cited as key concerns by county residents and cross sector stakeholders, including nonprofit and for-profit developers; service providers; and employers, during community engagement activities.

Priority populations

Prince George's County is committed to serving the varied needs among low- and moderate-income residents and special populations. The needs outlined in Table 47 affect populations that are often not well-served by the private housing market (and as result, underserved in Prince George's County today) and are being shaped by past and projected demographic changes in Prince George's County:

- Extremely low-income households
- Very low-income households
- Low-income households
- Moderate-income households
- Immigrants
- Seniors
- Families with children
- Persons living with disabilities
- Persons experiencing homelessness
- Unaccompanied homeless youth and young adults

Priority Need	Priority Level	Description	Population(s)	Associated outcomes/goals
Prevention and reduction of chronic homelessness	HIGH	Chronic homelessness in the county has increased dramatically, rising from 15 individuals in 2020 to 123 in 2024. Single adults experienced a particularly steep surge, growing by 660% (from 15 to 114). Additionally, from 2023 to 2024, the number of single adults experiencing chronic homelessness increased by 78%. Of the 123 chronically homeless individuals, 26% were unsheltered. These trends highlight the urgent need for expanded supportive services. The county currently operates 15 year-round Permanent Supportive Housing (PSH) projects for those at highest risk but requires an additional 200 PSH units to meet demand. There is also a need to increase rapid rehousing funds — especially intermediate and long-term subsidies — for youth and other vulnerable populations. Over half of the county's homeless population lives in households with	• Extremely low-income households • Very low-income households • Immigrants • Seniors • Families with children • Persons living with disabilities • Persons experiencing homelessness • Unaccompanied homeless youth and young adults	• Prevent residents from becoming homeless through evidence-based interactions • Increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services

		children, underscoring the importance of family-centered services. Meanwhile, homelessness among transition-age youth has risen by 236% (from 22 to 74 individuals), emphasizing the need for more youth-specific programs. Overall, these figures demonstrate that existing resources are insufficient and must be expanded to address rising chronic homelessness.		
Preservation of existing affordable housing (rental)	HIGH	Census data underscores the need to preserve the county's aging housing stock. Over half (55%) of housing units — about 186,000 — were built before 1980, including 59% of renter-occupied units. Regionally, affordable housing providers are also experiencing challenges with maintaining their housing units, including those that are subsidized with affordability requirements.	Extremely low-income households Very low-income households Low-income households Moderate-income households Immigrants Seniors Families with children Persons living with disabilities Persons experiencing homelessness Unaccompanied homeless youth and young adults	Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
Improve the quality of existing owner-occupied homes	HIGH	From survey and quantitative data, there is a clear need to improve the quality of existing owner-occupied homes in the county. Over half of the housing stock was built before 1980, leaving	• Extremely low-income households • Very low-income households • Low-income households • Moderate-	• Increase housing stability, quality, and resiliency for homeowners • Increase capacity of the community

		many households struggling with costly repairs and maintenance. This burden disproportionately affects low-income and senior homeowners, who may lack the resources to address aging roofs, plumbing, or electrical systems. The community emphasized that deferred maintenance could lead to unsafe living conditions and reduced property values. Targeted home repair and rehabilitation efforts can preserve naturally occurring affordable housing, prevent neighborhood decline, and enhance overall health and safety for residents. Furthermore, stakeholders discussed the need for weatherization and energy efficiency improvements.	income households • Immigrants • Seniors • Families with children • Persons living with disabilities	housing development organizations
Creation of new affordable housing (diversity of rental and homeownership)	HIGH	Census and survey data confirm the need for more affordable housing, including deeply affordable and accessible units. Forty percent of survey respondents listed funding new affordable housing development as a top priority,	• Extremely low-income households • Very low-income households • Low-income households • Moderate-income	• Support the production of 26,000 new residential units, 75% of which would be committed as affordable to households with income less than 120%

		indicating strong community support. Overcrowding among both renters and owners suggests that rising rents and limited housing options are straining existing resources. There is a particular need for deeply affordable, accessible units for individuals with disabilities. Currently, 34% of families on the housing authority's waiting list and 27% of individuals on the Housing Choice Voucher waitlist have a disability. Furthermore, 81% of unsheltered single adults with health conditions or physical disabilities lack stable housing, reflecting a serious gap in accessible, supportive housing options. Lower-income households, especially those earning less than 50% of the area median income, are disproportionately affected. Many spend more than half their income on housing, highlighting a severe shortage of suitable, affordable units. These findings underscore the urgency of creating new, deeply affordable housing and ensuring it	households • Immigrants • Seniors • Families with children • Persons living with disabilities • Persons experiencing homelessness • Unaccompanied homeless youth and young adults	of the area median. • Increase the number of affordable rental homes, especially for low-income residents • Increase access to homeownership for low-and-moderate income residents • Increase the capacity of community housing development organizations •
--	--	--	---	--

		meets the accessibility and support needs of the county's most vulnerable residents.		
Expansion of public services, prioritizing youth and seniors	HIGH	Community engagement revealed the pressing need to expand public services, focusing on several key areas. Residents identified job training programs and tailored employment resources for persons with disabilities as essential to increasing self-sufficiency. Many also highlighted the importance of helping seniors age in place through home adaptability and cost-burden relief. Survey results showed that seniors are the top priority: additional services addressing housing costs, healthcare access, and social support for older adults are urgently needed. Expanding youth services and childcare resources was also a major concern, reflecting the challenges working families face. As demand for social services grows, departments must enhance their capacity to meet community needs.	• Extremely low-income households • Very low-income households • Low-income households • Moderate-income households • Immigrants • Seniors • Families with children • Persons living with disabilities • Persons experiencing homelessness • Unaccompanied homeless youth and young adults	• Improve the quality of life for residents through the provision of essential public services and investments in the built environment

		Healthcare and substance abuse services stood out as critical areas, with 57% of respondents citing them as high priorities. Meanwhile, 30% expressed dissatisfaction with local services, indicating room for improvement in the quality and availability of public programs. Overall, these findings highlight a strong community demand for a broader and more responsive public service infrastructure.		
Safe and inclusive public infrastructure to better connect residents and build safer communities	HIGH	During hazard mitigation planning and community surveys, residents emphasized the importance of safe, inclusive infrastructure improvements. They pointed out that inadequate storm drainage leads to property damage from flash flooding, highlighting the need for better drainage systems to reduce flood risks. Dim or inconsistent street lighting emerged as a significant public safety concern. Enhancing street lighting in residential areas can help prevent accidents and improve overall security. Additionally, residents	• Extremely low-income households • Very low-income households • Low-income households • Moderate-income households • Immigrants • Seniors • Families with children • Persons living with disabilities • Persons experiencing homelessness • Unaccompanied homeless youth and young adults	• Improve the quality of life for residents through the provision of essential public services and investments in the built environment

		frequently reported poor road conditions, such as potholes, and raised concerns about speeding through neighborhoods. Improving multimodal transportation is another top priority. Better bike and pedestrian pathways, along with reliable transportation options, are crucial for connecting residents to employment opportunities. Vocational rehabilitation agencies stressed that transportation barriers limit work prospects for individuals with disabilities and those lacking consistent transit access. These findings underscore the community's desire for infrastructure upgrades that ensure safety, accessibility, and resilience.		
Workforce and economic development resources	HIGH	Survey and quantitative data, along with focus group feedback from local businesses and workforce organizations, underscore the critical need for robust economic development and	- Extremely low-income households - Very low-income households - Low-income households - Moderate-income	- Support economic mobility for low-and-moderate income residents with workforce development programs - Strengthen the county's

		workforce expansion in the county. Many respondents cited limited job training programs and a lack of upward mobility, especially for residents with disabilities, as major barriers to sustainable employment. Additionally, employers reported difficulties finding qualified workers, indicating a skills gap that needs immediate attention. Prioritizing economic development and workforce initiatives can address these challenges, foster local business growth, and create equitable opportunities for all residents, ultimately boosting the county's overall resilience and economic prosperity.	households • Immigrants • Families with children • Persons living with disabilities • Persons experiencing homelessness • Unaccompanied homeless youth and young adults	economy through economic development initiatives
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Table 47 - Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

The findings from the Needs Assessment and Market Analysis of this Consolidated Plan, as well as *Housing Opportunity for All Comprehensive Housing Strategy*, highlight how much Prince George's County's housing market has changed for long-time residents living in the county over the last decade. Factors include, but are not limited to:

- Higher development/labor costs due to macroeconomic forces
- Creation of higher-paying jobs
- Higher housing costs for both owners and renters
- Increased housing instability (evidenced by more cost-burdened households)
- The potential impact of large-scale public investments on housing prices

Affordable Housing Type	Main characteristics that will influence that use of funds available for housing type
Tenant Based Rental Assistance (TBRA) or Emergency Assistance Payments	Increased Housing Costs: Both renters and owners in Prince George's County are facing significant housing cost increases, which are straining low-income households. Emergency assistance is crucial to stabilize families who might be facing eviction due to unaffordable rents. Impact of Public Investments: New public infrastructure projects (such as light rail construction) could contribute to the raising of rents, further increasing the need for rental assistance to prevent displacement.
TBRA for Non-Homeless Special Needs	Rising Housing Costs: Special needs populations in Prince George's County are at heightened risk of housing instability due to affordability issues. TBRA can help them remain housed during these market shifts. Targeted Support for Vulnerable Populations: Increasing need to ensure that vulnerable populations (e.g., seniors, individuals with disabilities) have stable housing with access to supportive services outside of affordable housing developments. Increased Demand for Emergency Support: As housing affordability declines, special needs groups may require more targeted rental assistance to maintain stable housing.
New Unit Production	Demand for Affordable Housing: Due to rapidly increasing housing costs and limited availability of affordable units, there is a pressing need for new housing development to meet the demands of low- and moderate-income residents. Public Investments Driving Demand: Large-scale investments, like the construction of new light rail lines, will likely raise housing demand, requiring new affordable housing developments to accommodate population growth and prevent displacement in those areas, while increasing the availability of quality housing options in transit-connected/amenity-rich communities. Aging Housing Stock: As the county's housing stock ages, there is a need for new affordable units that can address both current and future housing needs, including multigeneration housing, homes that are universally accessible, and units in line with geographic priorities.
Rehabilitation	Aging Housing Stock: The county has many older housing units that are in need of repair and rehabilitation, especially in neighborhoods that are transitioning or facing gentrification. Rehabilitation funds can help preserve affordability. High Housing Costs: Rehabilitation/preservation initiatives can help extend the life of affordable units, preventing displacement due to rising housing costs while improving living conditions for long-time residents. As development costs have increased, in some situations, preservation of existing buildings can be more cost-effective than new construction.

	Potential for Housing Stabilization: Rehabilitation efforts can help stabilize neighborhoods by improving the quality of existing housing without displacing low-income families.
Acquisition, including preservation	Vacancy and Obsolescence: There are many vacant and obsolete properties in the county that present opportunities for strategic acquisition and preservation. Acquiring and preserving these properties could help prevent further loss of affordable housing options. Public Investment and Gentrification: The growth of public investments (such as transportation projects) may contribute to gentrification pressures, making it more difficult for low-income households to remain in their homes. Acquisition efforts could mitigate this by preserving affordable housing in neighborhoods where residents are seeing the greatest increases in housing costs. Displacement Prevention: Acquisition programs are particularly relevant in light of rising rents due to public investments, as they can help stabilize vulnerable communities by preserving affordable housing units.

Table 48 - Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Prince George's County anticipates receiving \$47.8m in HUD entitlement funds over the next five years. Building on existing practices, County staff are committed to leverage these resources through alignment with the Maryland Department of Housing & Community Development and by proactively identifying other public/private resources that can be layered.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				*Expected Amount Available Remainder of ConPlan	Narrative Description
			*Annual Allocation	*Program Income	Prior Year Resources	Total		

CDBG	Public - Federal	Affordable Housing Economic Development Planning and Admin. Public Facilities and Infrastructure Improvements Public Services	\$5,613,506	\$533,109		\$6,146,615	\$23,409,225.33	The expected amount available for all years is based on a three-year average of prior federal allocations and Program Income.
HOME	Public - Federal	Homebuyer Assistance Multifamily Rental Development CHDO Operating CHDO Reserve Planning and Admin.	\$2,187,892.87	\$997,197		\$3,185,089.87	13,862,001.16	The expected amount available for all years is based on a three-year average of prior federal allocations and Program Income
ESG	Public - federal	Shelter (Operation/Essential) Street Outreach HMIS Rapid Re-Housing (TBRA) Homelessness Prevention (TBRA) Planning and Admin.	\$449,665	0		\$449,665	\$1,798,660	The expected amount available for all years is based on a three-year average of prior federal allocations.

Table 49 - Anticipated Resources

*Note: For the FY 2026 annual allocation and FY 2026 program income are based on the Federal FY 2024 (County FY 2025) allocations. The expected amount available for the remainder of the Con Plan are based on a three-year average of prior federal allocations and program income. Upon confirmation of accurate funding amounts via notification from HUD, the table will be updated.

The County may elect to calculate and charge indirect costs under each entitlement grant, in accordance with 2 CFR part 200.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Community Development Block Grant (Dollar-for-Dollar Match)

The CDBG Program operates on a reimbursement basis. The prospective applicant uses CDBG funds as leverage when seeking other funding sources in efforts to successfully carry out their project. CDBG funds are leveraged dollar-for-dollar.

HOME Investment Partnerships Program (25% Match Requirement)

The County uses multi-family bond proceeds, State funds, and waivers and/or deferment of State and local taxes, charges, or fees, as contributions to housing total development costs pursuant to matching requirements.

Emergency Solutions Grants Program (100% Match Requirement)

The ESG Program requires the County to provide a match of not less than 100 percent of the ESG funds. Other funds may include Local (General Funds), State (Emergency & Transitional Housing Services), Department of Family Services Special Funds, and private funds.

Neighborhood Stabilization Program (NSP):

Upon approval from the U.S. Department of Housing and Urban Development (HUD), the Department of Housing & Community Development may convert any program income received from the NSP1 program to CDBG program income.

Other resources

Other CDBG Resource: Section 108:

The County has established a \$25 million Section 108 Loan Guarantee Pool to support housing rehabilitation, economic development, and mixed-use and mixed-income housing development.

Housing Opportunities for Persons with AIDS (HOPWA):

HUD distributes HOPWA Program funds using a statutory formula based on AIDS statistics from the Center for Disease Control and Prevention (CDC). Three quarters of HOPWA formula funding is awarded to qualified states and metropolitan areas with the highest number of AIDS cases. One quarter of the formula funding is awarded to metropolitan areas that have a higher-than-average per capita incidence of AIDS.

The District of Columbia, Department of Health, HIV/AIDS Administration, Hepatitis, STD and TB Administration (HAHSTA) is the Regional Grantee on behalf of the Washington, D.C. Eligible Metropolitan Area (EMA). The Washington, D.C. EMA comprises the District of Columbia and neighboring counties, suburban and rural Maryland, Northern Virginia, and rural West Virginia.

HAHSTA serves as the administrative agent for Suburban Maryland. This region includes Prince George's County, Calvert County, and Charles County.

All rental units in Suburban Maryland are available to individuals with HIV/AIDS provided the rents are reasonable as defined by the HUD Fair Market Rents (FMRs) and as required

by federal HOPWA regulations. The most common type of housing units available for rent in Suburban Maryland are in apartment buildings, single family homes, and townhomes.

HOME American Rescue Plan (ARP):

In response to the economic impacts of the COVID-19 pandemic, nearly \$5 billion in HOME Investment Partnerships Grants (HOME) funds were allocated to jurisdictions across the country through the American Rescue Plan (ARP) Program. Prince George's County was awarded a total of \$7,592,085 in HOME-ARP funds. These period of performance for these funds is through FY 2026. These funds may be used for the following activities:

- Acquisition, rehabilitation, and construction of affordable rental housing
- Supportive services, homeless prevention services, and housing counseling
- Acquisition and development of non-congregate shelter
- Tenant-based rental assistance
- Nonprofit operating and capacity building assistance
- Grant administration and planning

Non-entitlement resources include:

Low-Income Housing Tax Credits (LIHTC):

The federal Low-Income Housing Tax Credit Program (LIHTC) is the principal funding source for the construction and rehabilitation of affordable rental homes.

Housing Investment Trust Fund (HITF):

Local funds through the Housing Investment Trust Fund (HITF) will provide gap financing loans of up to \$2.5 million per project for the new construction or rehabilitation of affordable housing.

American Rescue Plan Act of 2021 (ARPA):

The County was provided \$16 million from the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021:

Right of First Refusal (ROFR) Preservation Loan Fund: The County has established a ROFR Preservation loan fund using \$15 million of capital provided to Prince George's County by the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021. This Fund is used for the acquisition of Naturally Occurring Affordable Housing. The purpose of utilizing this fund is to support the acquisition of the naturally occurring affordable housing (NOAH) properties and address income and rent restrictions / limits as well as capital improvement needs typically associated with NOAH properties. The County closed in its first ROFR loan in Fiscal Year 2023. The \$15 million is provided to the County as a grant.

Homeownership Preservation Program (HOPP): The County has established, in partnership with Habitat for Humanity Metro Maryland, the HOPP program using \$15m of capital provided to Prince George's County by the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021. The County ARP Homeownership Program provides funding to support home renovations and improvements for households whose incomes do not exceed 80% of the Area Median Income ("AMI") as determined by the U.S. Department of Housing and Urban Development ("HUD"). The County ARP Homeownership Program operates with a priority for households with incomes at or below 50% of AMI. Additionally, funds are targeted to serve households who live in Qualified Census Tracts ("QCTs") as defined by HUD. In FY 2024, the County leveraged an additional \$750,000 from its Housing Investment Trust Fund to expand and continue this program.

Housing Choice Voucher Program (HCV):

The Housing Authority of Prince George's County (HAPGC) administers the Housing Choice Voucher Program for the County which provides rent subsidies for up to 5,976 and low-income households, including special designation vouchers utilized for project-based vouchers, veterans, the homeless, and referrals for vouchers for family unification & foster youth aging out of foster care. The HAPGC also has an additional 132 households utilizing Emergency Housing Vouchers. The HUD anticipated budget for HAPGC's Housing Choice Voucher Program in the 2025-2026 fiscal year is \$97,088,975. These estimates are based on FY2024-FY2025 allocations. The estimated entitlement allocations for the HCV program may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.

Public Housing:

The U.S. Department of Housing and Urban Development provides funding to support the management of the County's public housing sites owned and managed by HAPGC. The following properties: Owens Road (123 units); Marlborough Towne (63 units); Kimberly Gardens (50 units); Rollingcrest Villages (40 units); and Cottage City (100 units) make up the public housing sites. Based upon the Capital Fund Program (CFP) average over the last three years and the revised submitted CFP budget, the Housing Authority anticipates approximately \$988,883.00 for FY 2026 HUD's CFP allocations throughout HAPGC's Public Housing program. For Federal FY 2026, the estimated entitlement allocations for the CFP Fund may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.

Develop or Dispose of Housing Authority Owned Property

- HAPGC's submitted a Repositioning Application for five (5) Public Housing developments to the Special Application Center (SAC), for the conversion of public housing properties using one or a combination of HUD's Repositioning options (Rental Assistance Demonstration (RAD), Demolition and Disposition (Section 18), Streamline Voluntary Conversion); to establish eligibility for Tenant Protection Vouchers (TPV) and achieve long-term viability of affordable housing.

- RAD Applications were submitted for Cottage City Towers, Marlborough Towne, Kimberly Gardens and Rollingcrest Village. Portfolio Award was submitted for Cottage Center and Owens Road.
- Commitment to Enter into Housing Assistance Payment (CHAP) was received on Cottage City Towers, Marlborough Towne, Kimberly Gardens and Rollingcrest Village.
- A Concept Call was conducted, and a Financing Plan was submitted for Cottage City Towers
 - BV (CNA firm) conducted RAD Capital Need Assessments (CNA)s for all five (5) Public Housing properties.
 - A Categorically Excluded Environmental Review was completed for Cottage City Towers
 - HAPGC's Affordable Housing Bond Finance Program has received County legislative approval for the issuance of Private Activity Bonds to fund the repositioning of Cottage City Towers. This property is on schedule to close in July 2024, with construction to follow in the Fall.
 - HAPGC has executed Term Sheets with both Citi and Redstone, debt, and equity providers, for the repositioning of Cottage City Towers
 - CSG Advisors has run financial models on several different options to understand any GAP funding required and to assist in prioritizing the properties to convert.
 - HAPGC plans to issue Request for Qualifications (RFQ) to develop/redevelop public housing owned sites.
 - Strategically sell surplus properties held in the inventory with the intent to use acquisitions towards various repositioning strategies to develop a plan to move the Housing Authority towards a Demolition and/or Disposition housing portfolio transition or proceeds may be used for public housing renovations/operations.

The Housing Authority has procured the services of a real estate brokerage firm to assist in the sale and disposition of its surplus large and small acre properties, with current offers pending.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The County may consider using publicly owned land or property located within its jurisdiction to address the needs identified in the Annual Action Plan for FY 2026.

Discussion

See above.

SP-40 Institutional Delivery System

The Prince George's County Consolidated Plan (2026-2030) will be implemented through a collaborative and coordinated delivery system of public sector entities, nonprofit organizations, and private sector organizations. As the administrator of the entitlement

funds for the County, the Department of Housing & Community Development has developed and refined open processes to make funding available to qualified organizations.

For CDBG funds, the Department of Housing & Community Development releases an annual Notice of Funding Availability (NOFA) in alignment with the Maryland Department of Housing & Community Development’s funding cycle. This allows for greater leverage opportunities with State resources, including Low Income Housing Tax Credits, where applicable. To respond to the NOFA, applicants are required to submit proposals that detail the project for which funds are being requested, including budget and timeline for implementation. The Department of Housing & Community Development Proposal Advisory Committee reviews and evaluates the proposals for eligibility. The County then makes recommendations for funding which are submitted to the County Executive and County Council for approval.

For HOME funds, the Department of Housing & Community Development releases a NOFA and reviews proposals on a rolling basis. As with CDBG funds, all funding decisions are approved by the County Executive and County Council.

The Department of Social Services, which manages the Continuum of Care and coordinates the Homeless Services Partnership Program, deploys all ESG funds in alignment with the current Consolidated Plan and Continuum of Care Strategic Plan. As detailed in the Homeless Facilities and Services section of this plan (MA-30), the Department of Social Services utilizes a coordinated entry system approach to optimize resources across the expansive Continuum of Care network.

Responsible Entity	Entity Type	Role	Geographic Area Type
Department of Housing & Community Development (County)	Government agency	• Affordable housing — ownership • Affordable housing — rental • Non-homeless special needs • Public facilities • Neighborhood improvements • Public services • Economic development • Planning	County
Department of Social Services (County)	Government agency; Subrecipient	• Homelessness • Public services	County

Table 50 - Institutional Delivery Structure

Assess strengths and gaps in the institutional delivery system.

Prince George’s County Department of Housing & Community Development and Department of Social Services have a strong history of administering federal entitlement funds. Staff are knowledgeable of federal regulations and local policies, as well as housing

and community development financing. Recognizing the importance of leveraging available resources, Department of Housing & Community Development staff have built strong working relationships with staff at the State’s housing finance authority to better understand what developments are receiving State resources. Staff have also developed tracking and reporting mechanisms that have allowed them to analyze the pipeline of affordable/mixed-income housing developments in the county while increasing transparency to the public. Department of Housing & Community Development and Department of Social Services staff have built rapport with nonprofit and private sector development organizations and work to strengthen their systems/policies in response to feedback. At the same time, both departments are reliable and predictable with their funding processes.

Looking at the next five years, there are opportunities for greater communication and coordination between the Department of Housing & Community Development and the Department of Social Services that would lead to greater integration of PSH and RRH units into non-homeless-oriented affordable/mixed-income housing developments.

There is a strong network of developers and service providers that are effective recipients of CDBG, HOME, and ESG funds. However, there is currently only one active CHDO in the County – Housing Initiative Partnership (HIP). HIP effectively utilizes HOME funds for a range of activities, including single-family housing projects that are otherwise challenging to fund. The County Department of Housing & Community Development is working to build the capacity of CHDOs in the county through technical assistance efforts. A formal request for technical assistance was submitted to HUD’s Office of Community Planning & Development in November 2024 to plan and implement such a program.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Overall, the services that are currently offered to homeless persons are quality and robust. The Department of Social Services implements the ESG funds, in addition to other state and federal funds allocated to prevent and address homelessness, through partnerships with members of the Continuum of Care. Services are provided through a combination of street outreach, prevention, diversion, rapid re-housing, hypothermia and emergency shelter, transitional housing, permanent supportive housing, and permanent housing interventions. All Continuum of Care services are coordinated through a central intake system (the “Homeless Hotline”) which is accessible 24 hours, seven days a week, and 365 days a year. The Department of Social Services works with Continuum of Care partners to identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness including special needs populations: returning citizens, unaccompanied youth, and young adults, elderly and aging, veterans, survivors, chronic homeless and persons with significant behavioral challenges.

In terms of mainstream services, the Department of Housing & Community Development manages the County’s Emergency Rental Assistance Program and deploys funds for mortgage assistance, utilities assistance, legal assistance, and financial/housing counseling. Employ Prince George’s, the County’s workforce development agency, provides a breadth of employment training programs and coordinates closely with other departments.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The Department of Social Services and Continuum of Care is composed of experienced and dedicated staff who provide a breadth of high-quality resources for special needs populations and persons experiencing homelessness.

Strengths

Homelessness Prevention Services

The County has a central intake hotline that is available by phone 24/7/365 which coordinates access to shelter diversion and prevention resources including utility, rent and mortgage assistance. The hotline is a one-stop calling center for information and compassionate assistance for those in crisis. Calling the hotline is often the first step an individual makes to access the mental health and social services within the community. Housing counseling is available through both the hotline and referral to area nonprofits, legal services are made available through referral. Entrance to all County emergency shelters, as well as diversion and prevention measures, are accessed through this hotline. This central point of entry allows homeless persons to gain services and shelter without having to navigate several different systems and application procedures.

At the hotline, trained counselors work with individuals and families to mediate family and/or landlord disputes, link to them to mainstream resources, and solve short-term challenges that can eliminate the housing crisis. The homeless hotline is part of the County's 2-1-1 response and keeps up to date information on resources available to address a person's housing crisis. Staff are trained in crisis response and how to meet the needs of special populations. Homeless prevention services are of critical importance to keeping people from becoming homeless in the face of a personal crisis. The County has created a coordinated intervention system focused on preventing homelessness. Strategies to support this include an intentional focus on performance measurement, careful targeting of resources to the households most at risk of homelessness, and coordination with mainstream agencies that may be able to provide financial support to homeless households.

Street Outreach Services

The first step in actively engaging people experiencing homelessness and creating the relationships needed to allow them to trust, understand and accept help is outreach. The County provides outreach to the homeless in a number of ways: Mobile Crisis Teams, the police, the SOAR team, faith ministries, the annual Point in Time, and the annual Veteran Stand Down and Homeless Resource Day.

In addition, the County has strategic outreach efforts underway to address certain subpopulations identified as needing unique interventions:

- Survivors of domestic violence, human trafficking and sexual assault
 - The County has launched a very aggressive "Stop the Silence" campaign to raise awareness about domestic violence and ensure victims get connected quickly to the help they need, including 2-1-1.
 - The County has a Family Court and the Family Justice Center that have DV experts in place to assist with individual cases.
 - The County has entered into a collaboration with the National Alliance for Safe Housing to develop a countywide strategic plan for a comprehensive survivor response system, the goals, programs and strategies which are incorporated here by reference as County recognized priorities.

- Unaccompanied youth and young adults:
 - The County has identified unaccompanied young people ages 13-24 as deserving of separate attention and development of a single integrated system of care that is based upon meeting their immediate needs, connecting them with appropriate support systems, and supporting their personal development along their transition to adulthood is essential to reducing the numbers of youth and young adults experiencing homeless.
 - The County began development of this system in FY 2012 and since that time, has conducted six annual housing instability counts, created 24 beds of emergency shelter and 56 beds of transitional housing, participated on a statewide task force to study housing and supportive services for unaccompanied homeless youth and make recommendations for action by the Maryland General Assembly and State executive agencies, helped pass legislation that resulted in Youth REACH MD - a statewide enumerative effort to count this sub-population - as well as adding homeless youth to the list of those eligible for tuition waivers and Maryland's Ending Youth Homelessness Act of 2018.
 - Additional strategic targets include closing gaps in housing for youth who identify as Lesbian, Gay, Bi-sexual, Transgender and Questioning (LGBTQ), are attending college and need more than two years of housing assistance to achieve independence, and / or cannot live independently without long-term housing subsidies and wrap around supportive services.
 - The County was selected in Round Three as a federal Youth Homeless Demonstration Program site and has developed a robust Coordinated Community Plan; its goals, programs and strategies which are incorporated here by reference as County recognized priorities.
- Veterans:
 - The Continuum of Care also has a coordinated entry team that ensures the most vulnerable veterans are immediately connected to appropriate housing and supportive services.
 - The annual Veterans Stand Down is the County's foremost outreach event for veterans. The daylong event provides a one-stop location where veterans can access a multitude of services including: VA benefits, haircuts, medical and dental care, mainstream benefits, housing assistances, linkages with employers, counseling and legal support.
 - The County has a taskforce comprised of decision-making representatives from the Veterans Administration, veteran services providers, HUD shelter providers, rapid re-housing & prevention assistance providers, the Continuum of Care, the Department of Health and Mental Hygiene/Maryland's Commitment to Veterans, the Maryland Department of Veteran Affairs, retired military organizations, and veterans that is developing a series of strategies for eliminating homelessness among veterans.

- The County has established a Veteran Court that will be integrally linked to these strategies.
- Returning citizens:
 - The County has established a re-entry taskforce comprised of decision making representatives from public safety, Corrections, the Continuum of Care, Health and Human Services agencies, second chance landlords and others working on a standardized discharge plan that will enable the County to identify returning citizens who are at risk of exiting the correctional system into homelessness or becoming homeless soon after exit
 - The County has also established a Drug Court that will strategically align legal response systems with the supportive services and housing response systems.

Supportive Services

There are many barriers people who are homeless or at risk of homelessness face when trying to stabilize their housing and when stacked together, these barriers can often seem insurmountable to a person in crisis. The County's homeless response system strives to remove these barriers and help support those citizens in their efforts to achieve and maintain permanent housing. Many are fleeing domestic violence, have unfavorable credit/criminal history; alcohol and drug abuse problems; varying degrees of personal, emotional and mental health problems; chronic health conditions; and/or limited education or marketable skills. Most are single female heads of households with multiple dependent children on fixed incomes; persons with chronic physical disabilities; veterans; domestic violence survivors or unaccompanied youth under the age of 25.

To address these complicated barriers, the County engages an array of support services, including employment/under employment services, money management, credit counseling, legal services, education, parenting/life-skills training, and substance abuse and mental health treatment options. While the primary focus is to rapidly re-house households into permanent stable housing, the programs also help participants enroll in, and access, appropriate mainstream benefits including, Social Security, Supplemental Security Income (SSI)/Social Security Disability Insurance (SSDI), Supplemental Nutrition Assistance, Medicaid/Medicare, VA Benefits, Purchase of Care and Temporary Cash Assistance. In addition, the County connects participants to non-traditional community resources to help them build appropriate support networks that will sustain them and prevent recidivism.

Connections in the community with non-profits, church and community groups, government agencies, schools, businesses and property managers help provide a comprehensive continuum of care for the homeless and help ensure their success. Each of the shelter providers in the County strives to empower their residents by providing education, life skills and vocational training. Supportive services to pay for things such as vital records, drivers' licenses and transportation as well as workshops on employment soft skills, time and money management, people skills and self-esteem are available at all of the shelters. Education partnerships with the community college as well as a number of area non-profits that provide free tutoring and GED prep classes increase opportunities for

the homeless. Additionally, once in a shelter, residents have access to computers with educational programming and the internet.

The County's One Stop system provides resources and job leads for homeless job seekers, as well as partnerships within the business community provide opportunities for entry-level employment. Partnerships with mental health providers and health care organizations give consumers access to much needed health services. Addiction counselors as well as AA/NA support groups are available in most shelters. When meetings cannot be held at the shelters, residents are provided with comprehensive listings of resources available and assisted in accessing the resources. Collaboration with Oxford House and other recovery-friendly housing options provide recovery-safe housing options for people exiting homelessness.

The County facilitates the following programs/approaches for chronically homeless and persons with severe somatic and behavioral health challenges:

- Mobile crisis teams, the police, the County's SOAR team, soup kitchens and faith ministries collaborate to care for this very vulnerable population.
- Regular visits to known encampments to drop off food, warm blankets and other necessities create opportunities to build trust and ensure the relative health and safety of this population.
- The County has established a Threat Assessment Team that routinely looks at high risk cases identified by the Police Department.
- The County has established a Mental Health Court that strategically aligns legal response systems with the supportive services and housing response systems.

Gaps

While the County has worked to optimize its resources, the availability of services has not kept up with the growing demand as more households are at-risk of or facing homelessness. Of note, stakeholders highlighted the need for expanding financial assistance programs (rent, mortgage, utilities) and rental vouchers. There is also an increasing need for counseling services, both as a means for homelessness prevention and response, including services tied to financial assistance. There is also a shortage of legal assistance resources to support foreclosure & eviction prevention efforts.

At a systems level, some residents have experienced barriers to accessing existing resources, namely transportation and administrative requirements. The service delivery system could be strengthened by increasing/co-locating services in transit-accessible locations. Additionally, more resources to help residents with disabilities, limited literacy, language barriers, and/or mental health challenges navigate the network of services, including completing applications, would be valuable. Furthermore, stakeholders identified that needs for services/resources that are accessible to the County's ever-evolving large immigrant/refugee community. Finally, stakeholders noted an increase in families with children with autism who need tailored wrap-around support.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The Continuum of Care's strategic plan summarizes the County's approaches to addressing gaps in the system. Several key strategies include the following:

- Greater leverage of existing resources
 - Department of Social Services staff will actively seeking additional opportunities (i.e., the Continuum of Care Build NOFO) to increase the pie of funding sources
 - Further enhance communication between the Department of Housing & Community Development, Department of Social Services, and housing authorities to proactively identify where existing resources can be layered
- Develop partnerships with faith-based partners
 - Many houses of worship own land that is suitable for housing developments of varying scales.
- Develop partnership with for-profit housing developers
 - Traditionally, many for-profit affordable housing developers have not integrated units for formerly homeless residents into larger development concepts. Department of Social Services staff will build/foster relationships with developers who are active in Prince George's County to educate them on the resources that the Department of Social Services has that they are eligible for and/or any nonprofit affiliates are eligible for

SP-45 Goals

Goal Descriptions

In understanding its priority needs and broader policy priorities, Prince George's County will utilize its resources to accomplish the following goals:

1. *Prevent homelessness*: prevent residents from becoming homeless through evidence-based interventions
2. *Reduce homelessness*: increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services
3. *Preserve & improve existing affordable rental housing*: preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
4. *Improve housing conditions for homeowners*: increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency & weatherization improvements, and accessibility modifications)
5. *Increase the supply of affordable rental homes*: increase the number of affordable rental homes, especially for low-income residents
6. *Increase access to homeownership*: through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
7. *Strengthen the bandwidth of CHDOs*: increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities
8. *Improve the quality of life for residents*: improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
9. *Support economic mobility*: support economic mobility for low- and moderate-income residents with workforce development programs
10. *Strengthen the County's economy*: through economic development initiatives, support small businesses to foster stronger communities across the county

These goals align with the goals set forth in the Housing Opportunity for All Comprehensive Housing Strategy, as well as the County's Economic Development Platform. While optimizing other County, State, and federal resources, the County estimates that it will be able to serve approximately 1,425 households.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)(2)/91.315(b)(2)

In alignment with these goals, Prince George's County will be able to provide affordable housing for approximately 1,425 households at the following income levels:

- 815 extremely low-income
- 425 low-income households
- 185 moderate income households

The County estimates that it will provide affordable housing assistance for 200 homeless persons.

Goal Name	Category	Start Year	End Year	Needs Addressed	Geographic Area	Funding	Goal Outcome Indicator
Prevent homelessness	Non-Homeless Special Needs	2026	2030	Prevent residents from becoming homeless through evidence-based interventions	County-wide	ESG CDBG	Homelessness Prevention: 250 Persons Assisted
Reduce homelessness	Homeless	2026	2030	Increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services	County-wide	ESG	Tenant-based rental assistance/rapid re-housing: 200 Households Assisted
Preserve & improve existing affordable rental housing	Affordable Housing	2026	2030	Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents	Targeted	HOME CDBG	Rental units rehabilitated: 550 Households/Housing Units
Improve housing conditions for homeowners	Affordable Housing	2026	2030	Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications)	County-wide	CDBG	Homeowner Housing Rehabilitated: 150 Households/Housing Units
Increase the supply of affordable rental homes	Affordable Housing	2026	2030	Increase the number of affordable rental homes, especially for low-income residents	Targeted	HOME	Rental Units Constructed: 200 Households/Housing Units
Increase access to homeownership	Affordable Housing	2026	2030	Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)	County-wide	HOME	Homeowner Housing Added: 300 Households/Housing Units

Strengthen the bandwidth of CHDOs	Other	2026	2030	Increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities	Targeted	HOME	CHDOs serving county residents: 3 Active CHDOs
Improve the quality of life for residents	Non-Housing Community Development	2026	2030	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)	County-wide	CDBG	Public service activities other than Low-/Moderate-Income Housing Benefit: 30,000 Persons Assisted Public Facility or Infrastructure Activities other than Low-/Moderate-Income Housing Benefit: 130,000 Persons Assisted
Support economic mobility	Other	2026	2030	Support economic mobility for low- and moderate-income residents with workforce development programs	County-wide	CDBG	Public service activities other than Low-/Moderate-Income Housing Benefit (e.g., employment training): 500 Persons Assisted
Strengthen the County's economy	Non-Housing Community Development	2026	2030	Through economic development initiatives, support small businesses to foster stronger communities across the county	County-wide	CDBG	Jobs created/retained: 400 Jobs Businesses Assisted: 150 Businesses Assisted

Table 52 - Goals Summary

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Voluntary Compliance Agreement requires HAPGC to ensure all project-based voucher contracts have a total of 5% mobility and 2% sensory units of the total number of units within the development. Each project-based voucher contract owner must agree to comply with the required 5%-to-2%-unit requirement prior to the execution of an AHAP. HAPGC will inspect each development to ensure compliance prior to the execution of the project-based voucher contract.

Activities to Increase Resident Involvements

The Housing Authority of Prince George's County will encourage public housing residents to become more involved in management by encouraging participation in the Resident Advisory Board and by consulting with the Resident Advisory Board when there is any significant amendment or substantial deviation or modification to the PHA Plan.

Additionally, HAPGC is working with the resident councils to assist each resident council with re-engagement, as the resident councils have been relatively dormant since COVID.

HAPGC also continues to work with our public housing residents to encourage them to pursue homeownership opportunities through the Resident Opportunities Services Program.

Is the public housing agency designated as troubled under 24 CFR part 902?

The Housing Authority of Prince George's County is designated as a troubled performer.

Plan to remove the 'troubled' designation

Prince George's County Government is supporting HAPGC through facilitating expedited recruitment efforts to ensure adequate staffing needed to achieve unit condition and occupancy milestones required to achieve Standard Performer under PHAS.

SP-55 Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following goals and actions outlined in the Analysis of Impediments to Fair Housing Choice work to address barriers to affordable housing and fair housing choice.

Goal 1: Complete steps to create a fair housing enforcement ecosystem for Prince George's County.

- Action 1: Adopt modifications to Division 12 to meet substantial equivalency requirements to attain Fair Housing Assistance Program (FHAP) status for the Office of Human Rights.
- Action 2: DHCD will convene quarterly meetings with OHR and local fair housing enforcement partners to review fair housing complaint trends for Prince George's

County and determine potential place- and mobility-based solutions that may be needed to address issues identified.

- Action 3: Identify up to two qualified fair housing training partners to provide training to the Department of Housing & Community Development and Department of Permitting, Inspections & Enforcement in tandem with the rent stabilization work. Strongly encourage Fair Housing training for agencies that influence the County's housing processes.
- Action 4: Proactively collaborate across County departments and agencies to ensure alignment in efforts and programming.

Goal 2: Take steps to remediate disability discrimination and increase access to housing for individuals with disabilities.

- Action 1: Conduct a disability needs assessment of housing and services in the county to determine community needs and available resources and create a plan to address gaps.
- Action 2: Utilizing \$500,000 received as pass through funds from the Maryland Department of Disabilities, the County will support renters who require accessibility modifications to their unit, upon approval of reasonable modification requests by the property owner. The County will first partner with owners and management agents of properties in the County's Right of First Refusal portfolio, which includes about 1,890 units, and will later focus on the Housing Authority of Prince George's County (HAPGC) Section 504 coordinator to reach households renting with a Housing Choice Voucher and may be requiring increased accessibility., and others. As is feasible, modifications will comply with Universal Design standards and practices.
- Action 3: Inventory accessible housing units in the county that are available for rent and coordinate with partner departments and agencies to create a comprehensive list for the County. This inventory should include the unit size, accessibility features, and market rate vs. subsidized designation. The Department of Housing & Community Development will add the accessible unit inventory to the existing Affordable Housing Dashboard and develop a schedule for regularly updating the inventory.

Goal 3: Prioritize programs and funding for persons with disabilities, Hispanic households, households at risk or experiencing homelessness, and seniors.

- Action 1: Affirmatively market the County's Rent Stabilization program to persons with disabilities, Hispanic households, households at risk of or experiencing homelessness, and seniors, to ensure these populations understand their rights related to rental cost increases and assistance available should issues be encountered. The County will work with partner community organizations and others serving these populations to disseminate information and resources.
- Action 2: Create and implement a technical assistance program specifically for organizations that receive CDBG funding and who serve persons with disabilities, seniors, and Hispanic households.

- Action 3: Prioritize Housing Trust Fund dollars for the construction of affordable housing for developments that serve persons with disabilities and seniors.
- Action 4: Develop or acquire at least 100 new senior housing units affordable to households at or below 60% AMI with greater access to transportation, retail, and community services. Besides congregate senior housing, such as HUD 202 housing, consider new housing typologies that reflect the changing needs of a larger senior population.

Goal 4: Proactively address the need to ensure Limited English Proficiency (LEP) populations can access County services and resources and understand their housing rights.

- Action 1: Continue to update the four-factor analysis to determine whether programs are adequately accessible to those with limited English proficiency (LEP). Continue outreach (e.g., TV, radio, bus shelters) to LEP populations to inform them of their rights.
- Action 2: Maintain funding for HUD-certified nonprofit housing counseling partners that provide education on tenant rights and rental counseling, particularly bi-lingual providers. Increase financial literacy and homeownership education available for the Hispanic population in English and Spanish.
- Action 3: Improve education and transparency around code enforcement. Train inspectors on working with non-English-speaking households who may lack trust or fear government officials. Residents should be made aware of their rights in every interaction, including the right to an interpreter. Greater code enforcement should also be paired with education on how to report violations and resources to address deficiencies.
- Action 4: As part of a larger effort to conduct housing listening sessions throughout the county, the County will engage with immigrant communities and people with Limited English Proficiency to better understand their service and housing needs. .

Goal 5: Balance investments in revitalizing distressed communities (including R/ECAPs) with investments to expand affordable housing options in neighborhoods of opportunity.

- Action 1: Continue supporting Plan 2035's vision by targeting funds identified in the plan's Growth Policy Map and Strategic Investment Plan. The plan identifies six Neighborhood Reinvestment Areas, some of which are R/ECAPs, and also identifies an Innovation Corridor and eight Regional Transit districts, which are planned as mixed-use, economic growth centers and could become transit-oriented neighborhoods of opportunity.
- Action 2: Ensure residents of R/ECAPs are represented in the Missing Middle Study and the Anti-Displacement Study. Both efforts have the potential to greatly impact disinvested neighborhoods inside the beltway and stabilize displacement along the Purple Line Corridor.
- Action 3: Perform an analysis and/or partner with other regional partners to evaluate access and equity in the WMATA and County bus systems. Specifically, evaluate the transit access of HCV holders, public housing units, Project-Based

Section 8, senior developments, housing for people with disabilities, residents of R/ECAPs, and other subsidized housing.

- Action 4: Create an expedited planning and permitting approval process for all subsidized housing supported with County funds.
- Action 5: Adopt the proposed ADU and small-lot development ordinances to increase housing choice and provide greater infill opportunities.
- Action 6: Increase the mix of available housing types in the City of Bowie by evaluating the current zoning. Perform relevant rezonings to encourage the development of higher density housing in the city to provide greater access to the amenities and resources in the community.

SP-60 Homelessness Strategy

The County is actively engaged in an 18-month planning process to co-develop its new 10-year plan with relevant agencies, including the Department of Housing & Community Development. That plan and its priorities are incorporated by reference herein and will automatically update the Consolidated Plan priorities related to preventing and ending homelessness upon publication. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Prince George's County Continuum of Care is led by the Department of Social Services. The Continuum of Care engages with homeless persons through an annual Point in Time (PIT) Count, the SOAR team, crisis response teams, faith ministries, Warm Nights (the County's emergency overflow shelter), soup kitchens, and other individual outreach to known encampments. These efforts are crucial to developing trust among many of the Continuum of Care's unsheltered residents.

The Continuum of Care's Coordinated Entry Team has established a uniform way for the Continuum of Care to evaluate homeless individual/household based on actual level of need, with referrals and admissions to more intensive services and programs being reserved for those who present with the highest mortality risk and/or greatest barriers to permanent housing. The Coordinated Entry team provides an in-depth and individualized analysis of each household/individual experiencing homelessness. The process also helps evaluate the system's ability to serve residents properly by tracking where households are sent and whether the selected intervention was successful.

Additionally, the Continuum of Care has a drop-in center for youth and young adults. It is working on a plan to open one or more drop-in centers for adults and families that will provide one-stop access to resources for individuals and families experiencing homelessness with the aim of quickly ending their homelessness. This provides a physical location for providing one-on-one assessments that enhances the "warm hand-off and referral" process. The primary purpose of this effort is to triage and facilitate the quickest route to permanency for all who interface with the system.

The County is actively engaged in an 18-month planning process to co-develop its new 10-year plan. That plan and its priorities are incorporated by reference herein and will automatically update the Consolidated Plan priorities related to preventing and ending homelessness upon publication. Addressing the emergency and transitional housing needs of homeless persons

The County currently operates 572 regular emergency shelter beds (including 273 for families and 131 for individual adults) and 164 transitional shelter beds (including 94 for families and 68 for individuals). While these short-term solutions are a critical part of the continuum for some households, the County aims to invest in the development of other housing opportunities so that the need for these options decrease.

The County is actively engaged in an 18-month planning process to co-develop its new 10-year plan. That plan and its priorities are incorporated by reference herein and will automatically update the Consolidated Plan priorities related to preventing and ending homelessness upon publication. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Continuum of Care uses two strategies to prevent individuals and families who were recently homeless from becoming homeless again: Rapid Re-Housing (RRH) and Permanent Housing (PH). In addition, the County has Resident Advocates that follow up with households up to eighteen (18) months after a diversion or prevention intervention has been used to help ensure newly stabilized households remain housed and expansion of this team has been targeted as essential to continued reduction in recidivism.

The County supports 97 rapid re-housing beds (73 for families and 24 for singles), as well as 369 permanent support housing beds (including 159 for families and 210 for adult individuals).

Tailored resources and services are available for the following populations: unaccompanied youth/young adults, chronically homeless persons with severe somatic and behavioral health conditions, veterans, returning citizens, survivors of domestic violence, human trafficking & sexual assault, and aging residents.

The County is actively engaged in an 18-month planning process to co-develop its new 10-year plan. That plan and its priorities are incorporated by reference herein and will automatically update the Consolidated Plan priorities related to preventing and ending homelessness upon publication. Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The County has a multi-pronged approach to preventing homelessness that is built on strategic partnerships. Prongs include:

- Immediate, short-term assistance (e.g., rent and utilities)
- Shelter diversion (e.g., finding alternative housing solutions, providing case management, mediation, other support services)

The County is actively engaged in an 18-month planning process to co-develop its new 10-year plan. That plan and its priorities are incorporated by reference herein and will automatically update the Consolidated Plan priorities related to preventing and ending homelessness upon publication.

SP-65 Lead Based Paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

In July 2020, the State of Maryland affirmed and passed updates to the 2012 Reduction of Lead Risk in Housing law which “requires owners of rental properties built before 1978 to register their units with Maryland Department of the Environment (MDE), distribute specific educational materials, and meet specific lead paint risk reduction standards at certain triggering events.”⁵⁶

To evaluate lead-based paint hazards, Prince George’s County Health Department calls for all children between six months and six years old to be tested for lead. Under State law, all children born after 2014 are required to be tested for lead at 12 months and 24 months. The County’s Health Department conducts environmental assessments in instances where a child has elevated lead levels as confirmed through a medical report.

To reduce hazards, the County Health Department has the following services:

- Nursing case management for families with children with high lead levels in their blood
- Referrals to the Maryland Occupational Safety and Health Program when an adult suspects lead exposure in the workplace
- Provision of educational programs that inform residents what to do about potential lead exposure and how to safely reduce/remove lead-based paint
- Provision of telephone consultations

Additionally, the County may use federal funds to support the following programs and services to address lead-based paint hazards:

- The County operates a Housing Rehabilitation Assistance Program (HRAP) administered by a third-party entity to provide funding to repair health and safety hazards in the homes of low- and moderate-income homeowners. The HRAP offers deferred loans of up to \$60,000 to qualified homebuyers.
- CDBG funds may be used to support code enforcement activities (both residential and commercial), as implemented by a subrecipient. These activities seek to monitor and maintain properties in deteriorated areas and low-to-moderate income neighborhoods.

How are the actions listed above related to the extent of lead poisoning and hazards?

While previously the State of Maryland identified target ZIP codes for lead-based paint hazard mitigation efforts, the State Health Department has found that the state at-large is at risk for lead exposure due to high levels.

⁵⁶ <https://mde.maryland.gov/programs/land/leadpoisoningprevention/pages/rentalowners.aspx>

As discussed at length in the needs assessment, Census tracts with older housing units are disproportionately home to low- and moderate-income households.

How are the actions listed above integrated into housing policies and procedures?

As an entitlement jurisdiction, the County must enforce 24 C.F.R. Part 35 and Section 401(b) of the Lead- Based Paint Poisoning Prevention Act for all federally funded acquisition, rehabilitation, maintenance, and construction activities. Landlords in Prince George's County must comply with Maryland's Reduction of Lead Risk in Housing law.

Applicants for federal funding assistance, tenants and prospective purchasers of property built before 1978 are notified of the following, before rehabilitation, purchase or rental of federally assisted housing:

- That the property may contain lead-based paint;
- The hazards of lead-based paint;
- The symptoms and treatment of lead-based paint poisoning;
- The precautions to be taken to avoid lead-based paint poisoning (including maintenance and removal techniques for removing such hazards);
- The advisability and availability of blood lead level screening for children under six-years old; and,
- In the event lead-based paint is found on the property, appropriate abatement measures must be undertaken and are an eligible use of federal funds.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs, and Policies for Reducing the Number of Poverty-Level Families

While it has not set quantifiable goals around the reduction of the number of households in poverty, Prince George's County is taking a bold stance on addressing poverty across departments and agencies.

To address poverty, the County works with local service providers to pursue resources and innovative partnerships to support the development of affordable housing, homelessness prevention, and emergency food and shelter resources. Among others, these programs include public housing for seniors, the Housing Choice Voucher Program, and rental assistance through CDBG and ESG funding. While providing critical services to households in poverty, they also increase their housing stability which, in many cases, increases overall economic stability and mobility. By setting geographic priorities that increase amenities and jobs, the County also is demonstrating its commitment to increasing economic mobility.

The County also has strong Section 3 policies in place. These policies include a Section 3 certification registry program, which involves the certification of contractors for a one-year period. The Department of Housing & Community Development also seeks opportunities to partner with County agencies and stakeholders including Prince George's Community College, the Housing Authority of Prince George's County, Office of Central Services' Supplier Diversity Division, and the County Chamber of Commerce. Additionally, the Department of Housing & Community Development seeks to partner with the Prince George's

County Economic Development Corporation's (EDC) Workforce Services Division to assist contractors in identifying eligible Section 3 residents for covered projects. EDC's Workforce Services Division functions as the County's Workforce Exchange and provides training and referral services, including the State Maryland Workforce Exchange system, an on-line registration system.

In addition to the Department of Housing & Community Development and HAPGC, the Department of Social Services has direct contact with low- and moderate-income persons and households seeking assistance. The agency provides temporary cash assistance, food supplement programs, medical assistance, and various forms of emergency assistance (i.e., shelter, rental, and utilities assistance). These resources are funded largely through state, local, and CDBG and ESG funds. The Department of Social Services ensures a coordinated Continuum of Care system and a 24-hour Homeless Hotline which is toll free in the State of Maryland.

Additionally, in December 2024, the Department of Social Services was awarded State funds through the Engaging Neighborhoods, Organizations, Unions, Governments and Households (ENOUGH) Grant, an effort to reduce childhood poverty. This \$65k grant will support the development of meaningful partnerships in the Hillcrest Heights and Marlow Heights communities and is supported with technical assistance from the State.

The Department of Family Services (DFS) provides programs to strengthen families and individuals, to enhance their quality of life. DFS serves individuals/families who are aging, have disabilities, are children/youth, and/or are veterans in need of support and resources. DFS's focus on reducing the poverty-level of families includes programs such as the Healthy Families Prince George's, a voluntary program that provides support to first-time mothers under the age of 25, as well as to the children's fathers. Services include prenatal support, intensive home visiting, and mentoring services. Healthy Families Prince George's is designed to improve birth outcomes, promote healthy child development and enhance family functioning through the provision of supportive services that synchronize existing prenatal, pediatric and mental health service delivery and assist the child and parents to realize their potential. Healthy Families Prince George's works with parents until the child reaches the age of five. In support of the Healthy Families Prince George's Program, Adam's House provides medical assessment, treatment, job training, parenting classes, and other support to fathers.

The Prince George's County Human Relations Commission (Commission), through education and affirmatively furthering fair housing, engages and educates the public through outreach efforts. The Commission's goal, through effective, quick investigation and adjudication of discrimination complaints, is to eliminate all discrimination, particularly in employment, housing, and education, all of which are the area's that, if left unimpacted, exacerbate and spur poverty among vulnerable populations and ethnic minority groups seeking to raise their income. Individuals protected under the County's civil rights ordinance are aided in addressing some of the issues of poverty prior to them taking root with the families and in neighborhoods within Prince George's County.

United Communities Against Poverty, Inc. (UCAP) is the U.S. Department of Health and Humans Services approved community action agency in Prince George's County whose

primary mission is to address poverty. The County continues to support and provide federal funds to UCAP for programs designed to address the needs of low-to-moderate income persons.

How are the jurisdiction's poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

This consolidated plan's goals, priority needs, and priority geographies align with the County's broader efforts to reduce the number of poverty-level households. This plan supports investment in housing activities both in communities where residents have networks of support, as well as in areas that are connected to jobs, services, and critical amenities/services. This plan also recognizes that housing stability is a critical element in fostering economic mobility, in addition to workforce development and social services. Furthermore, investment in public infrastructure enhances residents' ability to travel within the large county. Finally, strengthening relationships between County departments/agencies is key for residents in poverty to be able to be aware of/utilize the resources that are available to promote economic stability and mobility.

In 2012, Prince George's County Council adopted legislation, CB-112-2012, to amend the provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements pertaining to Section 3 of the Housing and Urban Development Act of 1968, as amended. As a result, all County Five-Year Consolidated Housing and Community Development Plans shall include a Section 3 Action Plan that addresses policies and procedures for all HUD covered activities such as:

- programs that may include multiple contracts, contracts with parts of HUD funding of public or residential construction projects;*
- services and professional service activities generated by construction, such as roads, sewers, sidewalks, community centers, etc., and*
- all public housing authority covered activities such as maintenance, development, modernization, and operations.*

Prince George's County has a strong commitment to adhere to Section 3 requirements and is currently working to implement a range of activities designed to facilitate compliance with all covered activities. For its CDBG program, the Department of Housing & Community Development includes Section 3 information in all of its covered bid documents and holds mandatory pre-construction meetings to review Section 3 requirements with subrecipients. Training and technical assistance is provided on an as-needed basis to interested contractors. Technical assistance includes showing contractors how to determine whether subcontractors have existing relationships which may be Section 3 eligible and assisting contractors to obtain certification.

SP-80 Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring is an integral management control requirement and a Government Accountability Office (GAO) standard. It is a continuous process that assesses the quality of a program participant's performance over a period of time. Monitoring provides information about program participants that is critical for making informed decisions about program effectiveness and management efficiency. It also helps in finding fraud, waste, and abuse.

Prince George's County's Consolidated Plan for Housing and Community Development is implemented through County departments and agencies, municipalities, private nonprofit organizations and for-profit entities using Federal, State, County and private financing. The following describes the complex undertaking, policies and procedures, and performance monitoring of operating agencies and their compliance with the federal laws and CPD program regulations.

Monitoring Objectives

The County's monitoring and compliance objectives are to ensure:

- Compliance with Federal statutory and regulatory requirements for the CDBG Program, HOME Program, the Housing Opportunity Program for People with HIV/AIDS (HOPWA) and the ESG Program;
- Consolidated Plan funds are used for the purposes for which they were made available; and
- General administrative and financial management capabilities by providing a mixture of training, orientation and technical assistance to grantees.

Monitoring Standards

Standards governing activities listed in the Consolidated Plan shall be those set forth in HUD's monitoring guidebooks for each covered program (CDBG, HOME, HOPWA, and ESG). Basic monitoring addresses:

- National objectives/eligibility;
- Program progress;
- Overall management systems;
- Personal property management;
- Sub-recipients and third-party contractors;
- Financial management/audits;
- Allowable costs/cost principles;
- Program income/program disbursements;
- Records maintenance and activity status reporting;
- Davis-Bacon Wage Rates;

- Reversion of assets;
- Real property inventory and reporting;
- Matching, level of effort and earmarking requirements;
- Anti-discrimination, affirmative action, and equal employment opportunity;
- Religious and political activity;
- Conflict of interest;
- Procurement standards and methods;
- Environmental compliance;
- Lead-Based paint abatement;
- Confidentiality; and
- Terms applicable to assistance over time.

Specific emphasis is placed on assurance of compliance with certifications submitted with the Consolidated Plan to the U.S. Department of Housing and Urban Development. These include, but are not limited to, the following:

- Affirmatively furthering fair housing;
- Acquisition, anti-displacement and relocation assistance;
- Drug-free workplace;
- Section 3;
- Excessive force;
- Anti-lobbying; and
- Program-specific certifications for CDBG, HOME, HOPWA and ESG.

Sub-Recipient Monitoring Procedures

The County's approach to Sub-recipient monitoring involves several areas of focus through a scheduling process as follows:

1. Orientation, Training, and Technical Assistance

Orientation: A sub-recipient orientation workshop is held prior to the commencement of each program year, and after adoption of each Annual Action Plan to provide sub-recipients with an overview of the County's expectations for their performance in carrying out activities under contract. The workshop includes a briefing on basic rules and requirements, panel presentations by sub-recipient peers on issues and solutions, and separate roundtable discussions for review of more specific programmatic requirements under CDBG, HOME, and ESG. The intent is to ensure full awareness and understanding of performance expectations.

Training: Training of sub-recipients is conducted throughout the program year and addresses technical matters such as eligible costs and compliance with the Office of Management and Budget (OMB) circulars. Its purpose is to enhance sub-recipient performance, encourage capacity building, and increase sub-recipient effectiveness and efficiency in delivering benefits to the community.

Technical Assistance: Technical assistance is offered to sub-recipients to correct a specific weakness identified through monitoring a funded activity, or through review of required reports.

Further risk assessments will be conducted early in the program year to assist sub-recipients in detecting potential problems before they occur and offer workable solutions. Technical assistance is also made available in response to sub-recipient requests.

2. Program and Records Management

The maintenance of the documentation on sub-recipient performance in implementing activities under contract is the cornerstone of the County's Consolidated Plan monitoring efforts. File documentation is specified in contract provisions. Separate six-sided files are maintained on each funded activity per program year and program. These files include:

- Approved applications for CDBG, HOME, or ESG funding;
- Award notifications, grant agreements, and contracts executed between the County and its sub-recipients, and between sub-recipients and their contractors;
- Correspondence between the County and its sub-recipients concerning questions about eligible costs, substantial changes in the uses of CDBG, HOME, or ESG funds. Such correspondence may address amendments, eligible costs, and qualifying basis;
- Financial and audit reports;
- Reports requested from sub-recipients concerning activities undertaken with CDBG, HOME, and ESG funds;
- Copies of requests for payment or reimbursement submitted by sub-recipients or their contractors; and
- Any records pertaining to monitoring reviews and follow-up.

A tracking system, using a database compatible with HUD's Integrated Disbursement and Information System software will be used to record the status of each activity as it moves through the contract development and approval process, as well as all financial transactions up to project closeout. The tracking system also allows retrieval of beneficiary characteristics including numbers of persons served, race and ethnicity, socio-economic data, and others as appropriate and required by HUD for reporting purposes.

3. On-Site Comprehensive Monitoring

An on-site monitoring schedule is developed annually upon HUD's formal release of the County's entitlement funds associated with each program (CDBG, HOME, and ESG). A risk assessment is conducted at the outset to identify sub-recipients for onsite monitoring which are most likely to encounter problems in complying with program requirements. A risk assessment is a method used to identify and analyze the relative risk that program participants pose to the Department.

Priority in selections will be afforded as follows:

- Sub-recipients new to the covered Federal programs, who may not be familiar with their compliance and performance requirements;
- Sub-recipients experiencing turnover in key staff positions performing functions relating to funded activities;
- Sub-recipients with previous compliance or performance problems, where follow-up monitoring is expected;
- Sub-recipients with high-risk activities, such as economic development projects requiring extensive reporting and file management; and

- Sub-recipients presenting evidence that allocated funds are not being obligated or expended in a timely or appropriate fashion consistent with Federal performance guidelines.

4. Compliance and Monitoring Procedures for DHCD Programs

The Monitoring and Compliance Unit monitors all programs for Prince George's County. The purpose of the onsite monitoring visit is to ensure program activities are carried out in compliance with applicable federal laws and Department of Housing & Community Development program regulations. Areas reviewed include meeting national objectives, financial management systems, and general program administration. The monitoring unit also reviews compliance with Fair Housing and Equal Employment Opportunity, Section 504/ADA Labor standards, and Section 3 of the Housing and Urban Development Act of 1974.

Program monitoring involves reviewing the scope of services and onsite records to ensure compliance with eligible activities meeting a national objective and that program beneficiaries meet low to moderate income criteria. The monitoring team reviews the level of accomplishment, remaining balance of funds and monthly activity reports to ensure the activity is progressing in a timely manner. The team reviews onsite project records and interviews staff to determine if the activity is progressing as described in the operating agreement.

Financial monitoring consists of reviewing accounting policies and procedures, systems for internal control, and reimbursement requests for allowable costs. Financial monitoring also involves maintaining complete and accurate files on each activity. Department of Housing & Community Development staff reviews the recordkeeping systems to determine if each activity is eligible, the program beneficiaries are low to moderate income, and project files support the data provided in the monthly activity reports. When problems are named in a monitoring report, an action plan is requested to cure the concerns and/or findings.

Annual Plan

AP-15 Expected Resources - 24 CFR 91.220 (a,b,c)

Introduction

Prince George's County is submitting this FY 2026 Annual Action Plan as the first annual action plan under the FY 2026-2030 Consolidated Plan period in accordance with Consolidated Plan regulations found at 24 CFR Part 91. An Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all jurisdictions receiving annual entitlements of formula grants. This summary provides an overview of the goals and objectives during the FY 2026 Action Plan year, including available and potential resources, funding priorities and projects, and various HUD-funded program information. The County anticipates receiving the following HUD entitlement grants during the FY 2026 program year:

- CDBG
- HOME
- ESG

The Annual Action Plan for FY 2026 details the County's strategy to use federal entitlement funds to address the seven priority needs and ten goals and outcomes. In addition to federal entitlement funds, the County has access to up to \$25 million in Section 108 Loan Guarantee Funds to establish a loan pool and will leverage our locally funded Housing Investment Trust Funded (HITF) to support development efforts throughout the County. The District of Columbia, Department of Health, HIV/AIDS Administration, Hepatitis, STD, and TB Administration (HAHSTA) is the Regional Grantee on behalf of the Washington, D.C. Eligible Metropolitan Area (EMA) and submits an Annual Action Plan to HUD each year to receive HOPWA funds for Prince George's County.

This Annual Action Plan outlines activities that will be undertaken during the program year beginning July 1, 2025, and ending June 30, 2026. By addressing these priorities, the County strives to meet local objectives identified in the 2026-2030 Consolidated Plan. All proposed activities and projects are intended to principally benefit citizens of Prince George's County who have extremely low to moderate-incomes and populations that have special needs, such as the homeless, elderly, disabled persons, and other special needs populations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				*Expected Amount Available Remainder of Con Plan \$	Narrative Description
			*Annual Allocation: \$	*Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Affordable Housing Economic Development Planning and Admin. Public Facilities and Infrastructure Improvements Public Services	\$5,613,506	\$533,109		\$6,146,615	\$23,409,225	CDBG funds will be used for a variety of activities both countywide, and in targeted areas as outlined in the Consolidated Plan
HOME	Public - Federal	Homebuyer Activities Multifamily Rental Development CHDO Operating CHDO Reserve Planning and Admin.	\$2,187,892.87	\$997,197		\$3,185,089.87	\$13,862,001	HOME funds will be used for a variety of activities, including CHDO pass through, county wide and in target areas as outlined in the Consolidated Plan
ESG	Public - federal	Shelter (Operation/Essential) Street Outreach HMIS Rapid Re-Housing (TBRA) Homelessness Prevention (TBRA) Planning and Admin.	\$465,086	0		\$465,086	\$1,798,660	ESG funds will be used to address homelessness and prevent homelessness.

Table 53 - Expected Resources - Priority Table

*Note: For the FY26 annual allocation and FY26 program income are based on the Federal FY 2024 (County FY 2025) allocations. The expected amount available for the remainder of the Con Plan are based on a three-year average of prior federal allocations and program income. Upon confirmation of accurate funding amounts via notification from HUD, the table will be updated. Additionally, the estimated entitlement allocations for each eligible activity may be proportionally adjusted to match the actual funding allocations.

Explain how Federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

The CDBG Program operates on a reimbursement basis. The prospective applicant uses CDBG funds as leverage when seeking other funding sources in efforts to successfully carry out their project. CDBG funds are leveraged dollar-for-dollar.

Community Development Block Grant (Dollar-for-Dollar Match)

The County uses multi-family bond proceeds, State funds, and waivers and/or deferment of State and local taxes, charges, or fees, as contributions to housing total development

HOME Investment Partnerships Program (25% Match Requirement)

costs pursuant to matching requirements.

The ESG Program requires the County to provide a match of not less than 100 percent of the ESG funds. Other funds may include Local (General Funds), State (Emergency & Transitional Housing Services), Department of Family Services Special Funds, and private funds.

Emergency Solutions Grants Program (100% Match Requirement)

Neighborhood Stabilization Program (NSP)

Upon approval from the U.S. Department of Housing and Urban Development (HUD), the Department of Housing & Community Development may convert any program income received from the NSP1 program to CDBG program income.

Other resources

Other CDBG Resource: Section 108:

The County has established a \$25 million Section 108 Loan Guarantee Pool to support housing rehabilitation, economic development, and mixed-use and mixed-income housing development. The County will use approximately \$12 to \$14 million of the requested amount, initially.

Housing Opportunities for Persons with AIDS (HOPWA)

HUD distributes HOPWA Program funds using a statutory formula based on AIDS statistics from the Center for Disease Control and Prevention (CDC). Three quarters of HOPWA formula funding is awarded to qualified states and metropolitan areas with the highest number of AIDS cases. One quarter of the formula funding is awarded to metropolitan areas that have a higher-than-average per capita incidence of AIDS. Prince George's County is eligible to receive approximately \$2,200,000 under the formula allocation for FY 2026.

The District of Columbia, Department of Health, HIV/AIDS Administration, Hepatitis, STD and TB Administration (HAHSTA) is the Regional Grantee on behalf of the Washington, D.C. Eligible Metropolitan Area (EMA). The Washington, D.C. EMA comprises the District of Columbia and neighboring counties, suburban and rural Maryland, Northern Virginia, and rural West Virginia.

HAHSTA serves as the administrative agent for Suburban Maryland. This region includes Prince George's County, Calvert County, and Charles County.

All rental units in Suburban Maryland are available to individuals with HIV/AIDS provided the rents are reasonable as defined by the HUD Fair Market Rents (FMRs) and as required by federal HOPWA regulations. The most common type of housing units available for rent in Suburban Maryland are in apartment buildings, single family homes, and townhomes.

HOME American Rescue Plan (ARP)
In response to the economic impacts of the COVID-19 pandemic, nearly \$5 billion in HOME Investment Partnerships Grants (HOME) funds were allocated to jurisdictions across the country through the American Rescue Plan (ARP) Program. Prince George's County was awarded a total of \$7,592,085 in HOME-ARP funds. These funds may be used for the following activities:

- Acquisition, rehabilitation, and construction of affordable rental housing
- Supportive services, homeless prevention services, and housing counseling
- Acquisition and development of non-congregate shelter
- Tenant-based rental assistance
- Nonprofit operating and capacity building assistance
- Grant administration and planning

Non-entitlement resources include:

Low-Income Housing Tax Credits (LIHTC):

Housing Investment Trust Fund (HITF):
The federal Low-Income Housing Tax Credit Program (LIHTC) is the principal funding source for the construction and rehabilitation of affordable rental homes. In 2026, the County projects a total of 756 units, of which 100 percent will be restricted affordable, will be built utilizing this federal source totaling approximately \$67,000,000 in LIHTC equity.

American Rescue Plan Act of 2021 (ARPA):
Local funds through the Housing Investment Trust Fund (HITF) will provide gap financing loans of up to \$2.5 million per project for the new construction or rehabilitation of affordable housing. In 2026, the County will allocate a minimum of \$10,0000 to support affordable housing that will be reserved for residents with household incomes up to eighty percent (80%) of the Area Median Income (AMI).

Right of First Refusal (ROFR) Preservation Loan Fund:

The County was provided \$16M from the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021:

The County has established a ROFR Preservation loan fund using \$15M of capital provided to Prince George's

County by the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021. This Fund is used for the acquisition of Naturally Occurring Affordable Housing. The purpose of utilizing this fund is to support the acquisition of the NOAH properties and address income and rent restrictions / limits as well as capital improvement needs typically associated with NOAH properties. The County closed in its [first ROFR loan](#) in Fiscal Year 2023. The \$15M is provided to the County as a grant.

The County has established, in partnership with Habitat for Humanity Metro Maryland, the HOPP program using \$15m of capital provided to Prince George's County by the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021. The County ARP Homeownership Program provides funding to support home renovations and improvements for households whose incomes do not exceed 80% of the Area Median Income ("AMI") as determined by the U.S. Department of Housing and Urban Development ("HUD"). The County ARP Homeownership Program operates with a priority for households with incomes at or below 50% of AMI. Additionally, funds are targeted to serve households who live in Qualified Census Tracts ("QCTs") as defined by HUD. In FY 2024, the County leveraged an additional \$750,000 from its Housing Investment Trust Fund to expand and continue this program.

Housing Choice Voucher Program (HCV):

The Housing Authority of Prince George's County (HAPGC) administers the Housing Choice Voucher Program for the County which provides rent subsidies for up to 5,986 and low-income households, including some with special designation vouchers utilized for project-based vouchers, veterans, the homeless, and referrals for vouchers for family unification & foster youth aging out of foster care. The HAPGC also has an additional 132 households utilizing Emergency Housing Vouchers. The HUD anticipated budget for HAPGC's Housing Choice Voucher Program in the 2025-2026 fiscal year is \$97,088,975. These estimates are based on FY2024-FY2025 allocations. The estimated entitlement allocations for the HCV program may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.

The U.S. Department of Housing and Urban Development provides funding to support the management of the County's public housing sites owned and managed by HAPGC. The following properties: Owens Road (123 units); Marlborough Towne (63 units); Kimberly Gardens (50 units); Rollingcrest Villages (40 units); and Cottage City (100 units) make up the public housing sites. Based upon the Capital Fund Program (CFP) average over the last three years and the revised submitted CFP budget, the Housing Authority anticipates approximately \$988,883.00 for FY 2026 HUD's CFP allocations throughout HAPGC's Public Housing program. For Federal FY 2026, the estimated entitlement allocations for the CFP Fund may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.

- HAPGC's submitted a Repositioning Application for five (5) Public Housing developments to the Special Application Center (SAC), for the conversion of public housing properties using one or a combination of HUD's Repositioning options (Rental Assistance Demonstration (RAD), Demolition and Disposition (Section 18), Streamline Voluntary Conversion); to establish eligibility for Tenant Protection Vouchers (TPV) and achieve long-term viability of affordable housing.
- RAD Applications were submitted for Cottage City Towers, Marlborough Towne, Kimberly Gardens and Rollingcrest Village. Portfolio Award was submitted for Cottage Center and Owens Road.
- Commitment to Enter into Housing Assistance Payment (CHAP) was received on Cottage City Towers, Marlborough Towne, Kimberly Gardens and Rollingcrest Village.
- A concept call was conducted, and a financing plan was submitted for Cottage City Towers
- BV (CNA firm) conducted RAD Capital Need Assessments for all five public housing properties.
- A Categorically Excluded Environmental Review was completed for Cottage City Towers
- HAPGC's Affordable Housing Bond Finance Program has received County legislative approval for the issuance of Private Activity Bonds to fund the repositioning of Cottage City Towers. This property is on schedule to close in July 2024, with construction to follow in the Fall.
- HAPGC has executed Term Sheets with both Citi and Redstone, debt, and equity providers, for the repositioning of Cottage City Towers
- CSG Advisors has run financial models on several different options to understand any GAP funding required and to assist in prioritizing the properties to convert.
- HAPGC plans to issue request for qualifications (RFQ) to develop/redevelop public housing owned sites.
- Strategically sell surplus properties held in the inventory with the intent to use acquisitions towards various repositioning strategies to develop a plan to move the Housing Authority towards a Demolition and/or Disposition housing portfolio transition or proceeds may be used for public housing renovations/operations.

The Housing Authority has procured the services of a real estate brokerage firm to assist in the sale and disposition of its surplus large and small acre properties, with current offers pending.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The County may consider using publicly owned land or property located within its jurisdiction to address the needs identified in the Annual Action Plan for FY 2026.

AP-20 Annual Goals and Objectives - 24 CFR 91.220 (c)(3) & (e)

Goals Summary Information

Having more affordable and accessible rental and homeownership opportunities; stabilizing existing residents and properties; and improving quality of life and critical connections to services will help achieve the overarching goals of Housing Opportunity for All: 1) support existing residents; 2) attract new residents; and 3) build on strategic investments. The following chart summarizes FY 2026 goals and outcomes:

Goal Name	Category	Start Year	End Year	Needs Addressed	Geographic Area	Funding	Goal Outcome Indicator
Prevent homelessness	Non-Homeless Special Needs	2026	2027	Prevent residents from becoming homeless through evidence-based interventions	County-wide	ESG CDBG	Homelessness Prevention: 50 Persons Assisted
Reduce homelessness	Homeless	2026	2027	Increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services	County-wide	ESG	Tenant-based rental assistance/rapid re-housing: 40 Households Assisted
Preserve & improve existing affordable rental housing	Affordable Housing	2026	2027	Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents	Targeted	HOME CDBG	Rental units rehabilitated: 110 Households/Housing Units
Improve housing conditions for homeowners	Affordable Housing	2026	2027	Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications)	County-wide	CDBG	Homeowner Housing Rehabilitated: 30 Households/Housing Units
Increase the supply of affordable rental homes	Affordable Housing	2026	2027	Increase the number of affordable rental homes, especially for low-income residents	Targeted	HOME	Rental Units Constructed: 40 Households/Housing Units
Increase access to homeownership	Affordable Housing	2026	2027	Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)	County-wide	HOME	Homeowner Housing Added: 50 Households/Housing Units

Strengthen the bandwidth of CHDOs	Other	2026	2027	Increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities	Targeted	HOME	CHDOs serving county residents: 1 Active CHDOs
Improve the quality of life for residents	Non-Housing Community Development	2026	2027	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)	County-wide	CDBG	Public service activities other than Low-/Moderate-Income Housing Benefit: 6,000 Persons Assisted Public Facility or Infrastructure Activities other than Low-/Moderate-Income Housing Benefit: 26,000 Persons Assisted
Support economic mobility	Other	2026	2027	Support economic mobility for low- and moderate-income residents with workforce development programs	County-wide	CDBG	Public service activities other than Low-/Moderate-Income Housing Benefit (e.g., employment training): 100 Persons Assisted
Strengthen the County's economy	Non-Housing Community Development	2026	2027	Through economic development initiatives, support small businesses to foster stronger communities across the county	County-wide	CDBG	Jobs created/retained: 80 Jobs Businesses Assisted: 30 Businesses Assisted

Table 54 - Goals Summary

Goals Descriptions

Consistent with the Consolidated Plan, through its 2025 Annual Action Plan activities Prince George's County aims to accomplish the following goals:

1. **Prevent homelessness:** prevent residents from becoming homeless through evidence-based interventions
2. **Reduce homelessness:** increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services
3. **Preserve & improve existing affordable rental housing:** preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
4. **Improve housing conditions for homeowners:** increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency & weatherization improvements, and accessibility modifications)

5. *Increase the supply of affordable rental homes*: increase the number of affordable rental homes, especially for low-income residents
6. *Increase access to homeownership*: through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
7. *Strengthen the bandwidth of CHDOs*: increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities
8. *Improve the quality of life for residents*: improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
9. *Support economic mobility*: support economic mobility for low- and moderate-income residents with workforce development programs
10. *Strengthen the County's economy*: through economic development initiatives, support small businesses to foster stronger communities across the county

AP-35 Projects – 91.220(d)

Introduction

In alignment with the 2026 – 2030 Consolidated Plans, the County will support the following CDBG, HOME, and ESG projects in FY 2026.

Projects

Community Development Block Grant (CDBG)		
1	Project Name	Department of Housing & Community Development - Housing Rehabilitation Assistance Program
2	Project Name	Department of Housing & Community Development - Housing Rehabilitation Assistance Program Administration
3	Project Name	HAPGC – Exterior/Common Area Upgrades to Marlborough Townes
4	Project Name	Housing Initiative Partnership – HIP Homes: Single-Family Acquisition
5	Project Name	Housing Initiative Partnership – HIP Homes: Program Administration
6	Project Name	United Communities Against Poverty, Inc. – Community Revitalization Program – Rehab Admin.
7	Project Name	United Communities Against Poverty, Inc. – Community Revitalization Program
8	Project Name	United Communities Against Poverty, Inc. – Weatherization
9	Project Name	Hyattsville CDC – Capacity Building, Business Retention, and Expansion
10	Project Name	Prince George's County Economic Development Corporation – Grow Prince George's Program
11	Project Name	Department of Housing & Community Development – CDBG Administration
12	Project Name	Town of Bladensburg – Roadway Projects: 51 st , 52 nd and 54 th Place

13	Project Name	Town of Cheverly – Boyd Park Resurfacing Project
14	Project Name	Town of Colmar Manor – Street Paving
15	Project Name	Town of Edmonston – 2025 Street and Sidewalk Improvement Project
16	Project Name	City of Greenbelt – Cherrywood Lane Improvements: Breezewood Drive to Cherrywood Court
17	Project Name	Town of Landover Hills – Road Reconstruction, Sidewalk, Curb and Gutter Reconstruction
18	Project Name	Town of North Brentwood – Allison Street 2024 Rehabilitation
19	Project Name	The Arc of PGC – Residential Facility Modifications for Health, Safety and Accessibility
20	Project Name	United Communities Against Poverty, Inc. – William Sidney Pittman Cultural Center
21	Project Name	Boys and Girls Clubs of Greater Washington – Youth Development and Education Programming at Drew Freeman Middle School
22	Project Name	Catholic Charities of the Archdiocese of Washington, Inc. – Primary Health Care of Low-income, Uninsured Adults and Children
23	Project Name	Centro de Apoyo Familiar – Housing and Financial Literacy Program
24	Project Name	Community Builders Ltd. – Builders Scholars Summary & After/Out of School Education & Outreach for At-Risk Youth
25	Project Name	Community Legal Services, Inc. – Tenant & Homeowner Eviction Prevention Program
26	Project Name	Community Youth Advance – Rigorous Academic & Wrap-Around Support for Students facing challenges to success inside and outside the classroom
27	Project Name	Court Appointed Special Advocate (CASA)/PGC, Inc. – Reducing Homelessness & Improving Outcomes for Youth Aging out of Foster Care
28	Project Name	Employ Prince George’s – Capital Area Healthcare Alliance
29	Project Name	End Time Harvest Ministries, Inc. – Pathways to Career Success Program
30	Project Name	EveryMind, Inc. – Project Wellness
31	Project Name	First Generation College Bound, Inc. – Homework Club & College Access Programming
32	Project Name	Housing Initiative Partnership, Inc. – Bilingual Housing Counseling & Education
33	Project Name	Joe’s Movement Emporium – CreativeWorks Job Training and Internship Program
34	Project Name	Korean Community Service Center of Greater Washington
35	Project Name	Latin American Youth Center/MD Multicultural Youth Center – Workforce Readiness Program
36	Project Name	Laurel Advocacy and Referral Services, Inc. – Eviction Prevention and Community Support
37	Project Name	Legal Aid Bureau, Inc. – General Operating Support for the Prince George’s County Office of Maryland Legal Aid
38	Project Name	Maryland Consumer Rights Coalition, Inc. – Fair Housing and Tenant Advocacy
39	Project Name	Prince George’s Child Resource Center, Inc. – Family Literacy Program
40	Project Name	Prince George’s County Department of Social Services – Elderly and Vulnerable Adult Abuse Respite Care and Emergency Placement Services
41	Project Name	St. Ann’s Center for Children, Youth and Families – Supportive Transitional Housing Program
42	Project Name	Sowing Empowerment and Economic Development, Inc. – SEED Education and Counseling Program

43	Project Name	The Arc of PGC – Support Through Advocacy and Resources (STARS)
44	Project Name	TIS (To Inspire Strong) African Children Fund – RHYME (Resources Helping Young Marginalized Earners) Program
HOME Investment Partnerships (HOME)		
45	Project Name	Department of Housing & Community Development - Multi-Family Rental Housing Construction & Rehabilitation
46	Project Name	Department of Housing & Community Development - CHDO Set-Aside Activities
47	Project Name	Department of Housing & Community Development - HOME Administration
Emergency Solutions Grants (ESG)		
48	Project Name	Department of Social Services - ESG PY 38

Table 55 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

In developing the FY 2026 Annual Action Plan, Prince George’s County focused on how to use its federal entitlement funds to achieve outcomes articulated in *Housing Opportunity for All*, among other local and regional planning efforts. The four outcomes that will be achieved by addressing the seven priority needs discussed in more detail in Consolidated Plan are: expanded partnerships and capacity; increased access to jobs, goods, and services; additional supports for vulnerable residents; and increased housing stability.

The activities and programs funded detailed in this first annual action plan are designed to address these needs and achieve these outcomes, and to implement the actions detailed in *Housing Opportunity for All*.

This Annual Action Plan outlines activities that will be undertaken during the program year beginning July 1, 2025, and ending June 30, 2026. By addressing these priorities, the County strives to meet local objectives identified in the 2026-2030 Consolidated Plan. All proposed activities and projects are intended to principally benefit citizens of Prince George’s County who have extremely low-, low-, and moderate-incomes and populations that have special needs, such as the homeless, elderly, disabled persons, and other special needs populations.

AP-38 Projects Summary

1	Project Name	Department of Housing & Community Development - Housing Rehabilitation Assistance Program
	Target Area	County-Wide
	Goals Supported	Improve housing conditions for homeowners
	Needs Addressed	Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications)

	Funding	CDBG Program Income: \$443,369.00
	Description	The Department of Housing & Community Development will use CDBG Program Income to provide approximately four (4) income-qualified households with an affordable rehabilitation loan for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards, including the elimination of all housing code violations. The majority of the applicants are households with special needs (seniors, disabled, etc.), on a fixed income, who cannot afford the upkeep of their property. The rehabilitation entails in most cases, roofing, plumbing, electrical, carpentry, window replacements, interior and exterior painting, doors, etc.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 - Households
	Location Description	Agency: Prince George's County Department of Housing & Community Development 9200 Basil Ct, Suite 306, Largo, MD 20774
	Planned Activities	Local ID: AH-1-4-51 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab, Single-Unit Res. CDBG National Objective: LMH
2	Project Name	Department of Housing & Community Development - Housing Rehabilitation Assistance Program Administration
	Target Area	County-Wide
	Goals Supported	Improve housing conditions for homeowners
	Needs Addressed	Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications)
	Funding	CDBG: \$347,175.00
	Description	The Department of Housing & Community Development will use CDBG funds to provide administrative oversight of a third-party entity administering the Housing Rehabilitation Assistance Program. This Program provides income-qualified residents with an affordable rehabilitation loan for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards, including the elimination of all housing code violations, and to physically revitalize declining neighborhoods and communities. The Program anticipates rehabilitating four (4) housing units which will be funded with CDBG Program

		Income in FY 2022. Up to twenty percent (20%) of the Housing Rehab Assistance Program Income can be used to support the Housing Rehab Assistance Administration project.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 - Households
	Location Description	Agency: Prince George's County Department of Housing & Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	Planned Activities	Local ID: AH-2-4-51 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab; Single-Unit Res. CDBG National Objective: LMH
3	Project Name	Housing Authority of Prince George's County – Exterior/Common Area Upgrades to Marlborough Townes
	Target Area	County-Wide
	Goals Supported	Preserve & improve existing affordable rental housing
	Needs Addressed	Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
	Funding	CDBG: \$400,000.00
	Description	The Housing Authority of Prince George's County will use CDBG funds to renovate and upgrade Marlborough Townes. Scope of work includes roofing, soffit, gutters, exterior trash enclosures, community center and laundry room mechanical systems, and HVAC replacement and upgrades. Approximately 63 households will benefit from this project.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	63 - Households
	Location Description	Agency: Housing Authority of Prince George's County 9200 Basil Ct, Suite 500, Largo, MD 20774
	Planned Activities	Local ID: AH-3-3-51 Type of Recipient: Local Government Agency

		HUD Matrix Code: 14C – Public Housing Modernization
		CDBG National Objective: LMH
4	Project Name	Housing Initiative Partnership – HIP Homes: Single-Family Acquisition
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership
	Needs Addressed	Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
	Funding	CDBG: \$510,825.00
	Description	Housing Initiative Partnership (HIP) will use CDBG funds to support direct costs associated with the acquisition of four (4) vacant, distressed or foreclosed single-family houses. The houses will be substantially renovated using local and minority contractors and vendors and then sold to qualified first-time homebuyers.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 - Households
	Location Description	Agency: Housing Initiative Partnership 6525 Belcrest Rd, Suite 555, Hyattsville, MD 20785
	Planned Activities	Local ID: AH-4-6-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G – Acquisition for Rehabilitation CDBG National Objective: LMH
5	Project Name	Housing Initiative Partnership – HIP Homes: Program Administration
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership
	Needs Addressed	Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
	Funding	CDBG: \$75,000.00
	Description	Housing Initiative Partnership will use CDBG funds to operate the HIP Homes Program. Funding will cover staff costs related to the rehabilitation of four (4) existing vacant houses.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	4 - Households
	Location Description	Agency: Housing Initiative Partnership 6525 Belcrest Rd, Suite 555, Hyattsville, MD, 20785
	Planned Activities	Local ID: AH-5-6-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14H – Rehabilitation Administration CDBG National Objective: LMH
6	Project Name	UCAP – Community Revitalization Program – Rehab Admin.
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership
	Needs Addressed	Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
	Funding	CDBG: \$74,048.00
	Description	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds for staff costs associated with their Community Revitalization Program. UCAP proposes to acquire and rehabilitate one (1) property sell the home to a first-time low to moderate-income homebuyer.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 - Household
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	Planned Activities	Local ID: AH-6-6-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14H – Rehabilitation Administration CDBG National Objective: LMH
7	Project Name	UCAP – Community Revitalization Program
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership

	Needs Addressed	Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
	Funding	CDBG: \$267,000.00
	Description	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to acquire and rehabilitate one (1) property. Upon completion, the property will be sold to a first-time low to moderate-income homeowner.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 - Household
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	Planned Activities	Local ID: AH-7-6-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G – Acquisition for Rehabilitation CDBG National Objective: LMH
8	Project Name	UCAP - Weatherization
	Target Area	County-Wide
	Goals Supported	Improve housing conditions for homeowners
	Needs Addressed	Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications)
	Funding	CDBG: \$60,000.00
	Description	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to provide energy savings opportunities to twenty (20) households who are low to moderate-income.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 - Households
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	Planned Activities	Local ID: AH-8-4-51

		Type of Recipient: Non-profit Organization HUD Matrix Code: 14F – Energy Efficiency Improvements CDBG National Objective: LMH
9	Project Name	Hyattsville CDC – Capacity Building, Business Retention, and Expansion
	Target Area	County-wide
	Goals Supported	Strengthen the County’s economy
	Needs Addressed	Through economic development initiatives, support small businesses to foster stronger communities across the county
	Funding	CDBG: \$150,000.00
	Description	Hyattsville Community Development Corporation (CDC) will use CDBG funds to support small businesses by creating and retaining jobs through initiatives, such as one-on-one small business consultation, resource development, networking, and project management. Approximately thirty (30) jobs will be created and/or retained, and twenty (20) small businesses will be assisted.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 - Jobs created and/or retained 20 - Businesses
	Location Description	Agency: Hyattsville CDC 4314 Farragut St, Hyattsville, MD 20784
	Planned Activities	Local ID: ED-9-10-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 18B - Economic Development - Technical Assistance CDBG National Objective: LMJ
10	Project Name	Prince George’s County Economic Development Corporation – Grow Prince George’s Program
	Target Area	County-wide
	Goals Supported	Strengthen the County’s economy
	Needs Addressed	Through economic development initiatives, support small businesses to foster stronger communities across the county
	Funding	CDBG: \$125,000.00
	Description	Prince George’s County Economic Development Corporation will use CDBG funds to establish an English for Business Workshop series culminating in a Business Speed Coaching event, specifically for the Latino community. Additionally, the Small

		Business Startup Series will focus on supporting entrepreneurs from low to moderate-income regions. Approximately fifty (50) jobs will be created and/or retained, and Seventy-five (75) small businesses will be assisted.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 - Jobs created and/or retained 75 - Businesses
	Location Description	Agency: Prince George's County Economic Development Corporation 1801 McCormick Dr., Suite 350, Largo, MD 20774
	Planned Activities	Local ID: ED-10-10-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 18B - Economic Development - Technical Assistance CDBG National Objective: LMJ
11	Project Name	Department of Housing & Community Development - CDBG Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$1,122,701.00
	Description	The Department of Housing & Community Development administers the CDBG program (including oversight, monitoring, compliance, and technical assistance). The Department coordinates and prepares the County's 5-Year Consolidated Plans, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports as required by HUD to receive federal funds. The CDBG funds will cover reasonable administrative and planning costs. In addition, up to twenty percent (20%) or of CDBG Program Income received from Multi-family and Commercial Loans and Lead Identification Field Testing program will be used for training, staff development, and other program enhancements.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Planning Activity

	Location Description	Agency: Department of Housing & Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	Planned Activities	Local ID: PA-1-CDBG-51 Type of Recipient: Local Government Agency HUD Matrix Code: 21A - General Program Administration CDBG National Objective: N/A - Planning activity
12	Project Name	Town of Bladensburg - Roadway Projects: 51 st , 52 nd and 54 th Place
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$188,750.00
	Description	The Town of Bladensburg will use CDBG funds for street improvements for paving/overlay repairs on 51 st Street, 52 nd Street, and 54 th Place. Approximately 9,355 individuals will benefit from this project.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	9,355 - People
	Location Description	Agency: Town of Bladensburg 4229 Edmonston Road, Bladensburg, MD 20710
	Planned Activities	Local ID: PF-1-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8040.01 / BG: 1,2,3 CT: 8040.02 / BG: 1,2
13	Project Name	Town of Cheverly – Boyd Park Resurfacing Project
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents

	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$160,017.00
	Description	The Town of Cheverly will use CDBG funds to repair and improve paved surfaces within Boyd Park which includes restoring and updating the surfaces of tennis courts, a basketball court, and a multipurpose court. Approximately 2,600 individuals will benefit from this project.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,600 - People
	Location Description	Agency: Town of Cheverly 6401 Forest Road, Cheverly, MD 20785
	Planned Activities	Local ID: PF-2-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03F – Parks, Recreational Facilities CDBG National Objective: LMA CT: 8031.00 / BG: 1,2
14	Project Name	Town of Colmar Manor – Street Paving
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$284,850.00
	Description	The Town of Colmar Manor will use CDBG funds to repair roadways on portions of 43 rd Avenue, 42 nd Avenue, Newton Street, and Lawrence St. Approximately 2,845 individuals will benefit from this project.
	Target Date	12/31/2026
	Estimate the number and type of families	2,845 - People

	that will benefit from the proposed activities	
	Location Description	Agency: Town of Colmar Manor 3701 Lawrence St., Colmar Manor, MD 20722
	Planned Activities	Local ID: PF-3-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8044.00 / BG: 1,2
15	Project Name	Town of Edmonston – 2025 Street and Sidewalk Improvement Project
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$164,065.00
	Description	The
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	3,995 - People
	Location Description	Agency: Town of Edmonston 5005 52 nd Avenue, Edmonston, MD 20781
	Planned Activities	Local ID: PF-4-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8075.00 / BG: 2,3

16	Project Name	City of Greenbelt – Cherrywood Lane Improvements: Breezewood Drive to Cherrywood Court
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$226,394.00
	Description	The Town of Riverdale Park will use CDBG funds to construct 370 linear feet of sidewalk, drainage improvements, and pedestrian lighting on 54 th Ave, from Quintanta to Patterson Streets to enhance the neighborhood connectivity to the Purple Line transit system, supporting safer and more accessible routes for the residents. Approximately 5,410 individuals will benefit from this project.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	5,410 - People
	Location Description	Agency: Town of Riverdale Park 5008 Queensbury Road, Riverdale Park MD 20737
	Planned Activities	Local ID: PF-5-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8065.01 / BG: 1,2,3
17	Project Name	Town of Landover Hills – Road Reconstruction, Sidewalk, Curb and Gutter Reconstruction
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$160,017.00
	Description	The Town of Landover Hills will use of CDBG funds for street improvements including sidewalks, gutters, and curbs, utility

		repairs, fissures, etc. Approximately 9,190 individuals will benefit from this project.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	9,190 - People
	Location Description	Agency: Town of Landover Hills 6904 Taylor Street, Landover, MD 20784
	Planned Activities	Local ID: PF-6-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8037.00 / BG: 1,2 CT: 8041.00 / BG: 1,2,3
18	Project Name	Town of North Brentwood – Allison Street 2024 Rehabilitation
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$85,000.00
	Description	The Town of North Brentwood will use CDBG funds to upgrade Allison Street including adding speed tables. Approximately 3,060 individuals will benefit from this project.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	3,060 - People
	Location Description	Agency: Town of North Brentwood 4009 Wallace Road, North Brentwood MD 20745
	Planned Activities	Local ID: PF-7-8-51 Type of Recipient: Local Government Agency

		HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8046.00 / BG: 1,2
19	Project Name	The Arc of PGC – Residential Facility Modifications for Health, Safety and Accessibility
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$200,000.00
	Description	The Arc of Prince George’s County will use CDBG funds to renovate eight (8) residential homes for thirty (30) individuals with intellectual and developmental disabilities.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 – People with Disabilities
	Location Description	Agency: The Arc of PGC 1401 McCormick Dr, Largo, MD 20774
	Planned Activities	Local ID: PF-8-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 03B – Facilities for Persons with Disabilities CDBG National Objective: LMC
20	Project Name	United Communities Against Poverty, Inc. – William Sidney Pittman Cultural Center
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$170,639.00

	Description	United Communities Against Poverty, Inc. will use CDBG funds to renovate a historic building to create a cultural center, provide new office space for UCAP, establish a senior center, develop a training facility, and set up an artist workspace and podcast studio. Approximately 2,000 individuals will benefit from this project.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,000 - People
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	Planned Activities	Local ID: PF-9-8-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 16B – Non-residential Historic Preservation CDBG National Objective: LMC
21	Project Name	Boys and Girls Clubs of Greater Washington – Youth Development and Education Programming at Drew Freeman Middle School
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$25,000.00
	Description	The Boys and Girls Clubs of Greater Washington will use CDBG funds to provide out-of-school-time programming, with a focus on reading and math learning interventions, Project Learn and Power Hour. Approximately sixty (60) youth will benefit from the program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	60 - Youth
	Location Description	Agency: Boys and Girls Clubs of Greater Washington 4103 Benning Road, NE, Washington, MD 20019
	Planned Activities	Local ID: PS-1-8-51

		Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC
22	Project Name	Catholic Charities of the Archdiocese of Washington, Inc. – Primary Health Care of Low-income, Uninsured Adults and Children
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00
	Description	Catholic Charities of the Archdioceses of Washington, Inc. will use CDBG funds to provide access to critical health services, including primary care, preventative care, and health education to approximately 1,200 low-income, uninsured Prince George’s County residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,200 - People
	Location Description	Agency: Catholic Charities of Archdiocese of Washington, Inc. 924 G Street, NW, Washington, DC 20001
	Planned Activities	Local ID: PS-2-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05M – Health Services CDBG National Objective: LMC
23	Project Name	Centro de Apoyo Familiar (CAF) – Housing and Financial Literacy Program
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00

	Description	Centro de Apoyo Familiar (CAF) will use CDBG funds to assist approximately 500 low to moderate-income households with housing services: foreclosure prevention and rental counseling, homeownership and financial management education and counseling.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	500 - People
	Location Description	Agency: Centro de Apoyo Familiar 6801 Kenilworth Ave, Suite 110, Riverdale, MD 20737
	Planned Activities	Local ID: PS-3-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC
24	Project Name	Community Builders Ltd. – Builders Scholars Summer & After/Out of School Education & Outreach for At-Risk Youth
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00
	Description	Community Builders Ltd. will use CDBG funds to provide education and life skills intervention for approximately 200 elementary/middle school youth supporting enrichment in Capitol Heights, Suitland, Hillcrest Heights, Marlow Heights, and Glassmanor/Oxon Hill Title I schools.
	Target Date	6/30/2026
	Estimate the number and type of families that will	200 - People

	benefit from the proposed activities	
	Location Description	Agency: Community Builders Ltd. 1220 Swan Harbour Circle, Ft. Washington, MD 20744
	Planned Activities	Local ID: PS-4-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: O5D – Youth Services CDBG National Objective: LMC
25	Project Name	Community Legal Services, Inc. – Tenant & Homeowner Eviction Prevention Program
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00
	Description	Community Legal Services, Inc. will use CDBG funds to provide free legal representation, advocacy, and education to approximately 200 low to moderate-income individuals facing eviction and homelessness.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200 - People
	Location Description	Agency: Community Legal Services, Inc. 6301 Ivy Lane, Suite 270, Greenbelt, MD 20770
	Planned Activities	Local ID: PS-5-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: O5C – Legal Services CDBG National Objective: LMC

26	Project Name	Community Youth Advance – Rigorous Academic & Wrap-Around Support for Students facing challenges to success inside and outside the classroom
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$25,000.00
	Description	Community Youth Advance will use CDBG funds to provide financial education, mentoring/social-emotional learning, service learning and college/career development activities to 500 “at-risk” youth.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	500 - People
	Location Description	Agency: Community Youth Advance 2342 Vermont Ave, Suite 1, Hyattsville, MD 20774
	Planned Activities	Local ID: PS-6-8-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC
27	Project Name	Court Appointed Special Advocate (CASA)/PGC, Inc. – Reducing Homelessness & Improving Outcomes for Youth Aging out of Foster Care
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and

		investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00
	Description	Court Appointed Special Advocate (CASA)/Prince George's County, Inc. will use CDBG funds to provide specialized services to approximately 165 youth who have experienced foster care and are at risk of becoming homeless.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	165 - People
	Location Description	Agency: Court Appointed Special Advocate (CASA)/Prince George's County 6811 Kenilworth Ave, Suite 402, Riverdale, MD 20737
	Planned Activities	Local ID: PS-7-8-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 05N – Abused and Neglected Children Services CDBG National Objective: LMC
28	Project Name	Employ Prince George's – Capital Area Healthcare Alliance
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Support economic mobility for low- and moderate-income residents with workforce development programs
	Funding	CDBG: \$45,000.00
	Description	Employ Prince George's will use CDBG funds to recruit, train, and prepare approximately ten (10) low to moderate-income job seekers who wish to work as Certified Nursing and/or Geriatric Nursing Assistants (CAN/GNA).
	Target Date	6/30/2026
	Estimate the number and type of families that will	10 - People

	benefit from the proposed activities	
	Location Description	Agency: Employ Prince George's 1801 McCormick Drive, Suite 400, Largo, MD 20774
	Planned Activities	Local ID: PS-8-9-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05H – Employment Training CDBG National Objective: LMC
29	Project Name	End Time Harvest Ministries, Inc. – Pathways to Career Success Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$25,000.00
	Description	End Time Harvest, Inc. will use CDBG funds to support its Pathways to Career Success Program which focuses on-time graduation and case management, character and leadership development sessions, workforce readiness through a youth employment program, and college access with college tours and college preparation. Approximately 120 individuals will benefit from this project.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	120 - Individuals
	Location Description	Agency: End Time Harvest Ministries, Inc. 5808 Harland Street, New Carrollton, MD 20784
	Planned Activities	Local ID: PS-9-8-51 Type of Recipient: Nonprofit Organization

		HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC
30	Project Name	EveryMind, Inc. – Project Wellness
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$25,000.00
	Description	EveryMind, Inc. will use CDBG funds to provide individual and group therapy, family case management, and therapeutic mentoring to approximately 100 low to moderate-income children and families in six (6) Prince George’s County middle schools and one (1) high school.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100 - People
	Location Description	Agency: EveryMind, Inc. 1000 Twinbrook Parkway, Rockville, MD 20851
	Planned Activities	Local ID: PS-10-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed in 03T and 05A-05Y CDBG National Objective: LMC
31	Project Name	First Generation College Bound, Inc. – Homework Club & College Access Programming
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior

		services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00
	Description	First Generation College Bound, Inc. will use CDBG funds to offer two (2) connected programs (Homework Club and College Access Program) to encourage approximately 270 income-limited youth in Prince George's County to attend and succeed in college.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	270 - People
	Location Description	Agency: First Generation College Bound, Inc. 8101 Sandy Spring Road, Suite 230, Laurel, MD 20707
	Planned Activities	Local ID: PS-11-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: O5D – Youth Services CDBG National Objective: LMC
32	Project Name	Housing Initiative Partnership, Inc. – Bilingual Housing Counseling & Education
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00
	Description	Housing Initiative Partnership, Inc. will use CDBG funds to provide support approximately 400 homeowners, first-time buyers, and renters working towards housing security and financial stability in the coming year.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	400 - Persons
	Location Description	Agency: Housing Initiative Partnership, Inc. 6525 Belcrest Road, Suite 555, Hyattsville, MD 20782
	Planned Activities	Local ID: PS-12-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC
33	Project Name	Joe's Movement Emporium – CreativeWorks Job Training and Internship Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00
	Description	Joe's Movement Emporium (Joe's) will use CDBG funds to provide training in theater tech, digital media, photography, music production, storytelling, and like skills to approximately 4,000 youth. The CreativeWorks program is a tuition-free, paid job training and internship program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4,000 - Persons
	Location Description	Agency: Joe's Movement Emporium 3309 Bunker Hill Road, Mt. Rainier, MD 20712

	Planned Activities	Local ID: PS-13-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D - Youth Services CDBG National Objective: LMC
34	Project Name	Korean Community Service Center of Greater Washington
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$30,000.00
	Description	Korean Community Service Center of Greater Washington will use CDBG funds to assist approximately 170 low to moderate-income English proficient Asian Americans and new immigrants residing in Prince George's County. Services include outreach and education, affordable healthcare, living assistance for seniors, and access to language interpretation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	170 - People
	Location Description	Agency: Korean Community Service Center of Greater Washington 700 Buckingham Drive, Silver Spring, MD 20901
	Planned Activities	Local ID: PS-14-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed in 03T and 05A-05Y CDBG National Objective: LMC
35	Project Name	Latin American Youth Center/MD Multicultural Youth Center – Workforce Readiness Program

	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$30,000.00
	Description	Latin American Youth Center will use CDBG funds to provide workforce development to approximately 35 low-income youth in and around East Riverdale, MD. Services include job readiness training, career exploration, certification, internships, GED education, and job placement.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	35 - People
	Location Description	Agency: Latin American Youth Center/MD Multicultural Youth Center 1419 Columbia Road, NW, Washington, DC 20009
	Planned Activities	Local ID: PS-15-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC
36	Project Name	Laurel Advocacy and Referral Services, Inc. – Eviction Prevention and Community Support
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)

	Funding	CDBG: \$30,000.00
	Description	Laurel Advocacy and Referral Services, Inc. will use CDBG funds to assist approximately 280 individuals who are facing eviction or needing first month's rent or security deposit to maintain or secure permanent housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	280 - People
	Location Description	Agency: Laurel Advocacy and Referral Services, Inc. 311 Laurel Avenue, Laurel, MD 20707
	Planned Activities	Local ID: PS-16-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Q – Subsistence Payments CDBG National Objective: LMC
37	Project Name	Legal Aid Bureau, Inc. – General Operating Support for the Prince George's County Office of Maryland Legal Aid
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$27,025.00
	Description	Legal Aid Bureau, Inc. will use CDBG funds to provide a range of legal services to address the civil legal needs of approximately 500 low-income Prince George's County residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	500 - Persons

	Location Description	Agency: Legal Aid Bureau, Inc. 500 E. Lexington St., Baltimore, MD 21202
	Planned Activities	Local ID: PS-17-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05C – Legal Services CDBG National Objective: LMC
38	Project Name	Maryland Consumer Rights Coalition, Inc. – Fair Housing and Tenant Advocacy
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$30,000.00
	Description	Maryland Consumer Rights Coalition, Inc. will use CDBG funds to conduct education and outreach on housing rights to community members, assist clients who report discrimination, provide compliance training to housing providers, and provide direct assistance in resolving tenant/landlord issues to low and moderate-income clients, focusing on eviction counseling, code enforcement, lease, and security deposit issues. Approximately 250 individuals will benefit from this project.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	250 - Persons
	Location Description	Agency: Maryland Consumer Rights Coalition, Inc. 2209 Maryland Avenue, Baltimore, MD 21218
	Planned Activities	Local ID: PS-18-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05J – Fair Housing Activities

		CDBG National Objective: LMC
39	Project Name	Prince George's Child Resource Center, Inc. – Family Literacy Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$30,000.00
	Description	Prince George's Child Resource Center, Inc. will use CDBG funds to provide Hybrid services to approximately 390 participants including: Community Connections, Parent/Caregiver Capacity Building, Coordinated Family Supports, and Early Childhood Education.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	390 - Persons
	Location Description	Agency: Prince George's County Resource Center 9475 Lottsford Road, Suite 202, MD 20774
	Planned Activities	Local ID: PS-19-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed in 03T and 05A-)5Y CDBG National Objective: LMC
40	Project Name	Prince George's County Department of Social Services – Elderly and Vulnerable Adult Abuse Respite Care and Emergency Placement Services
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents

	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$30,000.00
	Description	Prince George's County Department of Social Services will use CDBG funds to provide short-term comprehensive services to approximately 40 residents who are ages 62+ or a vulnerable adult with a documented physical/mental disability which is permanent or chronic, and determined to be at-risk of abuse, neglect or exploitation. Services include respite care, emergency shelter services, essential items, and support services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 - Persons
	Location Description	Agency: Prince George's County Department of Social Services 925 Brightseat Road, Landover, MD 20785
	Planned Activities	Local ID: PS-20-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05A – Senior Services CDBG National Objective: LMC
41	Project Name	St. Ann's Center for Children, Youth and Families – Supportive Transitional Housing Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$30,000.00

	Description	St. Ann's Center for Children, Youth and Families will use CDBG funds to provide comfortable and safe housing for homeless women and their children. Services include healthcare, counseling, and case management support, parenting education, financial literacy, educational and employment assistance, and childcare. Approximately 40 individuals will benefit from this project.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 – Homeless Persons
	Location Description	Agency: St. Ann's Center for Children, Youth and Families 4901 Eastern Avenue, Hyattsville, MD 20782
	Planned Activities	Local ID: PS-21-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 03T – Homeless/AIDS Patients Programs CDBG National Objective: LMC
42	Project Name	Sowing Empowerment and Economic Development, Inc. – SEED Education and Counseling Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$45,000.00
	Description	Sowing Empowerment and Economic Development, Inc. (SEED) will use CDBG funds to educate approximately 200 individuals in low- to moderate-income areas by utilizing SEED's financial counseling and homeownership preparation formula for delivering well-prepared and default resistant homebuyers, homeowners and tenants.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	200 - Persons
	Location Description	Agency: Sowing Empowerment and Economic Development 6201 Riverdale Road, Suite 200, Riverdale, MD 20737
	Planned Activities	Local ID: PS-22-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC
43	Project Name	The Arc of Prince George’s County – Support Through Advocacy and Resources (STARS)
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
	Funding	CDBG: \$30,000.00
	Description	The Arc of Prince George’s County will use CDBG funds to provide support to approximately 65 individuals with intellectual and developmental disabilities and their families who are not receiving disability benefits.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	65 – Persons with Disabilities
	Location Description	Agency: The Arc of Prince George’s County 1401 McCormick Drive, Largo, MD 20774
	Planned Activities	Local ID: PS-23-8-51 Type of Recipient: Nonprofit Organization

		HUD Matrix Code: 05B – Services for Persons with Disabilities CDBG National Objective: LMC
44	Project Name	TIS (To Inspire Strong) African Children Fund – RHYME (Resources Helping Young Marginalized Earners) Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	Needs Addressed	Support economic mobility for low- and moderate-income residents with workforce development programs
	Funding	CDBG: \$25,000.00
	Description	TIS (To Inspire Strong) African Children Fund will use CDBG funds to provide personalized workforce development, individual action plans, case management and comprehensive social services to approximately 100 individuals.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100 - Persons
	Location Description	Agency: TIS (To Inspire Strong) African Children Fund 9701 Apollo Drive, Suite 100, Largo, MD 20747
	Planned Activities	Local ID: PS-24-9-34 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05H – Employment Training CDBG National Objective: LMC
45	Project Name	DHCD - Multi-Family Rental Housing Construction & Rehabilitation
	Target Area	County-Wide
	Goals Supported	Preserve & improve existing affordable rental housing Increase the supply of affordable rental homes
	Needs Addressed	Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents

		Increase the number of affordable rental homes, especially for low-income residents
	Funding	HOME: \$1,640,920.87
	Description	The Department of Housing and Community Development will use HOME entitlement funds as gap financing to enhance the financial feasibility of multi-family projects funded with local or state issued tax-exempt bond financing, federal low-income housing tax credits, and private financing. Applications are accepted on a "rolling basis". Approximately eleven (11) households will benefit from each project. DHCD will also use its estimated HOME Program Income (\$997,197) for new multi-family construction, rehabilitation of affordable, workforce housing opportunities, and/or homebuyer activities.
	Target Date	6/30/2031
	Estimate the number and type of families that will benefit from the proposed activities	11 - Households
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	Planned Activities	Local ID: AH-1-3-5-34 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
46	Project Name	DHCD - CHDO Set-Aside Activities
	Target Area	County-Wide
	Goals Supported	Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents Increase the number of affordable rental homes, especially for low-income residents Increase access to homeownership
	Needs Addressed	Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents

		Increase the number of affordable rental homes, especially for low-income residents Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
	Funding	HOME: \$328,183.00
	Description	The Department of Housing and Community Development (DHCD) sets aside a minimum of 15 percent (15%) of the HOME allocation for housing development activities in which qualified Community Housing Development Organizations (CHDOs) are the owners, developers and/or sponsors of the housing project(s). Eligible activities include technical assistance; acquisition, rehabilitation, and new construction of rental housing; acquisition, rehabilitation, and new construction of homeowner properties; and direct financial assistance to purchasers of HOME-assisted housing sponsored or developed by a CHDO. Approximately two (2) households will benefit from a CHDO project.
	Target Date	6/30/2031
	Estimate the number and type of families that will benefit from the proposed activities	2 - Households
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	Planned Activities	Local ID: AH-2-3-5-6-34 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
47	Project Name	DHCD - HOME Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$218,789.00

	Description	The Department of Housing and Community Development (DHCD) uses the HOME allocation for reasonable administrative and planning costs. In addition, up to ten percent (10%) of all program income is deposited into the HOME account during the program year and is used for administrative and planning costs.
	Target Date	6/30/2031
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	Planned Activities	Local ID: PA-HOME-34 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
48	Project Name	DSS - ESG PY 38
	Target Area	County-Wide
	Goals Supported	Prevent homelessness Reduce homelessness
	Needs Addressed	Prevent residents from becoming homeless through evidence-based interventions Increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services
	Funding	ESG: \$465,086.00
	Description	The Department of Social Services (DSS) will use ESG funds to implement the following ESG Programs in Program Year (PY) 38: Shelters Operation and Essential Services, Street Outreach, HMIS, Rapid Re-housing, and Homelessness Prevention. The Department may use up to 7.5% of its HESG funds for administrative costs. Approximately, 580 individuals and families will be assisted.
	Target Date	6/30/2028

Estimate the number and type of families that will benefit from the proposed activities	581 - Homeless and at-risk homeless individuals and families
Location Description	Agency: Department of Social Services 805 Brightseat Road, Landover, MD 20785
Planned Activities	Local IDs: Shelter (HP-1-1-2-38), Street Outreach (HP-2-1-2-38), HMIS (HP-3-1-2-38), RRH (HP-4-1-2-38), and HP (HP-5-1-2-38) Type of Recipient: Local Government Agency HUD Matrix Code: 03T - Homeless/AIDS Patients Programs

Table 56 - Project Summary

AP-50 Geographic Distribution - 24 CFR 91.220 (f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Through market analysis and needs assessments, in addition to The County's *Housing Opportunity for All Comprehensive Housing Strategy*, specific geographic priorities were identified. Alignment with target areas in *Housing Opportunity for All* allows for access to federal funds in areas that The County has already identified as priorities, assisting with broader local and regional goals. The following list factors will be considered when prioritizing investments geographically over the next five years, among others:

- Areas with aging housing stock
- Areas with lower median incomes
- Areas with high rates of housing cost burden
- Areas with greater access to jobs
- Planned and existing transit access

Geographic Area Descriptions	Target Areas
Areas with higher-than-average rates of aging homes	• Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Areas with higher-than-average rates of LMI households	• Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Areas with higher-than-average rates of cost burden	• Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Areas with higher-than-average employment density	• Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland

Proximity to transit	Communities in proximity to Blue and Purple Line Corridors
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Table 57 - Geographic Area Descriptions

Geographic Distribution

Target Area	Percentage of Funds
Inner Beltway	40%
Green Belt	20%
Southwestern County	10%
Route 1 Corridor	10%
Blue and Purple Line Corridor	20%

Table 58 - Geographic Distribution

Rationale for the priorities in allocating investments geographically.

SP-10 includes a variety of maps depicting areas in Prince George's County. These maps contributed to identifying geographic priorities and are referenced appropriately as the basis for a geographic priority.

Priority Need: Improve the quality of owner-occupied homes	
Geographic priority	Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Basis for geographic priorities	<i>Housing Opportunity for All</i> (pg.102) - Areas with large numbers of aging homes (see Figure 19) occupied by LMI households (see Figure 20).
Priority Need: Preservation of existing affordable housing	
Geographic priority	Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Basis for geographic priorities	- Areas with higher-than-average rates of cost burden (see Figure 21 and Figure 22) - Areas with higher-than-average LMI households (see Figure 20)
Priority Need: Creation of new affordable housing	
Geographic priority	- Inner Beltway - Proximity to Blue and Purple Line corridors - Green Belt
Basis for geographic priorities	- Areas with higher-than-average employment density (see SP-5) - Areas with higher-than-average rates of cost burden (see Figure 21 and Figure 22) <i>TOD identified areas in Housing Opportunity for All; along blue line and purple line corridors</i> (see Figure 24)
Priority Need: Expansion of public services	
Geographic priority	- Southern and Western areas of the county, including Oxon Hill, Temple Hills, and Forest Heights - Proximity to Blue and Purple Line corridors

Basis for geographic priorities	• <i>Housing Opportunity for All</i> (pg. 51) • Areas with higher-than-average LMI households (see Figure 20)
Priority Need: Safe and inclusive public infrastructure	
Geographic priority	• Route 1 corridor, including Hyattsville, Mount Rainier, Brentwood, and Bladensburg • Proximity to Blue and Purple Line corridors
Basis for geographic priorities	• TOD identified areas in <i>Housing Opportunity for All</i>; along blue line and purple line corridors (see Figure 24)

Table 59 - Priority Needs Rationale

Discussion

Investments will be strategically selected across the county, with key priority areas being Inner Beltway, Green Belt, Route 1 Corridor, Southwestern County, and the Blue and Purple Line corridors. Investing in a particular area will rely on selected parameters, such as access to jobs, age of housing stock, areas with higher-than-average LMI households, areas with higher-than-average cost burden, areas experiencing development that can be leveraged, and areas near the purple and blue line corridors to promote TOD. These geographic priorities will inform the level and type of investment needed to improve opportunities in areas where existing access is not as strong relative to the rest of the Washington, D.C. region and expand housing opportunities in areas where access to opportunity is stronger relative to the region. AP-55 Affordable Housing - 24 CFR 91.220 (g)

Introduction

According to Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, Prince George's County must describe the projected number of households that meet the Section 215 Qualifications as Affordable Housing requirements with federally funded programs (CDBG, HOME, and ESG).

In FY 2026, the annual goal is to assist 260 LMI individuals/families (homeless, non-homeless, and with special needs) in the production of new units, rehabilitation of existing units, homebuyer assistance, and/or rental assistance. The following tables provide the projected number of households the County expects to serve with the use of CDBG, HOME, and ESG funds:

One Year Goals for the Number of Households Supported	
Homeless	40
Non-Homeless	190
Special Needs	30
Total	260

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	90
The Production of New Units	40

Rehab of Existing Units	70
Acquisition of Existing Units	60
Total	260

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

As outlined in the needs assessment and market analysis sections of the consolidated plan, there is a significant need for investing in affordable housing and housing stability programs. As such, the County plans to use CDBG, HOME, and ESG funds in FY 2026 to provide affordable housing options to LMI households utilizing the following strategies:

- Production of new units: the County HOME funds will assist forty (40) persons with special needs (i.e., seniors).
- Rehabilitation of existing units:
 - The County anticipates CDBG funds will assist in the rehabilitation of existing single-family homes and rental units, benefiting approximately seventy (70) LMI families.
 - The County anticipates HOME and CDBG funds will be used to acquire and/or rehabilitate homes to preserve affordable housing for approximately sixty (60) LMI families.
- Rental assistance:
 - The County anticipates ESG funds will assist in providing rental assistance benefiting approximately forty (40) homeless individuals and forty (40) individuals at risk of homelessness. In addition, the County anticipates CDBG funds will assist ten (10) individuals at risk of homelessness.

AP-60 Public Housing - 24 CFR 91.220 (h)

Introduction

The Housing Authority of Prince George's County is taking steps to address its status as a "troubled" performer by HUD Public Housing Assessment System (PHAS) standards and is working to improve public housing conditions in the county.

Actions planned during the next year to address the needs of public housing residents

Activities that will be undertaken by the jurisdiction to address the needs of public housing residents in accordance with 24 C.F.R. §91.215 (e) are as follows:

- Continue working with the HUD Field Office to prepare applications and develop plans and repositioning strategies for the disposition of Marlborough Towne, Kimberly Gardens, Rollingcrest Villages, Cottage City Towers, and Owens Road public housing developments, to be carried out over the next three to five years.
- Deliver a targeted number of ADA accessible units with accessibility features mandated by the Voluntary Compliance Agreement (VCA) and Disability Rights Maryland (DRM) Settlement Agreement.

- Provide various public services to support seniors, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addictions and public housing residents.
- Provide Housing Authority goals and objectives consistent with the 2025 – 2026 Consolidated Plan, to include the VCA and the DRM Settlement Agreement.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority of Prince George's County will encourage public housing residents to become more involved in management by encouraging participation in the Resident Advisory Board and by consulting with the Resident Advisory Board when there is any significant amendment or substantial deviation or modification to the PHA Plan.

Additionally, HAPGC is working with the resident councils to assist each resident council with re-engagement, as the resident councils have been relatively dormant since COVID.

HAPGC also continues to work with our public housing residents to encourage them to pursue homeownership opportunities through the Resident Opportunities Services Program.

If the PHA is designated as troubled, describe the manner in which financial or other assistance will be provided

The Housing Authority of Prince George's County is designated as a troubled performer. Prince George's County Government is supporting HAPGC through facilitating expedited recruitment efforts to ensure adequate staffing needed to achieve unit condition and occupancy milestones required to achieve Standard Performer under PHAS.

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 24 CFR 91.220 (i)

Introduction

The County plans to continue employing all of their existing efforts, which are considered best practices, in working to reduce homelessness and meet the needs of residents experiencing homelessness and residents with special needs. The County's strategic plan to address homelessness outlines the County's priorities.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The County's Continuum of Care follows proven best practices for reaching homeless persons to assess and address their needs. In FY 2026, the Continuum of Care will continue to implement the following efforts in reaching out to homeless persons.

Centralized Intake and Assessment: The Continuum of Care operates a 24/7/365 hotline for calls related to housing instability and homelessness. Entrance to all County emergency shelters, as well as diversion and prevention measures, are accessed through this hotline. The central point of entry allows homeless persons to gain services and shelter without having to navigate several different systems and application procedures.

Street Outreach: The County plans to engage with homeless persons through an annual Point in Time (PIT) Count, the SOAR team, Crisis response teams, faith ministries, Warm Nights (the County's emergency overflow shelter), Soup kitchens and other individual outreach to known encampments. Efforts are also underway to expand the street outreach team in order to further develop and deepen relationships with county residents experiencing homelessness.

Coordinated Entry: The County has established a system wide coordinated entry protocol for prioritizing and customizing homeless services based on the identified needs of the individual. These protocols include a prioritization code for all those currently in or entering the system which is used to help determine which response – RRH, emergency shelter, transitional shelter, or PSH is best suited to the household.

Addressing the emergency shelter and transitional housing needs of homeless persons.

In FY 2026, the County plans to continue their work in providing emergency housing and shelter for residents experiencing or at risk of homelessness.

Emergency Shelters: The County has five year-round shelters that provide beds for singles, unaccompanied youth and families experiencing homelessness. Across these five locations, the County has 421 regular emergency shelter beds. Each shelter resident is provided with basic shelter amenities as well as employment, case management, health care, and housing placement assistance. Additionally, there is a 35-bed hypothermia shelter that operates November through March as part of the County's commitment to protecting its most vulnerable citizens during the harshest months and a 53-bed domestic violence shelter for women and children at imminent risk of harm.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Continuum of Care utilizes two main strategies, proven to be best practice, to assist families transition from homelessness or shelters to permanent housing: rapid re-housing (RRH) and permanent supportive housing (PSH). The County also utilizes Resident Advocates to follow up with households eighteen months after they have transitioned to permanent housing or independent living. The County plans to continue this work in FY2026.

Rapid Re-Housing: The County has limited resources available to provide rapid re-housing (RRH) assistance and access is coordinated through central intake. Rapid Re-housing is recognized as a national best practice. The County's RRH services include case management, housing search/lease up assistance, start-up (i.e. first month's rent, security deposit, utility deposit), tenant landlord conflict resolution, budget counseling/credit repair, mediation, and referrals for critical support services.

Permanent Supportive Housing: In the County, there are fifteen year-round permanent supportive housing (PSH) projects that provide beds for singles and families identified by the Continuum of Care's coordinated entry process as being at the highest risk. In addition to a permanent subsidized residence, PSH programs provide comprehensive support services which address multiple long-term needs of program participants through key partnerships with public mainstream programs, private non-profit agencies and community-based programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The first defense against homelessness is prevention and/or diversion both of which are highlighted as priorities in the FY 2021-2025 Consolidated Plan. Currently, individuals and families at risk of becoming homeless can request help and receive support 24/7/365 through the County's 211 hotline.

Shelter diversion: The goal of this strategy is to help at-risk households seeking shelter to identify alternative housing options (avoiding entry into a shelter) and to offer support and services that will help them stabilize until a permanent housing opportunity becomes available. Shelter diversion is handled through the coordinated intake process and is used in cases where it is a safe and practical alternative to shelter. Intake workers identify all

possibilities that might exist to help prevent unnecessary shelter entry, including staying with friends, relatives, or coworkers and where possible and practical, to permanently re-house the household into a more affordable or appropriate unit. Households needing funds or services to make an alternate housing solution work are provided with financial assistance (when available), case management, mediation, and other services as needed.

Prevention: Prevention assistance, usually in the form of immediate and short-term rental and/or utility assistance, provides a means of preserving permanent housing situations and saving households from having to enter the homeless assistance system. Prevention and diversion programs are of critical importance to keeping people from ever becoming homeless in the face of a personal crisis and the County's plan includes creation of a publicly and privately funded and coordinated intervention system focused on preventing homelessness in a way that maximizes the effectiveness of this limited pool of resources. Strategies to support this include an intentional focus on performance measurement, careful targeting of resources to the

Discussion

The supply of affordable rental units is very limited. Declines in vacancy rates and increases in average rents create an affordability barrier for residents. Individuals who do not receive rent subsidy have difficulty finding appropriate places to live. Apartments are generally too expensive for many low-income residents. Renters in this region often incur housing cost burdens.

It is projected that the need for services will continue to increase as the life span of persons living with HIV/AIDS continues to improve. Every effort must be made to stabilize adequate living conditions to prevent homelessness and premature placement of dependent children into foster care. Through the HOPWA Program, tenant-based rental assistance and housing related short-term assistance are offered to individuals and families living in shelters or who are in imminent danger of becoming homeless. HOPWA provides ongoing housing assistance to households with family members affected by the virus. It also provides emergency assistance on a case-by-case basis for HIV/AIDS-affected households.

As stated, the HAHSTA is the administrative agent for Suburban Maryland. This region includes Prince George's County, Calvert County, and Charles County. Suburban Maryland jurisdictions operate HOPWA programs in collaboration with nonprofit organizations that help clients meet their daily needs for housing, mental health, substance abuse treatment, and other supportive services. Each HOPWA agency assists participants toward self-sufficiency by providing referrals to job training and rehabilitation programs. All HOPWA agencies in Suburban Maryland participate in their respective County's Continuum of Care Plan. The priorities and allocations of the Suburban Maryland region correlate with those of the Washington, D.C. Eligible Metropolitan Statistical Area.

All rental units in Suburban Maryland are available to individuals with HIV/AIDS as long as the rents are reasonable as defined by the HUD Fair Market Rents (FMRs) and as required by federal HOPWA regulations. The most common type of housing units available for rent in Suburban Maryland are in apartment buildings, single-family homes, and townhomes.

It is anticipated in FY 2026 with the use of available HOPWA funds. Approximately 80 individuals and families will receive tenant-based rental assistance, and 70 individuals and families will receive housing related short-term assistance (short-term rent, mortgage, and utility assistance). Currently, Suburban Maryland does not use HOPWA funds for supportive services due to funding availability. However, Suburban Maryland provides a link to supportive services.

The housing gaps are emergency housing, transitional housing, long-term housing facilities. The County considers this need a “high priority”. Therefore, the five-year goal is to provide housing opportunities for as many clients that the funding will allow with HIV/AIDS and their families and to continue to provide supportive services for existing and new clients.

HAHSTA subcontracts with the Housing Counseling Services, Inc. (HCS). HCS administers the Metropolitan Housing Access Program (MHAP), the centralized source for housing services and housing information for persons living with HIV/AIDS (PLWHA) in the District of Columbia, Prince George's County, and Charles County. MHAP services differ depending on where you live. Find out which MHAP services are available in Prince George's County, Maryland [on their website](#) or contact the Housing Counseling Services, Inc. at 202-667-7006 for more information.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Prince George's County has made significant progress over the past five years toward furthering fair housing choice in its jurisdiction. Major milestones for the County over the past several years include the launch of the Language Access Compliance Program; revisions to Division 12 granting OHR the authority to investigate fair housing complaints; relaunch of the Right of First Refusal (ROFR) program; adoption of the updated zoning ordinance; construction of four new housing developments for seniors; and dedication of resources toward people with a disability. However, fair housing issues and barriers to affordable housing remain in the county and city of Bowie that must be addressed through meaningful action as described in this section and the AI.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The following goals and actions outlined in the Analysis of Impediments to Fair Housing Choice work to address barriers to affordable housing and fair housing choice.

Goal 1: Complete steps to create a fair housing enforcement ecosystem for Prince George's County.

- *Action 1:* Adopt modifications to Division 12 to meet substantial equivalency requirements to attain Fair Housing Assistance Program (FHAP) status for the Office of Human Rights.

- *Action 2:* DHCD will convene quarterly meetings with OHR and local fair housing enforcement partners to review fair housing complaint trends for Prince George's County and determine potential place- and mobility-based solutions that may be needed to address issues identified.
- *Action 3:* Identify up to two qualified fair housing training partners to provide training to Department of Housing & Community Development and Department of Planning, Inspections, and Enforcement in tandem with the rent stabilization work. Strongly encourage Fair Housing training for agencies that influence the County's housing processes.
- *Action 4:* Proactively collaborate across county department and agencies to ensure alignment in efforts and programming.

Goal 2: Take steps to remediate disability discrimination and increase access to housing for individuals with disabilities.

- *Action 1:* Conduct a disability needs assessment of housing and services in the county to determine community needs and available resources and create a plan to address gaps.
- *Action 2:* Utilizing \$500,000 received as pass through funds from the Maryland Department of Disabilities, the County will support renters who require accessibility modifications to their unit, upon approval of reasonable modification requests by the property owner. The County will first partner with owners and management agents of properties in the County's Right of First Refusal portfolio, which includes about 1,890 units, and will later focus on the Housing Authority of Prince George's County (HAPGC) Section 504 coordinator to reach households renting with a Housing Choice Voucher and may be requiring increased accessibility., and others. As is feasible, modifications will comply with Universal Design standards and practices.
- *Action 3:* Inventory accessible housing units in the County that are available for rent and coordinate with partner departments and agencies to create a comprehensive list for the County. This inventory should include the unit size, accessibility features, and market rate vs. subsidized designation. The Department of Housing & Community Development will add the accessible unit inventory to the existing Affordable Housing Dashboard and develop a schedule for regularly updating the inventory.

Goal 3: Prioritize programs and funding for persons with disabilities, Hispanic households, households at risk or experiencing homelessness, and seniors.

- *Action 1:* Affirmatively market the County's Rent Stabilization program to persons with disabilities, Hispanic households, households at risk of or experiencing homelessness, and seniors, to ensure these populations understand their rights related to rental cost increases and assistance available should issues be encountered. The County will work with partner community organizations and others serving these populations to disseminate information and resources.

- *Action 2:* Create and implement a technical assistance program specifically for organizations that receive CDBG funding and who serve persons with disabilities, seniors, and Hispanic households.
- *Action 3:* Prioritize Housing Trust Fund dollars for the construction of affordable housing for developments that serve persons with disabilities and seniors.
- *Action 4:* Develop or acquire at least 100 new senior housing units affordable to households at or below 60% AMI with greater access to transportation, retail, and community services. Besides congregate senior housing, such as HUD 202 housing, consider new housing typologies that reflect the changing needs of a larger senior population.

Goal 4: Proactively address the need to ensure Limited English Proficiency (LEP) populations can access County services and resources and understand their housing rights.

- *Action 1:* Continue to update the four-factor analysis to determine whether programs are adequately accessible to those with limited English proficiency (LEP). Continue outreach (e.g., TV, radio, bus shelters) to LEP populations to inform them of their rights.
- *Action 2:* Maintain funding for HUD-certified nonprofit housing counseling partners that provide education on tenant rights and rental counseling, particularly bi-lingual providers. Increase financial literacy and homeownership education available for the Hispanic population in English and Spanish.
- *Action 3:* Improve education and transparency around code enforcement. Train inspectors on working with non-English-speaking households who may lack trust or fear government officials. Residents should be made aware of their rights in every interaction, including the right to an interpreter. Greater code enforcement should also be paired with education on how to report violations and resources to address deficiencies.
- *Action 4:* As part of a larger effort to conduct housing listening sessions throughout the county, the County will engage with immigrant communities and people with Limited English Proficiency to better understand their service and housing needs.

Goal 5: Balance investments in revitalizing distressed communities (including R/ECAPs) with investments to expand affordable housing options in neighborhoods of opportunity.

- *Action 1:* Continue supporting Plan 2035's vision by targeting funds identified in the plan's Growth Policy Map and Strategic Investment Plan. The plan identifies six Neighborhood Reinvestment Areas, some of which are R/ECAPs, and also identifies an Innovation Corridor and eight Regional Transit districts, which are planned as mixed-use, economic growth centers and could become transit-oriented neighborhoods of opportunity.
- *Action 2:* Ensure residents of R/ECAPs are represented in the Missing Middle Study and the Anti-Displacement Study. Both efforts have the potential to greatly impact

disinvested neighborhoods inside the beltway and stabilize displacement along the Purple Line Corridor.

- *Action 3:* Perform an analysis and/or partner with other regional partners to evaluate access and equity in the WMATA and County bus systems. Specifically, evaluate the transit access of HCV holders, public housing units, Project-Based Section 8, senior developments, housing for people with disabilities, residents of R/ECAPs, and other subsidized housing.
- *Action 4:* Create an expedited planning and permitting approval process for all subsidized housing supported with County funds.
- *Action 5:* Adopt the proposed ADU and small-lot development ordinances to increase housing choice and provide greater infill opportunities.
- *Action 6:* Increase the mix of available housing types in the City of Bowie by evaluating the current zoning. Perform relevant rezonings to encourage the development of higher density housing in the city to provide greater access to the amenities and resources in the community.

Discussion:

See above.

AP-85 Other Actions – 91.220(k)

Introduction:

Prince George's County has a thoughtful and collaborative approach to serving the needs of residents. This section outlines other actions the County will take to impact the needs identified in the 2026-2030 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

Prince George's County identifies the population with the most underserved needs as extremely low-income households (less than 30% AMI) and households paying more than 50% of their rent toward housing (extremely cost burdened). The Department of Housing & Community Development has engaged with HUD CPD to plan and implement a Technical Assistance Cohort model to increase the capacity of CDBG and HOME fund users to better serve the community.

The County is also committed to encouraging and forming partnerships with nonprofit organizations, local government agencies, municipalities, and for-profit organizations for housing projects that will serve households at or below 30 percent of the area median income (AMI). Additionally, the County administers the Emergency Rental Assistance Program which helps to stabilize households at risk of becoming homeless. To address the needs of people living with a disability and seniors, the County is considering adopting a preference for these populations in the ERAP program as an outcome of the AI.

Actions planned to foster and maintain affordable housing

Through Housing Opportunity for All, the County is taking a dual approach to housing investments over the next five years. First, it will remove regulatory barriers and other

hurdles to make development easier across the board. Second, it will use public policy and resources to help produce new housing options, especially for lower income households that the private market may not serve. The Housing Opportunity for All working group prioritized exploring increases to the HITF (Cross-Cutting Action 3.1), establishing stronger, market informed inclusionary housing requirements (Cross-Cutting Action 1.5), strengthening the right-of-first refusal provisions (Targeted Action 2.6) and establishing a land bank to support redevelopment of abandoned residential properties (Targeted Action 3.2).

Actions planned to reduce lead-based paint hazards

The Prince George's County Department of Health suggests all children aged between six months and six years should undergo a blood test for lead as part of their regular care. The State of Maryland requires testing children at the ages of one and two.

The Prince George's County Health Department provides several services to residents as part of the Lead and Healthy Homes Program, including:

- **Nursing Case Management:** For children with high lead levels in their blood.
- **Environmental Assessments:** Conducted in response to confirmed medical reports of elevated blood levels in children.
- **Referrals to the MOSH (Maryland Occupational Safety and Health) Program:** Made as necessary when adult lead exposure is suspected in the workplace.
- **Educational Programs:** Providing information on potential lead exposure and safe lead paint reduction techniques.
- **Telephone Consultations:** Available for asthma triggers, mold, and other indoor air contaminants affecting children.

Actions planned to reduce the number of poverty-level families

Prince George's County's poverty rate increased from 2015 to 2022, whereas the poverty rate in the region decreased. The subpopulations with the highest poverty rates in the county included nonfamily households, the Asian population, and people with a disability. Each of these subpopulations increased in the county over the same time, likely contributing to the increase in poverty.

Along with the rise in poverty in the county, especially compared to the region, the number of R/ECAPs in the county increased from four in the previous AI to seven in 2022. The following groups are overrepresented in the county's R/ECAPS: individuals identifying as Hispanic, Asian households, households with children, and non-family households. The county should closely monitor the growing concentrated areas of poverty and factors that may contribute to their persistence.

Geographically, poverty and concentrations of vulnerable populations (e.g., LEP, people with a disability) are adjacent to or inside the Beltway. There are some exceptions with a large share of foreign-born residents, LEP, and people living with a disability in the north area of the County near Laurel. All but one R/ECAP tract is within the Beltway and none of the R/ECAPs are within the city of Bowie or south of Oxon Hill.

The County and its partners implement a variety of programs to eliminate poverty through increasing the affordability of housing, increasing the wherewithal of residents to afford more house in relation to their income, stemming neighborhood decline and blight, thus helping residents grow value in their owned or rented real estate assets, and by protecting vulnerable populations and minority communities from predatory financial lending practices and discrimination. These programs meet the various needs of individuals and families as they progress toward financial self-sufficiency.

Creating Economic Opportunities for Low- and Very Low-income Persons and Eligible Businesses

In efforts to utilize the Department of Housing & Community Development's federal programs to maximize economic opportunities for low and very low-income persons, the County Council enacted Council Bill (CB-112-2012) by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended, generally related to housing and community development. Effective November 20, 2020, the Department of Housing & Community Development is required to prepare a Section 3 Action Plan as part of its five-year Consolidated Plans and Annual Action Plans. The enactment of a Section 3 Action Plan is not a requirement of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3); instead, it is a tool to assist the Department with facilitating its implementation.

The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons.

In order for the Department to comply with the Section 3 Safe Harbor requirements it shall "to the greatest extent feasible"

1. Certify the Prioritization of Efforts:
 - a) Employment and training opportunities to Section 3 workers; and
 - b) Award contractors and subcontractors that provide economic opportunities for Section 3 workers.
2. Meet or exceed the applicable Section 3 Benchmarks established by Prince George's County:
 - a) Thirty-five percent (35%) of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers; and
 - b) Five percent (5%) of the total number of labor hours worked by all workers on a Section 3 project are Targeted Section 3 workers. This means that the five percent (5%) is included as part of the thirty-five percent (35%) threshold.

The Department of Housing & Community Development amended the FY 2016 – 2020 Consolidated Plan and FY 2016 Annual Action Plan by including a Section 3 Action Plan. The County Council and County Executive adopted and approved Council Resolution (CR-15-2016) on May 17, 2016.

The FY 2016 – 2020 Section 3 Action Plan was prepared based on the Section 3 Proposed Rule 24 C.F.R. § 135. The Department of Housing & Community Development would amend

its Section 3 Action Plan whenever HUD finalized the Section 3 regulations to reflect any revisions in the new regulations.

In September 2020, HUD finalized the Section 3 Rule, removed the implementing regulations and added the final regulation 24 C.F.R. § 75. The final rule updated HUD's Section 3 regulations to create more effective incentives for employers to retain and invest in their low-and very low-income workers, streamlined reporting requirements by aligning them with typical business practices, provided for program-specific oversight, and clarified the obligations of entities that are covered by Section 3.

The Department of Housing & Community Development amended its Section 3 Action Plan to reflect the Section 3 Final Rule 24 C.F.R. § 75 regulations. See Appendix D – 2021-2025 Department of Housing & Community Development Section 3 Action Plan.

In efforts to ensure the objectives of Section 3 are met in the use of applicable Federal funds in the County, Department of Housing & Community Development established the following goals and strategies.

Section 3 Goals

In efforts to meet or exceed the applicable Section 3 benchmarks established by HUD, Department of Housing & Community Development aims to accomplish the following annual goals through its Section 3 projects.

2021 – 2025 Section 3 and Local Benchmarks							
Annual Goal	Source of Funds	County FY Year	Performance Indicators	Number of Labor Hours worked by all Workers	Number of Labor Hours worked by Section 3 Workers	Number of Labor Hours worked by Targeted Section 3 Workers	Percent Met
Meet or exceed the 25% applicable Section 3 Benchmarks established by HUD: 35% of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers; and 5% of the total number of labor hours worked by all workers on a Section project are Targeted Section 3 workers.	CDBG, HOME, ESG, Section 108, LBPHC and LHRD	2022	Number of labor hours worked	0	0	0	0
		2023		80	0	0	0
		2024					
		2025					
		MULTI-YEAR GOAL TOTALS		80	0	0	0

In FY 2023, the Department of Housing & Community Development missed its goal. Section 3 covered activities applicable to the Final Section 3 Rule 24 C.F.R. § 75 are currently underway and will be reported in future CAPERs.

Strategies to Achieve Section 3 Goals

The Department of Housing & Community Development plans to use the following strategies to achieve the Section 3 Benchmarks:

- Strategy: Department of Housing & Community Development shall require contractors and subcontractors to provide justification for not utilizing Section 3 workers or Targeted Section 3 workers.

Failure to submit these documents shall constitute a breach of contract and may result in termination of the contract.

- Strategy: Department of Housing & Community Development shall standardize Section 3 requirements in all written agreements with contractors and subcontractors.
- Strategy: Department of Housing & Community Development shall require sub-recipients to monitor and enforce the Department of Housing & Community Development Section 3 Action Plans for Contractors and Subcontractors timely.
- Strategy: Department of Housing & Community Development shall provide updated Department of Housing & Community Development Contractor and Subcontractor with the Section 3 Action Plan and request that sub-recipients provide it to their contractors and subcontractors.
- Strategy: Department of Housing & Community Development shall provide the sub-recipients, contractors, and subcontractors with a list of Section 3 business concerns interested and qualified for all proposed Section 3 covered projects.
- Strategy: Department of Housing & Community Development shall require Section 3 covered sub-recipients to utilize, maintain, and monitor contractors and subcontractors using required documents in the Department of Housing & Community Development Section 3 Action Plan for Contractors and Subcontractors.

The sub-recipient, contractors, and subcontractors are required to keep records as necessary to demonstrate Section 3 compliance and submit copies of these records to Department of Housing & Community Development.

Failure to submit these documents shall constitute a breach of contract and may result in termination of the contract.

- Strategy: Department of Housing & Community Development shall include a provision notifying prospective applicants that Section 3 and the regulations in 24 C.F.R. § 75 are applicable to all funding awards during its announcements of notices of funding availability (NOFAs).

- Strategy: Department of Housing & Community Development shall require prospective applicants of Section 3 Covered projects to demonstrate efforts to reach the Section 3 Goals.

The Department of Housing & Community Development has joined the Prince George's County American Job Center Network partnered with Employ Prince George's, Inc. (EPG) to assist the agency with meeting its Section 3 Safe Harbor requirements. Both agencies have agreed that EPG's Construction Works Program can serve as a valuable tool for job seekers and businesses to connect to the Department of Housing & Community Development's Section 3 covered projects.

Employ Prince George's Construction Works Program prepares county job seekers with the training that leads to entry to middle-skilled employment opportunities with the high growth-high demand Construction Industry. In addition, this Program connects job seekers with local businesses that participate in the Construction Works Program for employment.

The Program partners with numerous businesses, Prince George's County Public Schools, Prince George's County Community College, private career schools, nontraditional educational entities, and Maryland Department of Labor Workforce Innovation and Opportunity Act (WIOA) Eligible Training Providers to provide superior construction trades training.

The EPG Construction Works Program will be staffed with a Construction Works Program Coordinator and a Construction Works Program Business Consultant. The Construction Works Program Coordinator will enroll Section 3 job seekers into the Program, provide one-on-one services to help remove barriers to employment, and assist them with achieving their employment goals. In addition, the Construction Works Program Coordinator will partner with the Construction Works Program Business Consultant to connect program graduates with Section 3 business concerns, local businesses that have employment opportunities in the Construction and Real Estate Industries.

Employ Prince George's, Inc. will also help to market the Department of Housing & Community Development Section 3 Action Plan for Contractors and Subcontractors by participating in the Department of Housing & Community Development subrecipient technical assistance workshops, pre-bid and pre-construction conferences.

the Department of Housing & Community Development will encourage sub-recipients, contractors, and subcontractors to participate in the EPG Construction Works Program to help ensure compliance with the Section 3 Safe Harbor requirements.

Actions planned to develop institutional structure

Cross-Cutting Action 2.8 in Housing Opportunity for All helps to increase internal capacity to support implementation of Comprehensive Housing Strategy goals and strategies, by assessing the existing delivery systems and organizational structures, and aligning them to support strategy implementation. This effort will be ongoing during the FY 2026-2030 Consolidated Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

Cross-Cutting Action 2.1 in Housing Opportunity for All supports cross-departmental coordination and communication. By implementing this action, the County will establish a cross-departmental team to coordinate on housing development and capital improvement and related planning projects, geographic targeting and priorities, evaluating the impact of policies and leveraging cross-sector resources, capacity and tools, including social service providers.

Discussion:

See above.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$471,732
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	\$471,732

Table 62 – CDBG Income

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:** Prince George's County does not use HOME funds in any

other manner than those described in 24 C.F.R. § 92.205.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:** the Department of Housing & Community Development administers one HOME funded homebuyer program, the Pathway to Purchase Program, which assists income-eligible first-time homebuyers to purchase eligible residential properties by providing homeownership assistance. The program offers zero percent (0%) interest, deferred payment of up to the maximum of \$25,000 as needed, for mortgage principal reduction, and/or down payment and/or closing costs. To be eligible, applicants must comply with monthly housing costs burden and total debt ratio requirements set administratively by the Department of Housing & Community Development. All properties must pass a Housing Quality Standards (HQS) Inspection. When using HOME funds in any County program involving homebuyer activities, the County will incorporate the following provisions as appropriate:

Recapture Provision

For all programs providing a direct HOME subsidy to enable the homebuyer to buy a housing unit, the recapture provision will be enforced. Direct HOME subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduces the purchase price from fair market value to an affordable price.

If the HOME recipient decides to sell the house within the affordability period, based upon the direct HOME subsidy provided to the homebuyer which enabled the homebuyer to purchase the unit, the County will recapture all or a portion of the direct HOME subsidy. However, the amount recaptured by the County cannot exceed what is available from net proceeds. Net proceeds are defined as the sales price minus superior loan repayments (other than HOME funds) and any closing costs. Under no circumstances will the County recapture more than is available from the net proceeds of the sale.

The County enforces the recapture provision with a HOME Regulatory Agreement, Declaration of Covenants and Deed of Trust to be recorded in the County's land records. For all homebuyer assistance programs providing a direct HOME subsidy, the County will execute and record similar legal documents to enforce the recapture provision.

Resale Provision

Subject to underwriting, certain County programs, specifically those involving newly constructed or substantially rehabilitated HOME-assisted units must remain affordable over the entire affordability term, and therefore those units will be designated as "affordable units." If a unit is so designated, and is sold during the affordability period, the sale must meet the following criteria:

- The new purchaser must be low-income, defined as a family at seventy to eighty percent (70% to 80%) of area medium income paying no more than thirty percent (30%) of income for principal, interest, property taxes and insurance.

- The new purchaser must use the property as the family’s principal residence and agree to assume the remainder of the original affordability period.
 - The sales prices will be controlled by the County so as to be “affordable” to the new purchaser.
 - The original homebuyer, now the home seller, must receive a “fair return” on their investment, as defined by the County.
 - Fair return will be measured by the percentage change in the Consumer Price Index (CPI) over the period of ownership.
 - The basis for calculating fair return will include a return on: 1) the HOME-assisted buyer’s original investment, plus 2) capital improvements made by the original buyer based on the actual costs of the improvements as documented by the homeowner’s receipts.
 - These improvements will include window and roof replacements; electrical and plumbing systems upgrades; infrastructure improvements; kitchen and bathroom remodels; finishing of basement and energy efficient upgrades.
 - In some instances, it may be necessary for the County to provide HOME assistance to the subsequent purchaser to ensure that the original buyer receives a fair return, and the unit is affordable to the low-income population, as defined.
 - The County will use applicable deed restrictions and land covenants to enforce the resale restrictions.
3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:** The County will enforce the recapture/resale guidelines during the applicable affordability with a deed restrictions and land covenants to be recorded in the County’s land records.
4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:** Prince George’s County does not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment) the Department of Housing & Community Development is the administering agency of the ESG program. The Department of Housing & Community Development subcontracts with the Prince George’s County Department of Social Services to implement the ESG program.

Written standards to be used in administering ESG activities have been developed in partnership with the Department of Housing & Community Development, the Department of Social Services, and the Continuum of Care and ensure:

- Consistent evaluation of individual and family eligibility for assistance in accordance with the definitions of homeless and at risk of homelessness (24 C.F.R. §576.2) as well as with recordkeeping requirements.
- Coordinated and integrated service delivery among all impacted providers.
- Clear and distinct eligibility requirements in place for homelessness prevention versus rapid rehousing assistance.
- Single mechanism for prioritizing applicants who are eligible for assistance.
- Matrix that identifies what percentage and/or amount (or range thereof) each participant must pay, if any, while receiving assistance, how long a single participant may receive assistance (including maximum number of months or times a participant may receive assistance), and adjustments in percentage and/or amount (or range thereof) the participant must pay (including the maximum amount of assistance a participant may receive), if any.
- Compliance with all ESG rules and regulations.

The Department of Housing & Community Development also uses monitoring standards governing activities set forth in HUD's monitoring guidebook for the ESG program for making judgments about the program effectiveness and management efficiency, which includes performance expectations (i.e., number of persons in overnight shelter, number of beds created, etc.).

Prince George's County has a coordinated Continuum of Care system and all referrals for individuals and/or families at risk of, or currently experiencing homelessness, are made through the Homeless Hotline. The Hotline operates toll free (888-731-0999) and provides emergency answering and referral for the homeless 24 hours a day, 365 days a year. Customers are assessed to determine their level of risk and triaged appropriately for diversion, prevention, shelter, or rapid re-housing services available throughout the continuum. Providers report bed vacancies and/or service availability daily so that hotline staff members are armed with the most up-to-date information at the time of each call. Customers who call will be required to provide some combination of the following documentation depending on the services and programs they ultimately access:

Information collected during the initial intake:

- Proof of residence
- Valid photo identification
- Household composition
- Imminent need for assistance (i.e., be homeless or at imminent risk of becoming homeless)

Information collected during the assessment (required documentation will vary by funding source/program):

- Proof of income – earned and unearned - for all household members (i.e., child support, entitlement benefits, annuities, retirement, unemployment, or alimony).

- Proof of demographic information (i.e., photo ids, military documents, social security cards, school records, medical records, or birth certificates).
- Proof of expenses - i.e., cable, cell phone, utilities, hospital bills, loans, child support, childcare, car note/car insurance or credit cards).
- Proof of housing status (i.e., lease, late notice, eviction notice, institutional discharge documents, or landlord letter).
- HMIS history (if any); and
- Other documentation as needed on a case-by-case basis to ensure eligibility.

Rules to follow when a customer is determined potentially eligible for homeless assistance (diversion, prevention, and/or rapid re-housing):

- Must meet face-to-face with an assistance counselor within 3 days of referral to complete a formal intake and case plan.
- Annual household income must fall below the maximum AMI income guideline(s)
- Must meet the federal definition of homeless in Category 1, 2, 3 and / or 4
- Must be able to regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing.
- Must complete quarterly re-certification assessments to monitor progress (where applicable)
- Must complete an exit plan to ensure self-sufficiency after assistance has ended.

Eligible costs include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair. Duration of assistance may not exceed 24 months in a 36-month period.

Rules to follow when a customer is assigned to shelter:

- Must meet with a case manager promptly to establish goals that will lead them to finding permanent housing.
- Must sign an agreement with the shelter indicating willingness to work toward accomplishing set goals.
- Must perform all required individual and group chores to maintain dormitory or rooms.
- Must adhere to mandatory safety and curfew requirements.
- Must pay required maintenance fees based on customers income or save at least 30% of their income toward future living expenses.
- Must attend weekly meetings with case manager to review and update service plans.
- Must participate in mandatory health screenings.
- Must adhere to non-smoking requirements where applicable.
- Must participate actively in job search and employment activities.

- Must participate in random screening for alcohol and drug abuse to find out if customers need help addressing addiction problems.
- Must participate in psychological assessments to identify need for care or treatment of emotional or mental health problems.
- Must address personal and family issues that caused you to become homeless.

Shelters have the right to terminate individuals or families if they fail to abide by the rules and regulations, if they make no efforts to address identified issues and concerns, or if they fail to utilize available resources and supportive services to achieve established goals. Customers have the right to appeal if they disagree with the shelter for discharging them. They can arrange for a termination hearing by asking case manager or shelter Director for an "Appeal or Grievance Form". Customers also have the right to appeal any decisions by the shelter to deny those benefits or services because of their sex, race, color, religious beliefs, disability, or national origin. Shelter stays vary by program, but typical lengths of stay include 0-90 days for emergency shelter, 0-24 months for transitional shelter and unlimited for permanent supportive housing.

Compliance with Violence Against Women Act ("VAWA")

The Violence Against Women Act ("VAWA")([34 U.S.C. § 12471 et seq.](#)) as reauthorized and amended in March 2022, requires subrecipients and other entities that receive grant awards provide to housing activities in accordance with the, Emergency Shelter Solutions Grants ("ESG") program (herein referred to as "Covered Program") authorized under 34 U.S.C. § 12491 (a)(3) to implement and enforce VAWA housing requirements to protect victims of domestic violence, dating violence, sexual assault, or stalking. The housing protection requirements provided under VAWA apply to women and other individuals regardless of sex, gender identity, or sexual orientation ([24 C.F.R. § 5.2001](#)).

The Department of Housing & Community Development subrecipients and other entities that provide rental subsidies, emergency housing shelter, affordable housing, shall inform Covered Program participants of their VAWA rights, civil enforcement protections and identify other HUD resources in a form and format approved by the Department of Housing & Community Development. Compliance with this provision may additionally require subrecipients and other entities to submit VAWA compliance reports, from time to time, in a form and format approved by the Department of Housing & Community Development.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Prince George's County Continuum of Care for homeless persons is coordinated through the County's HSP which includes over one hundred (100) public and private agencies, faith-based organizations, service providers, mainstream programs, consumers and concerned citizens which meet monthly and work collaboratively to establish strategic priorities, assess progress, ensure compliance with HUD and other

funder requirements and oversees full implementation of the County's Ten Year Plan to Prevent and End Homelessness.

The Continuum of Care is fully compliant with HUD's requirements for centralized intake and assessment. The Continuum of Care operates a 24-hour hotline for calls related to housing instability and homelessness. Entrance to all County emergency shelters, as well as diversion and prevention measures, are accessed through this hotline. The central point of entry allows homeless persons to gain services and shelter without having to navigate several different systems and application procedures. Residents are screened, assessed, and linked to a prevention/diversion program or an appropriate emergency shelter based on gender, family composition, need, and bed availability.

This centralized process includes system wide coordinated entry protocols for prioritizing and customizing homeless services based on the identified needs of the individual. These protocols create a prioritization code for all those currently in or entering the system which is used to help determine which response – RRH, Emergency Shelter, Transitional Shelter, or PSH is best suited to the household and will help reduce the time spent in homelessness as well as reducing the cost per successful placement. As part of this approach, the Continuum of Care also maintains a registry of all known chronically homeless persons and uses a vulnerability index to prioritize those most in need of long-term subsidies and support. The centralized assessment team meets weekly to review all cases.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Through direct operations, as well as publicly procured contracts with private non-profit agencies in the County, the Department of Social Services currently uses ESG funds to provide emergency shelter, street outreach, HMIS, and homeless prevention and rapid re-housing services. Services are provided through the HSP provider network and all financial assistance funds are issued by the Department of Social Services. Funding priorities for services are determined using several factors: (1) priority areas identified in the County Continuum of Care's strategic plan, (2) alignment with HEARTH and ESG regulations, (3) level of need documented in HMIS, and (4) funds currently available for similarly situated activities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County meets the homeless participation requirement. Several members of the HSP are individuals who were homeless or formerly homeless.

5. Describe performance standards for evaluating ESG.

The following describes the performance standards for evaluation the ESG program outcomes in FY 2026:

Street Outreach:

Percent of individuals that engage

Percent of Individuals that exit from street outreach

Shelter:

Average Length of Stay

Percent of persons exiting to permanent housing

Utilization rate of units/beds available versus units/beds provided

Rapid Re-Housing:

Percent of households exiting to permanent housing

Homeless Prevention:

Percent of households which are prevented from becoming homeless

Coordinated Entry:

Percent of households placed on the priorities list

Percent of households that had referrals and events

Appendices

Appendix A: Summary of Comments Received

Overview

As part its community engagement for its Five-Year Consolidated Plan, Prince George's County's Department of Housing & Community Development hosted three community meetings (May 29, 2024; October 24, 2024; and January 15, 2025); one official public meeting (UPDATE WITH DATE); four resident focus group sessions (May 30, 2024; May 31, 2024; September 5, 2024; September 10, 2024); solicited public comments (UPDATE WITH DATES); and gathered input through a community survey (available from May 28th to August 11th, 2024).

The public engagement forums focused on understanding the needs, challenges faced by, and priorities of county residents. This information informed all aspects of Prince George's County Five-Year Consolidated Plan, especially the Needs Assessment and Strategic Plan sections. This summary highlights key themes from feedback gathered through activities during all public engagement activities and summarizes the public comments received. The themes were identified based on how often a keyword or idea was observed in participants' responses. For this reason, sentiment — such as whether the idea or keyword was shared in a positive or negative light — is captured in the discussion of each theme.

Attendance

In total, across the community meetings and the resident focus groups, 233 residents participated in the public engagement events. The community survey received approximately 500 responses. It is important to note that while all participants were encouraged to participate in small-group conversations, participation was voluntary.

Common themes from public meeting and forums

Six themes were cited most often across the public engagement activities: 1) housing affordability for renters and homeowners; 2) housing and services for seniors; 3) public safety improvements; 4) housing quality, type, and location; 5) homelessness services; and 6) services for populations with special needs. Each theme is summarized in more detail below.

Housing affordability for renters and homeowners – Overwhelmingly, residents shared concerns about housing affordability. These concerns were shared by both renters and homeowners living in the county. Residents shared increasing difficulty in accessing homeownership opportunities. They expressed particular difficulty in affording down payment costs. Participants said it is particularly difficult for special populations with various accessibility needs to find units that are both affordable and meet their needs.

Housing and Services for Seniors– As the county's senior population grows, residents shared they are concerned by and interested in prioritizing the needs of seniors. Residents shared concerns about seniors' ability to afford housing that serves their needs or to age in place and make renovations that increase their homes' accessibility. They said these

issues are particularly challenging for seniors who are living on fixed incomes. Residents also shared a need for social services that focus on serving seniors.

Public Safety Improvements – Public safety concerns were consistently shared by residents. It was described as a highest priority community development need by many participants. Residents shared concerns about public safety as it relates to a wide range of issues. Some of the public safety concerns residents shared included traffic safety issues, challenges in pedestrian safety, inadequate street lighting, and concerns regarding crime.

Housing Quality, Type, and Location – Participants consistently cited housing quality and housing location. Residents shared concerns about deferred maintenance, overcrowded conditions, pests, and general challenges in adequate code enforcement. Many participants also shared challenges about excessive trash in their neighborhood and the potential public health issues that could create. In addition to housing quality concerns, participants highlighted a need for more housing, especially affordable options, in areas with better amenities and better proximity to transit.

Homelessness Services – Homelessness prevention and assistance were repeatedly identified as top priorities by participants. They expressed a strong desire for more shelter options for those experiencing homelessness, along with expanded access to health and other services at these shelters. Participants consistently shared prioritizing services and programs that aim to prevent homelessness including rental assistance.

Key themes from community meetings

Individual themes from each public forum, including the community survey, are summarized in the table below.

Community Meeting #1	• Housing affordability challenges • Rental assistance to prevent homelessness • Challenges for large families to find affordable, decent housing • Senior Housing • Street and infrastructure improvements • Public safety improvements
Community Meeting #2	• Expansion of Mental Health Services • Rental assistance for special populations • Prioritize mixed-income developments • More high-density housing near transit • Sidewalk improvements • Bus stop improvements • Assistance for homeownership • Expanded multimodal transportation
Community Meeting #3	• Housing preservation • Emergency rental assistance • Expanding social service programs • Making data driven public policy decisions

	• Permanent supportive housing • Leveraging private investment for affordable housing • Resources to allow residents to age in place
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Summary of written public comments received [TO BE UPDATED AFTER PUBLIC COMMENT PERIOD]