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*County Executive*



# Housing & Community Development Forum

FY 2026-2030 Consolidated Plan & FY  
2026 Annual Action Plan

January 15, 2025

# Agenda

- 01 WHY WE'RE HERE TODAY
- 02 PAST PERFORMANCE
- 03 PRIORITY NEEDS
- 04 DRAFT GOALS
- 05 PLANNING FOR THE NEXT FISCAL YEAR
- 06 NEXT STEPS

# What is a Consolidated Plan?

- **Five-year** plan that guides how federal funds are used for the highest priority housing and community development needs in the county
  - Community Development Block Grant
  - HOME Investment Partnerships Program
  - Emergency Solutions Grants
  - Housing Opportunity for Persons with AIDS
- Identifies **priority needs**
- Sets **goals and priorities** for the use of federal funds
- Provides an opportunity for the **public and service organizations** to impact how funds are spent based on community needs

# What is an Analysis of Impediments to Fair Housing Choice?



An analysis of public and private sector impediments to fair housing choice



A comprehensive review of laws, regulations, policies, procedures, and practices



Assessment of how those laws, etc. affect housing location, availability, and accessibility

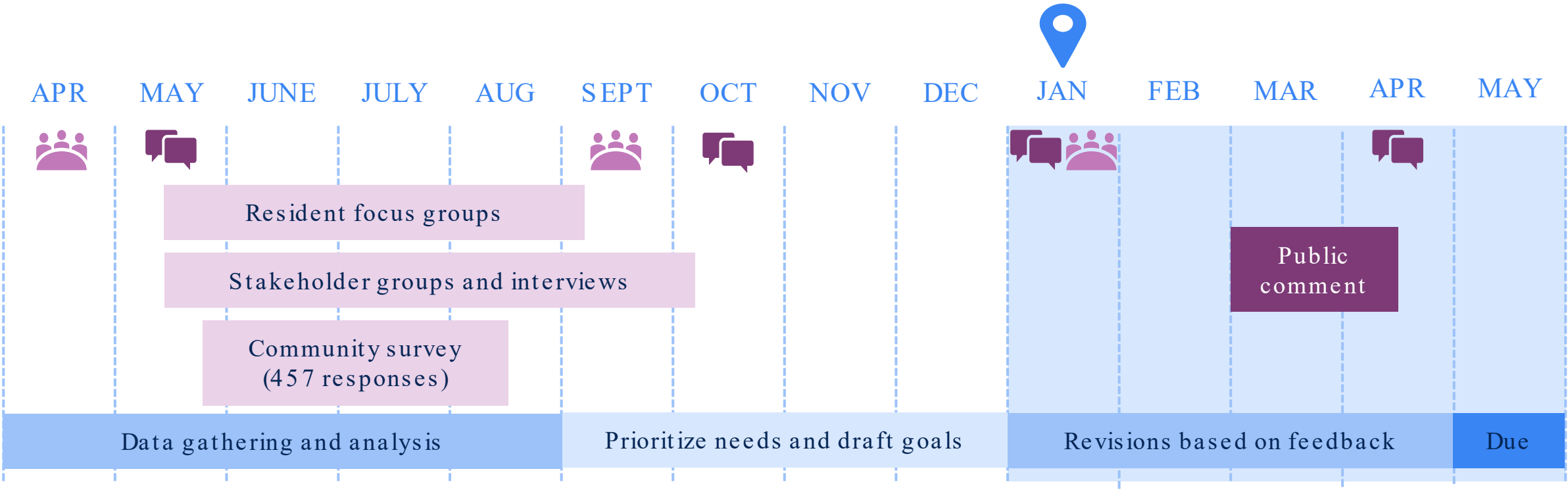


Review of housing market conditions (policies, rents, access to community amenities, etc.) affecting fair housing choice



Evaluation of the availability of affordable, accessible housing in a range of unit sizes

# What does the Planning Process Involve?



 Community Advisory Council meetings

 Community meeting or public hearing

# CONTEXT: CURRENT PRIORITIES (FY25)

# Who are these resources for?

Entitlement funds must assist low -to-moderate income (LMI) individuals and families.

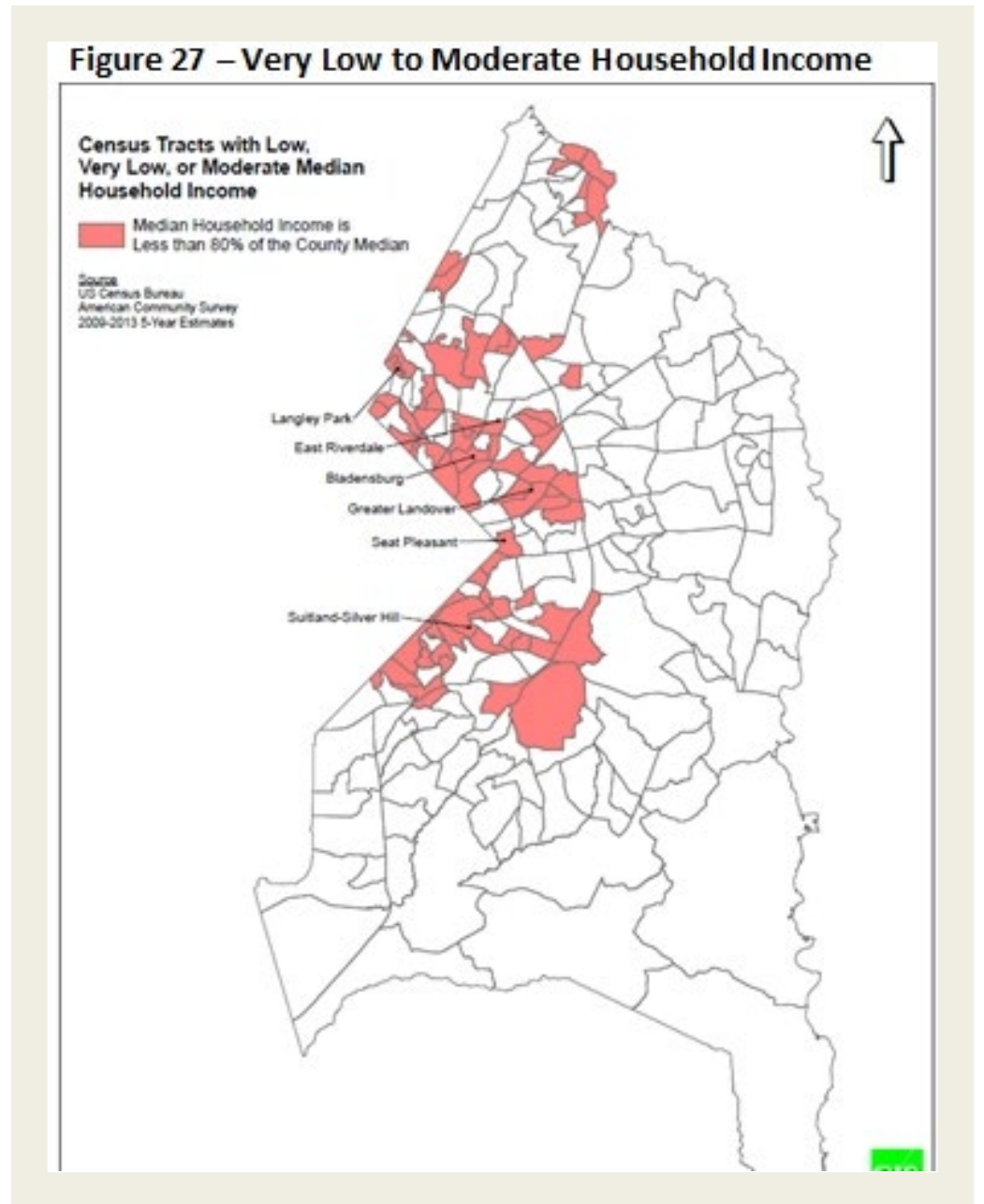
Household Size	Extremely low income (maximum income = 30% of the AMI)	Very low income (maximum income = 50% of the AMI)	Low income (maximum income = 80% of the AMI)
1	\$32,500	\$54,150	\$68,500
2	\$37,150	\$61,900	\$78,250
3	\$41,800	\$69,650	\$88,050
4	\$46,400	\$77,350	\$97,800
5	\$50,150	\$83,550	\$105,650
6	\$53,850	\$89,750	\$113,450
7	\$57,550	\$95,950	\$121,300
8	\$61,250	\$102,150	\$129,100

\*U.S. Department of Housing and Urban Development, FFY 2024

\*\* Homebuyer Programs are allowed to use uncapped income limits

# Geographic Target Areas

- Prince George's County receives federal funds to invest in improving local communities
- Entitlement funds must assist low- and moderate-income individuals and families





# CFY 2025 Federal Funding Levels

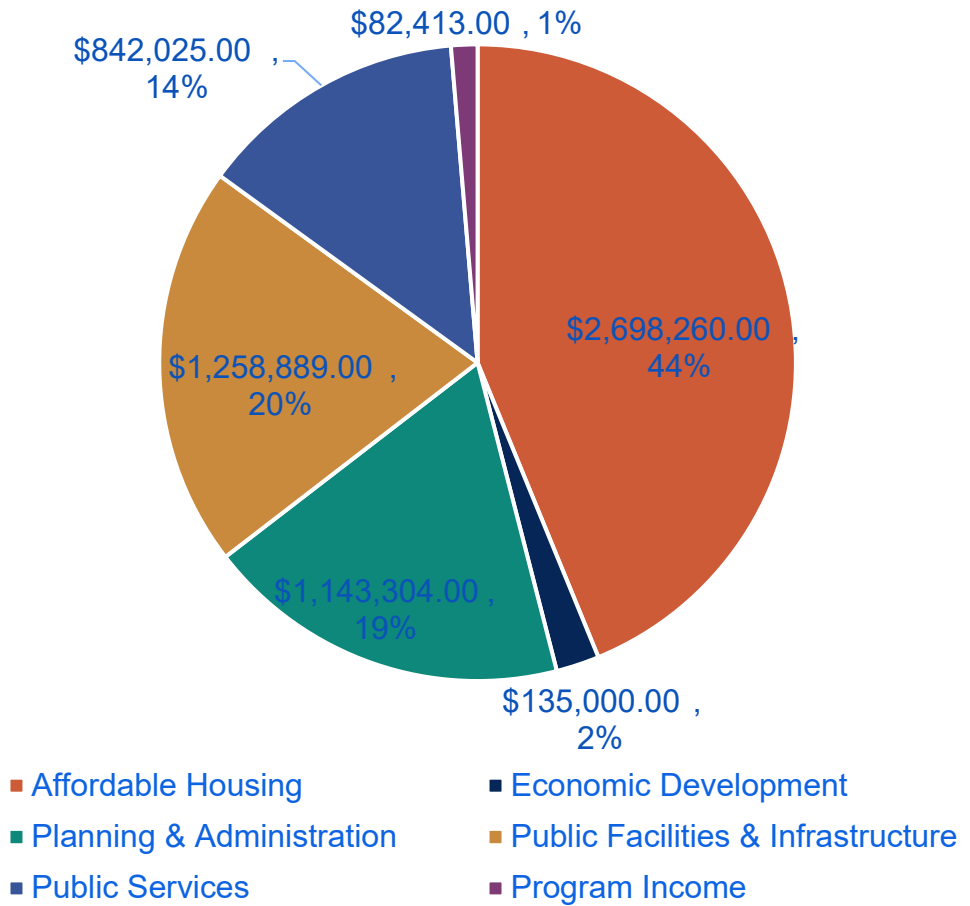
Source of Funds	FFY 2025
CDBG	\$6,159,891
HOME	\$3,224,200
ESG (excluding matching funds)	\$465,086
<b>Total</b>	<b>\$9,849,177</b>



# Community Development Block Grant

Funding Allocation for CFY 2025: \$6,159,891

- **Affordable Housing (44%):** Build or rehabilitate rental/homeownership units for individuals with low and moderate incomes
- **Public Facilities & Infrastructure (20%):** Health centers, street and sidewalk improvements
- **Public Services (14%):** Program & services for youth, seniors, homeless, veterans, and disabled persons
- **Economic Development (2%):** Micro - enterprise programs that create new jobs for individuals with low and moderate incomes



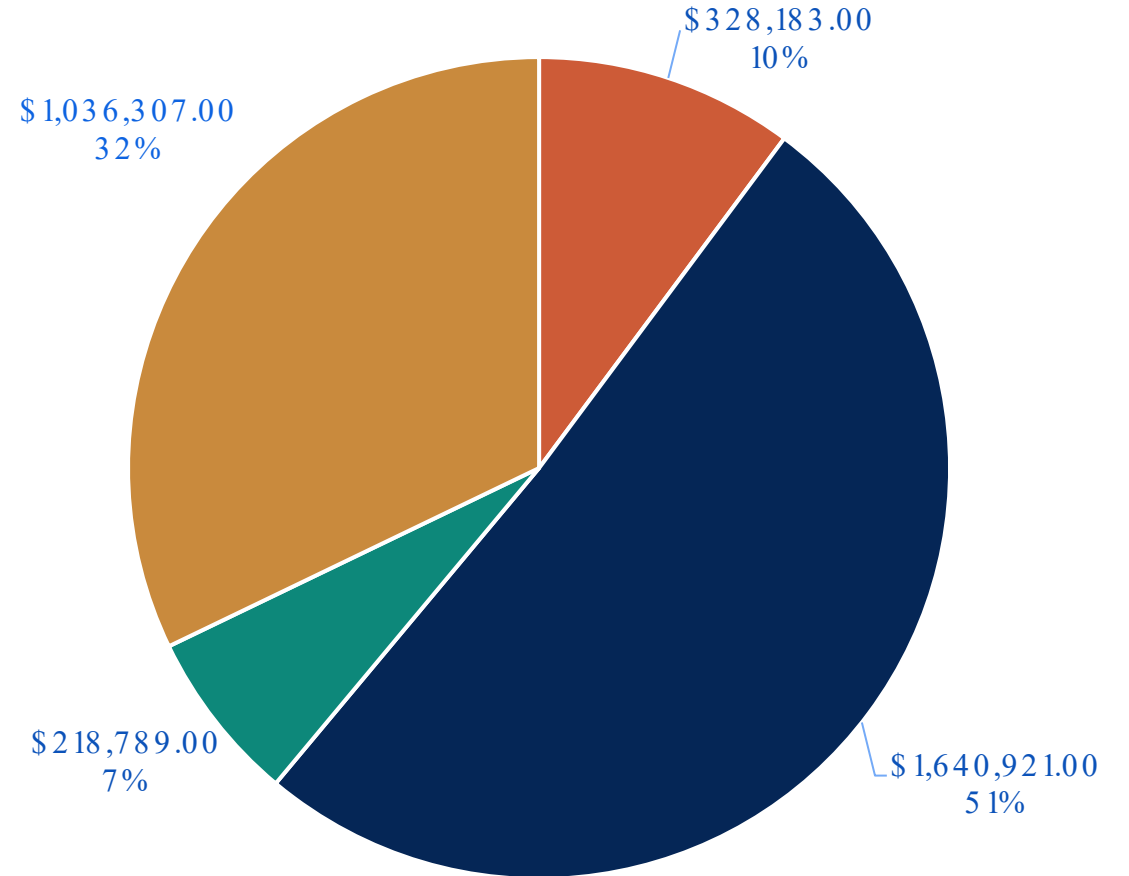
# FY 2024 CDBG Accomplishments

- Stabilized and improved rental properties by rehabilitating 285 rental units.
- Prevented displacement of long-time residents by providing rental assistance to 285 households at risk of homelessness.
- Increased access to job training and economic development assistance by creating and/or retaining 331 jobs and assisting 73 small businesses.
- Improved the quality of life/livability by supporting public services activities that assisted 5,371 low to moderate-income persons.
- Supported high-quality public infrastructure improvement activities by supporting public facility or infrastructure improvement activities benefiting 29,957 low to moderate-income persons.

# HOME

Funding Allocation for CFY 2025: \$3,224,200

- **Build or rehabilitate housing** for rent or ownership
- Provide **home purchase or rehabilitation financing assistance** to eligible homeowners and new homebuyers
- **Technical assistance** to Community Housing Development Organizations (CHDOs)

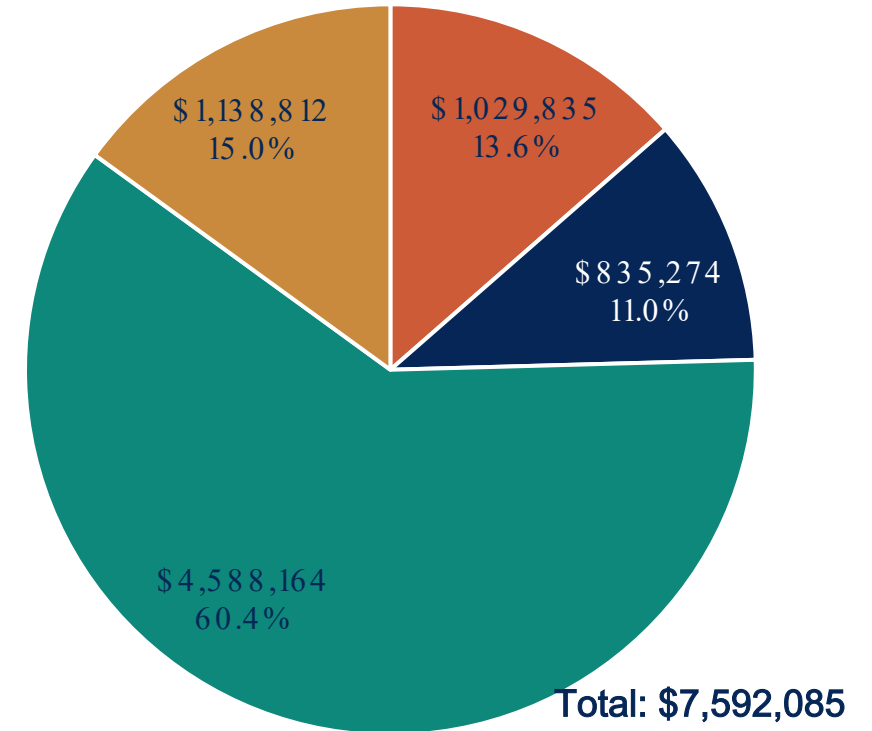


- CHDO Set-Aside Activities
- Multi-Family Rental Housing Construction & Rehab Program
- HOME Administration
- Program Income

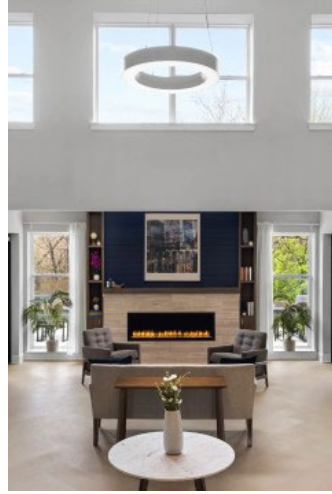
# HOME ARP (American Rescue Plan)

Funding Allocation: \$7,592,085

- Purpose: to reduce homelessness and increase housing stability
- Eligible uses of HOME ARP funds
  - 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



- Supportive services: case management
- Acquisition/ development of non-congregate shelter
- Development of affordable rental housing with an emphasis on permanent supportive housing
- Administration & planning



# HOME Funded Programs and Projects

# Housing Rehabilitation Assistance Program (HRAP)

- The Prince George's County Department of Housing and Community Development (DHCD) has partnered with Housing Initiative Partnership and the Redevelopment Authority of Prince George's County to provide **zero percent (0%) home improvement loans** of up to **\$60,000** to eligible homeowners who need to make repairs on their homes.
- Monthly loan payments are deferred, and the principal loan amount is repaid in full when the property is sold or transferred.
- Eligible repairs include:
  - Health Hazards: Lead, Mold and Asbestos Abatement
  - Safety and Code Compliance: Roofing, Electrical, Plumbing, Flooring
  - Energy Efficiency: Windows, Insulation, Siding
  - ADA Related Improvements: Ramps, grab bars, railings
  - Other improvements are considered

# Pathway to Purchase

- Designed for first-time homebuyers with incomes up to 80% of AMI
- Up to \$50,000 in assistance

13 

First-time buyers purchased a home with P2P assistance

\$297,092.59

P2P funds disbursed in FY24



# Residences at Springbrook

- Developers
  - Housing Initiative Partnership
  - Parallax Development Group
  - Bank of America CDC
- Located at 8230 Schultz Road, Clinton, MD 20735
- Status: construction complete



# Residences at Springbrook

- Affordable housing development for seniors (62+)
- 90 affordable rental apartments
  - 54 units affordable for households @ 50% AMI
  - 35 units affordable for households @ 60% AMI
- Range of sizes to meet different needs
  - 72 units (1 bedroom / 1 bathroom)
  - 8 units (2 bedrooms / 1 bathroom)
  - 10 units (2 bedrooms / 2 bathrooms)

Financing	
Freddie TEL Private Loan	\$8,187,849
Rental Housing Works	\$2,500,000
County HOME Funds	\$3,000,000
County HITF	\$750,000
Low Income Housing Tax Credits	\$10,922,093
Deferred Developer Fee	\$1,746,737
Federal Home Loan Bank	\$500,000
Other	\$1,460,000
<b>Total</b>	<b>\$29,066,679</b>

# Glenarden Phase III



- Developers
  - Pennrose
  - Redevelopment Authority PGC
  - B&W Solutions
  - SHIBACH! Ministries
- Located at 8405 Hamlin Street, Lanham, MD 20705
- Status: construction complete

# Glenarden Phase III

- Affordable housing development
  - Townhouse units
  - Stacked apartment units
- 44 affordable rental apartments
  - 38 units affordable for households @ 30% AMI
  - 3 units affordable for households @ 40% AMI
  - 2 units affordable for households @ 50% AMI
  - 1 unit affordable for households @ 60% AMI
- Range of sizes to meet different needs
  - 28 units (1 bedroom / 1.5 bathroom)
  - 16 units (3 bedrooms / 2 bathroom)

Financing	
FHA 221(d)4 Freddie Loan	\$ 1,760,000
County HOME Funds	\$ 1,500,000
County Infrastructure Funds	\$ 225,000
Low Income Housing Tax Credits	\$ 13,873,613
Deferred Developer Fee	\$ 1,198,473
Return of Commitment Fee	\$ 35,200
<b>Total</b>	<b>\$ 18,592,286</b>

# Hill House at Beechfield

- 150-unit rental development for seniors
- Developer: KCG Development, LLC and Streetscape Partners, LLC
- Located at 12005 Traditions Blvd, Bowie, MD
- Status: construction in progress (estimated completion is March 2025)



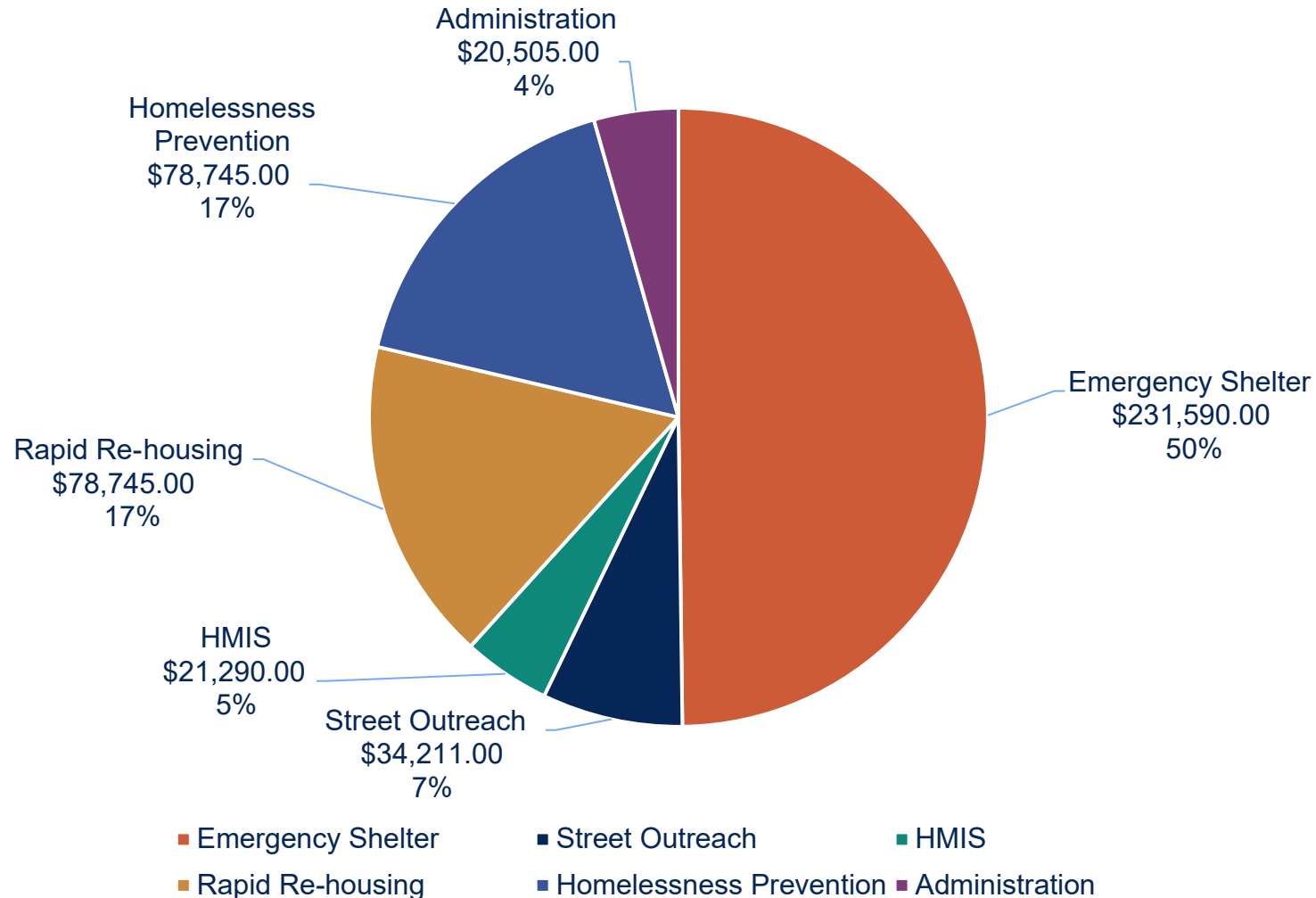
# The Cassidy

- 175-unit rental development
- Developers
  - KCG Development, LLC
  - Streetscape Partners, LLC
- Located at Karen Blvd & Wilberforce Ct, Capitol Heights, MD
- Status: construction in progress (estimated completion is February 2027)



# Emergency Solutions Grants

Funding Allocation for CFY 2025: \$465,086



- **Engage** homeless individuals and families living on the street
- Provide **essential services** to shelter residents (case management, social services, etc.)
- **Rapid re-house** homeless individuals and families

# Emergency Solutions Grants Accomplishments

- Engaged 60 homeless individuals living on the street
- Provided essential services to 519 shelter residents (case management, social services, etc.)
- Rapidly re-housed 40 homeless and at risk of homelessness individuals





# DEVELOPING A PLAN FOR THE NEXT FIVE YEARS OF FEDERAL FUNDS

# Themes To-Date: Priority Needs

While this list is not inclusive of all community needs, these themes have emerged through community engagement and data analysis:

Prevention and reduction of chronic homelessness

- Youth
- Seniors

Preservation of existing affordable housing (rental)

- Access to transit/amenities

Improve the quality of existing owner-occupied homes

- Seniors

Creation of new affordable housing (diversity of rental and homeownership opportunities)

- Access to transit/amenities
- Individuals with disabilities

Expansion of public services

- Children/youth programming
- Seniors

Safe and inclusive public infrastructure to better connect residents and build safer communities

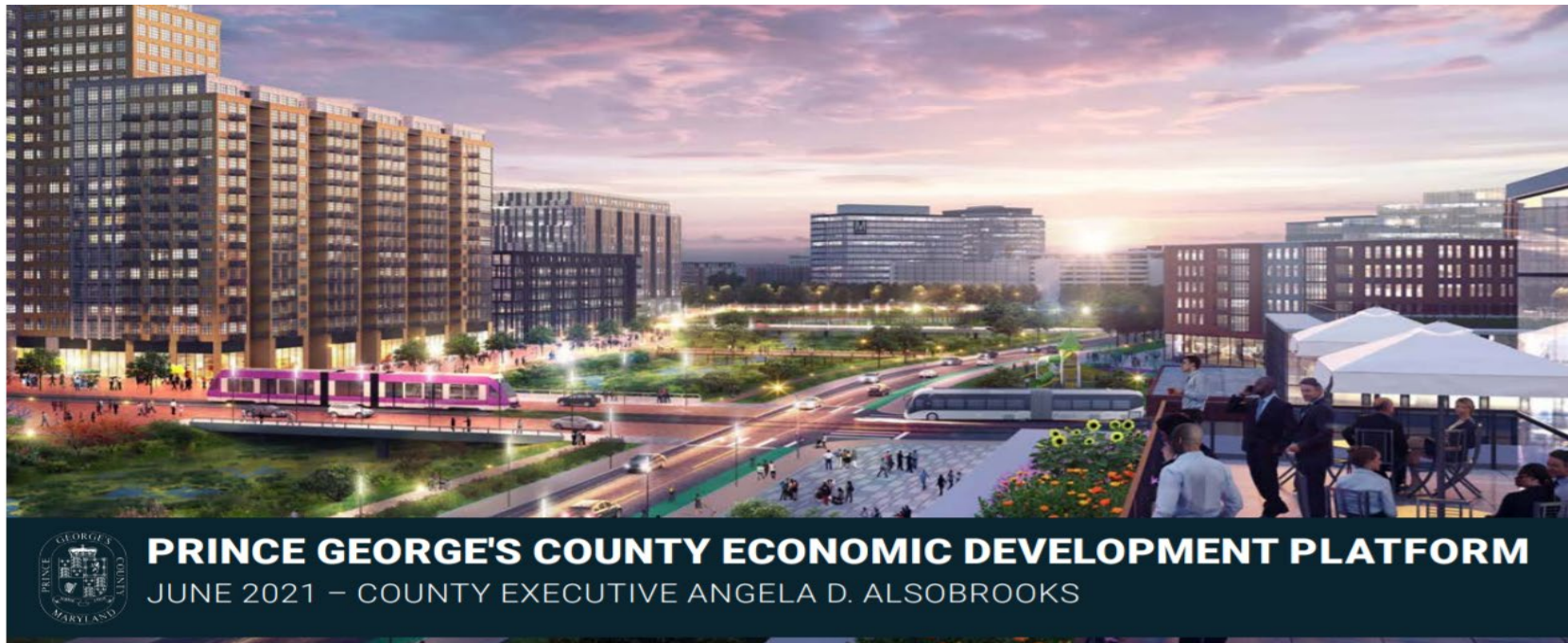
- Access to transit

Workforce & economic development resources

# DRAFT GOALS

# Multi -Family Affordable Housing Production Goals

- Support the production of 26,000 new residential units, 75% of which would be committed as affordable to households with income less than 120% of the area median.
- Increase the number of new multifamily construction starts by 10,400 by 2030.



# Overarching Goals of Housing Opportunity for All



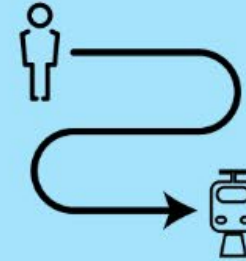
## SUPPORT

Support existing residents, including long-time Prince George's County residents, seniors, and anyone at risk of housing displacement.



## ATTRACT

Attract new residents and investment, including millennials, employers, and for- and non-profit developers.



## BUILD

Build on strategic investments and submarket conditions, including transit-oriented development opportunities, Transforming Neighborhood Initiative areas, and Opportunity Zones.

# Prevention and Reduction of Chronic Homelessness

- Prevent residents from becoming homeless through evidence-based interventions
  - Examples: street outreach, emergency assistance
- Increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services
  - Examples: emergency shelters, rapid rehousing, permanent supportive housing

Prevention and reduction of chronic homelessness, including youth homelessness

Preservation of existing affordable housing (rental)

Improve the quality of existing owner-occupied homes

Creation of new affordable housing (diversity of rental and homeownership opportunities)

Expansion of public services, prioritizing children/youth and seniors

Safe and inclusive public infrastructure to better connect residents and build safer communities

Workforce & economic development resources

# Preservation of Existing Affordable Housing

- Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
- Increase housing stability, quality, and resiliency for homeowners
  - Examples: critical home repairs, energy efficiency/weatherization improvements, accessibility modifications

Prevention and reduction of chronic homelessness, including youth homelessness

Preservation of existing affordable housing (rental)

Improve the quality of existing owner-occupied homes

Creation of new affordable housing (diversity of rental and homeownership opportunities)

Expansion of public services, prioritizing children/youth and seniors

Safe and inclusive public infrastructure to better connect residents and build safer communities

Workforce & economic development resources

# Creation of New Affordable Housing

- Increase the number of affordable rental homes, especially for low-income residents
- Increase access to homeownership for low- and moderate-income residents
  - Examples
    - Down payment assistance
    - Construction/rehab of for-sale homes

Prevention and reduction of chronic homelessness, including youth homelessness

Preservation of existing affordable housing (rental)

Improve the quality of existing owner-occupied homes

Creation of new affordable housing (diversity of rental and homeownership opportunities)

Expansion of public services, prioritizing children/youth and seniors

Safe and inclusive public infrastructure to better connect residents and build safer communities

Workforce & economic development resources



# CHDO Capacity

- Increase the capacity of community housing development organizations

Prevention and reduction of chronic homelessness, including youth homelessness

Preservation of existing affordable housing (rental)

Improve the quality of existing owner-occupied homes

Creation of new affordable housing (diversity of rental and homeownership opportunities)

Expansion of public services, prioritizing children/youth and seniors

Safe and inclusive public infrastructure to better connect residents and build safer communities

Workforce & economic development resources

# Quality of Life

- Improve the quality of life for residents through the provision of essential public services and investments in the built environment
  - Examples: childcare, health services, services for seniors, youth programming, fair housing counseling, transportation improvements, public facilities

Prevention and reduction of chronic homelessness, including youth homelessness

Preservation of existing affordable housing (rental)

Improve the quality of existing owner-occupied homes

Creation of new affordable housing (diversity of rental and homeownership opportunities)

Expansion of public services, prioritizing children/youth and seniors

Safe and inclusive public infrastructure to better connect residents and build safer communities

Workforce & economic development resources

# The Economy

- Support economic mobility for low- and moderate-income residents with workforce development programs
- Strengthen the County's economy through economic development initiatives

Prevention and reduction of chronic homelessness, including youth homelessness

Preservation of existing affordable housing (rental)

Improve the quality of existing owner-occupied homes

Creation of new affordable housing (diversity of rental and homeownership opportunities)

Expansion of public services, prioritizing children/youth and seniors

Safe and inclusive public infrastructure to better connect residents and build safer communities

Workforce & economic development resources

# ANNUAL ACTION PLAN

# Prince George's County Annual Action Plan: CFY 2026

- Describes the County's proposed use of available federal funds and other resources to address the priority needs and objectives for the specific year, as outlined in the 2026-2030 Consolidated Plan
- Dictates the County's method for distributing funds to local municipalities, government agencies, and non-profit organizations
- Describes the County's planned use of approximately \$8.2 million in federal fiscal year 2025 (CFY 2026) funds for the:
  - Community Development Block Grant Program (CDBG)
  - HOME Investment Partnerships Program (HOME)
  - Emergency Solutions Grants Program (ESG)

# CFY 2026 Anticipated Federal Funding Levels\*

Source of Funds	FFY 2025
CDBG	\$5,613,506.00
HOME	\$2,187,893.00
ESG	\$465,086.00
<b>Total</b>	<b>\$8,266,485.00</b>



\*To date, the U.S. Department of Housing and Urban Development (HUD) has not announced the actual funding allocation amounts for federal FY 2025 (County FY 2026). The estimated entitlement allocations may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.

# INTERACTIVE ACTIVITY


# Looking Ahead



 Community Advisory Council meetings

 Community meeting or public hearing

 County Council vote

 Submission to HUD



**THANK YOU**