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Department of Housing
& COMMUNITY DEVELOPMENT

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PRINCE GEORGE'S COUNTY
CONSOLIDATED PLAN
CFY 2021-2025 (FFY 2020-2024)

Prepared by: Enterprise Community Partners and Prince George's County
Department of Housing and Community Development

FINAL: July 21, 2020

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Executive Summary

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

Introduction

On March 2016, the Prince George's County Council adopted a Resolution, CR-13-2016, to establish a Comprehensive Housing Strategy (CHS) Ad Hoc Subcommittee to develop a Comprehensive Housing Strategy for the County. Decent housing, suitable living and economic opportunities, plays a pivotal role in the County's future and *Housing Opportunity for All* provides a roadmap to addressing a variety of Countywide and neighborhood-specific housing conditions, with communities of choice and opportunity as drivers of the County's strategic direction.

The FY 2021-2025 Consolidated Plan is Prince George's County's strategic plan for leveraging the annual allocations of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) entitlement fund resources to develop viable communities of choice. To ensure long-term sustainable investment, the County has established a strategic approach that supports implementation of *Housing Opportunity for All*, with intersections for broader community development goals.

The federal government requires that entitlement communities use a standardized framework to develop their Consolidated Plans with each of the following components:

1. Process / Citizen Participation Plan
2. Housing Needs Assessment
3. Housing Market Analysis
4. Strategic Plan

In addition to using a standardized framework, through the Consolidated Plan the County must certify compliance with several general regulatory requirements (in addition to program-specific requirements):

- Affirmatively Furthering Fair Housing
- Anti-displacement and Relocation Plan
- Anti-lobbying
- Authority of Jurisdiction
- Consistency with Plan
- Acquisition and Relocation
- Section 3

Strategic Plan

Prince George's County's Consolidated Plan for FY 2021 – 2025 builds on the analysis presented in *Housing Opportunity for All*, the County's first 10-year Comprehensive Housing Strategy (CHS), and directly supports implementation of more than 17 actions from the CHS.

Prince George's County FY 2021-2025 Consolidated Plan details the use of an estimated $74.5 million in federal entitlement funds and financing to address six priority needs over the next five years:

1. Connections between residents and business to services
2. Accessible homes and facilities
3. Diverse, affordable rental and homeownership opportunities,
4. Quality/condition of housing

5. Housing instability among residents experiencing a housing crisis
6. Loss of existing affordable housing opportunities

Goals in the County's Consolidated Plan align with advancing outcomes related to early implementation of the *Housing Opportunity for All*, which include:

- Expanded partnerships and capacity
- Increased access to jobs, goods and services
- Additional supports for vulnerable residents
- Increased housing stability

	Anticipated outcomes from Housing Opportunity for All (Years 1-3 implementation)			
Priority needs from 2021-2025 Consolidated Plan	Expanded partnerships and capacity	Increased access to jobs, goods, and services	Additional supports for vulnerable residents	Increased housing stability
Connections between residents and businesses to services	•	•	•	-
Accessible homes and facilities	•	-	•	•
Diverse, affordable rental and homeownership opportunities	•	•	•	•
Quality/condition of housing	•	•	•	-
Housing instability among residents experiencing a housing crisis		-	•	•
Loss of existing affordable housing opportunities	•	-	-	•

For this five-year Consolidated Plan, the County is leveraging two additional tools to support related goals and strategies:

- The Section 108 Loan Guarantee Program (Section 108) provides CDBG recipients with the ability to leverage their annual grant allocation to access low-cost, flexible financing for catalytic housing and/or economic development projects. Through this financing mechanism, Prince George's County can access up to $25 million in fixed-rate, long-term financing to support acquisition, rehabilitation for mixed-use and mixed-income housing, and catalytic economic development projects.
- Neighborhood Revitalization Strategy Area (NRSA) is a designation under the CDBG program that encourages a coordinated approach to revitalizing a targeted neighborhood through comprehensive place-based efforts, leveraging additional flexibilities under the CDBG program. This targeted approach supports public services, economic development and housing rehabilitation activities. Potential target areas may include the Purple Line and Blue Line Corridors.

The County's 2021-2025 Consolidated Plan outlines 11 goals to address the priority needs, consistent with the priorities and activities noted in *Housing Opportunity for All*. The chart below illustrates the goals, the source of funding and the targeted outputs under each.

Goal Name	Funding	Production Targets
Increase supply of affordable rental homes	HOME	260 rental units constructed**
Stabilize and improve rental properties	HOME, CDBG	105 rental units rehabilitated
Increase homeownership opportunities	HOME	300 households supported via direct financial assistance
Increase supply of accessible and affordable homes	HOME, CDBG, HOPWA	200 households served
Prevent displacement of long-term residents	HOME, CDBG, HOPWA	200 rental units rehabilitated; 115 households served
Support independent living for seniors and persons living with disabilities	HOME, CDBG	300 households served
Prevent homelessness	ESG, CDBG, HOPWA	885 persons or households supported
Increase access to job training and economic development assistance	CDBG	45 jobs created; 20 businesses assisted
Improve quality of life / livability	CDBG, HOPWA	114,000 persons assisted; 5 public facilities supported
Support high-quality public infrastructure improvement	CDBG	114,000 persons assisted
Improve communications and information-sharing	CDBG	-

*Based on demonstrated production capacity

**DHCD currently has 657 new rent restricted units in its development pipeline and 949 new rental units in total

Annual Action Plan

For each year of the Five-year Consolidated Plan, an Annual Action Plan is developed to summarize the specific federal and non-federal resources that will address the priority needs and goals in the Consolidated Plan.

The 2021 Annual Action Plan includes the following available federal entitlement funds[1]:

1. Community Development Block Grant: $5,506,859
    a. Affordable Housing: $2,363,435
    b. Planning and Administration: $1,030,376
    c. Public Facilities/Infrastructure: $1,098,443
    d. Economic Development: $162,800
    e. Public Services: $768,413
    f. Program Income: $83,392
2. HOME Investment Partnership Program (HOME): $2,855,711
    a. Program Income Activities: $1,245,478
    b. Multifamily Rental Housing Construction and Rehabilitation program: $1,127,163
    c. CHDO Set-Aside: $241,535
    d. CHDO Operating Assistance: $80,512
    e. HOME Administration: $161,023
3. Emergency Solutions Grant (ESG): $883,864
    a. Emergency Shelter: $189,522
    b. Essential Services: $52,214
    c. HMIS: $32,550
    d. Rapid Re-Housing: $73,099
    e. Homelessness Prevention: $73,099
    f. HESG Administration: $21,448
    g. HESG Matching Funds: $441,932

[1] *Funding amounts include program income, matching funds + 2020 allocation, as applicable*

4. Housing Opportunities for Persons with AIDS (HOPWA): $2,001,848
5. Section 108 Loan Guarantee Funds (Section 108): $25,117,740[2]

Response to Covid-19 Pandemic

As part of the County's response to the Covid-19 pandemic, the County will leverage CARES ACT, Covid Relief funding and program income to support broader emergency rental assistance activities and provide funding for non-profit service providers to expand foreclosure counseling, housing counseling, eviction prevention, food pantry, as well as other activities. Priority activities may include:

- Emergency Rental Assistance;
- Mortgage Assistance/Foreclosure Prevention Counseling;
- Supportive Services for Seniors;
- Food Pantry and Service Delivery to Seniors (countywide); and
- Emergency Assistance to Families

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

Housing affordability is a major challenge in the County. Tens of thousands of owner and renter households, especially those with lower incomes, experience 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 7, there are 46,043 households in Prince George's County with incomes at 100% or lower than AMI that experience housing cost burden and none of the other housing problems. Out of this, 25,326 are renter households and 20,717 are owner households.

Sixty-one percent of households in the County with incomes at 0% - 80% AMI is cost burdened. As many as 22,543 (89%) renter households and 13,784 (67%) owner households within that income range spend 30% or greater of their household income on housing. Even more critical, the data shows that 22,359 (nearly 100%) of renters and 18,766 (94%) of owners experience severe cost burden, spending 50% or more of their income to pay for housing.

There are 123,718 households with more than one or more vulnerable person such as elderly people and children. Of this, 57,151 (46%) are below 80% the housing area median family income (HAMFI). 80,310 households include at least one-person age 62-74 years. Of which, 40% are below 80% HAMFI. 43,417 households in the County include one or more children 6 years old or younger. Of which, 57% are below 80% HAMFI.

The 2011-2015 CHAS data shows that 29,004 (96%) of renter households and 19,915 (92%) of owner households with incomes at 80% or less than AMI have one or more severe housing problems, such as, lack of kitchen or complete plumbing, severe overcrowding and severe cost burden. The existence of severe housing problems for so many households implies that it is critical to provide affordable and quality housing for households below 80% of AMI.

A "disproportionately" greater need occurs if a particular racial or ethnic group within a given income level experiences housing problems at a rate that is 10 percentage points or more than the rate for that income level overall. Examining severe housing problems by income in Prince George's County, very low, low and moderate-income Black or African American households (30-50% AMI; 50-80% AMI and 80-

[2] *The county has five years to expend its Section 108 authorization; figure represents maximum amount*

100% AMI) and moderate-income Hispanic households (80-100% AMI) reported severe housing problems disproportionately than other racial or ethnic groups.

The 2011-2015 CHAS data (Table 11) shows single-family household experience overcrowding the most. Eighty-seven percent of renter households (4,948) earning below 80% AMI experience crowding, while 75% of owners in the same income category also experience crowding.

Sixty percent of housing units in the County were built before 1980, suggesting significant need for maintenance. Further, 43 percent of households live in inadequate housing, defined by one or more housing unit problems. These problems can include overcrowding, incomplete kitchen facilities, incomplete plumbing facilities, or cost-burden. Renters, large families, seniors, and low-income households experience housing problems at much higher rates than other groups in the County.

Examining cost-burdens in Prince George's County, a large share of cost-burdened households are households of color: Black or African-American represent 71% of all cost-burdened households, followed by Hispanic households at 13%. In comparison, White households make up 10% of all cost-burdened households.

Both Black or African-American and Hispanic households are slightly over-represented among cost-burdened households relative to the share of these racial and ethnic groups in the County overall. Black and African-American households make up 71% of all cost-burdened households compared to 69% of all households in the County. Hispanic households make up about 11% of all households in the County but 13% of all cost-burdened households.

The FY 2021-2025 Strategic Plan describes Prince George's County priorities and proposed actions over the next five years. Since its last Consolidated Plan, the County completed *Housing Opportunity for All*, a comprehensive, 10-year strategy to guide housing investments in Prince George's County. Actions in *Housing Opportunity for All* are designed to serve the needs of all current and future County residents and use housing investments to expand access to opportunity.

Prince George's County's FY2021-2025 Strategic Plan aims to build on the accomplishments of its previous five-year Strategic Plan and the strategic direction outlined in *Housing Opportunity for All*: 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 development and early implementation of *Housing Opportunity for All*, and affirms continuing other long-standing approaches.

Housing Opportunity for All provides a detailed assessment of existing and future housing conditions in Prince George's County. It incorporated extensive community input, which was collected through community meetings, focus groups and interviews, and a communitywide telephone survey, among other activities. The *FY 2021-2025* Consolidated Plan assesses housing needs and market conditions in the County and complements the analysis completed for *Housing Opportunity for All*. Quantitative and qualitative data collected and analyzed for the *FY 2021-2025* Consolidated Plan and *Housing Opportunity for All* 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 in *Housing Opportunity for All* and geographic priorities and priority needs in the County's FY 2021-2025 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 2021-2025 Strategic 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. In SP-25, the Plan outlines four (4) outcomes that will be achieved by addressing the six (6) priority needs discussed in more detail in SP-25 Priority Needs.

Evaluation of past performance

The Consolidated Plan for FY 2016 - 2020 provided rationale on how it would utilize an estimated $38 million of federal entitlement funds, including: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) Programs, to employ strategies for building and preserving affordable housing, creating economic development opportunities and to improve the quality of life for low-to moderate income (LMI) persons and communities.

During the FY 2016 – 2020 Consolidated Plan, the following goals defined the County's priorities:

- Improving housing opportunities by creating and preserving affordable, accessible rental and homeowner housing in close proximity to transit, employment and public services;
- Enhancing the County's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs including non-profit organization's capacity building;
- Strengthening neighborhoods by investing in the County's public facilities and infrastructure;
- Assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing transitional/supportive housing and wrap around social services;
- Investing in public services with maximum impact by providing new and/or increased access to programs that serve LMI families and special needs populations (i.e. elderly, veterans and disabled persons); and
- Meeting the needs of persons with special needs (i.e. HIV/AIDS and their families) through the provision of housing, health and support services.

The Prince George's County Consolidated Annual Performance and Evaluation Report (CAPER) is the vehicle used to highlight the County's achievements in providing decent housing, suitable living environments, and expanding economic opportunities specifically targeting low-to-moderate income persons and includes measures taken during the year to implement the County's 2016-2020 Consolidated Plan. The following is a summary of the accomplishments that also includes a comparison of the expected number to actual outcomes. The CAPER can be reviewed on DHCD's website at: https://www.princegeorgescountymd.gov/1039/Plans-Reports

Affordable Housing

During FY 2016 – 2020 Consolidated Plan, the County used its federal, state, local, and private funds for activities (e.g., direct financial assistance to homebuyers, new construction of rental units, housing

rehabilitation, etc.) that addressed the "unmet needs" of households that were identified as high priority in the Plan.

- The County's 5-year goal was to assist 2,080 households.
- To date, 932 households have been served.

Affordable Housing						
Goal	**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
Increase access to affordable owner housing. Increase supply of new, affordable rental housing. Preserve existing affordable rental housing. Rehab of owner-occupied housing.	CDBG, HOME, ESG	**2016** **2017** **2018** **2019** 2020	Direct Financial Assistance to Homebuyers Rental Units Constructed Rental Units Rehabilitated Homeowner Housing Rehabilitated	**420** **415** **415** **415** 415	**356** **366** **5** **205**	**17%** **18%** **.002%** **10%** **%**
		MULTI-YEAR GOAL		**2,080**	**932**	**45%**

Non-Housing Community Development

The County's goal was to leverage CDBG funds to improve and/or maintain access to public facilities and infrastructure, public services and expand economic opportunities for low-to-moderate income individuals and businesses. The County's annual goal was to serve 53,967 low-to-moderate individuals for a total of 269,835 for five years. To date, the County improved and/or maintained public access for 122,453 low-to-moderate income individuals, which is 45% of its 5-year goal.

- From FY 2016 – 2019, the County assisted 89,135 low-to-moderate income persons by improving and maintaining public facilities and infrastructure.
- The County created and/or retained 881 jobs and assisted 155 businesses for low-to-moderate income individuals.
- 32,282 low-to-moderate income persons were provided new and/or improved public services.

Non-Housing Community Development						
Goal	**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
Improve and maintain public facilities and infrastructure Provide job training and economic development assistance Provide new and/or improved public services	CDBG	**2016** **2017** **2018** **2019** 2020	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit Jobs Created/Retained Businesses Assisted Public Service Activities other than Low/Moderate Income Housing Benefit	**53,967** **53,967** **53,967** **53,967** **53,967**	**38,526** **44,165** **16,937** **22,825**	**14%** **16%** **6%** **8%** **%**
		MULTI-YEAR GOAL		**269,835**	**122,453**	**45%**

Homeless

The County's goal was to assist at least 1,455 individuals and families at risk of homelessness during the FY 2016 – 2020 Consolidated Plan. To date, the County has reached 32% of its 5-year goal by assisting 460 individuals and families at risk of homelessness.

Homeless						
Goal	**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
Provide housing and supportive services	ESG	**2016** **2017** **2018** **2019** 2020	Tenant-based Rental Assistance/Rapid Rehousing Homelessness Prevention	**291** **291** **291** **291** **291**	**66** **191** **26** **177**	**5%** **13%** **2%** **12%** **%**
		MULTI-YEAR GOAL		**1,455**	**460**	**32%**

Non-Homeless Special Needs

The County's 5-year goal was to provide rental and supportive assistance to 1,506 persons living with HIV/AIDs and their families. The County has assisted 36% (542 persons and families).

Non-Homeless Special Needs						
Goal	**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
Provide housing, healthcare and support services	HOPWA	**2016**	Housing for People	**245**	**160**	11%
		2017	with HIV/AIDS	**151**	**140**	9%
		2018	added	**370**	**0**	0%
		2019		**370**	**242**	16%
		2020	HIV/AIDS Housing Operations	**370**		%
		MULTI-YEAR GOAL		**1,506**	**542**	**36%**

Summary of citizen participation process and consultation process

HUD requires entitlement jurisdictions to provide for citizen participation in developing the Consolidated Plan. The County's citizen participation process plan is largely centered on community forums, public hearings, and public comment periods.

In addition to the citizen participation process below, this Consolidated Plan benefitted from the community engagement efforts that helped develop the County's recently completed comprehensive housing strategy, *Housing Opportunity for All.* Through that process, the County gathered feedback from residents about what housing needs and solutions mattered most to them. *Housing Opportunity for All* engagement efforts included a County-wide telephone survey that was completed by nearly 1,000 County residents, 8 focus groups with groups experiencing different housing needs, four public meetings across the County that reached over 200 residents, and 10 meetings with a stakeholder advisory group that represented leaders in government, business, the faith-based community, and the non-profit sector.

DHCD conducted three Needs Assessment Focus Groups to obtain input from residents, non-profit organizations, municipalities, and County government agencies on the Five-Year Consolidated Plan. Special invitations were sent based upon the type of service provided in the areas of: Affordable Housing (with approximately 35 stakeholders attending), Economic Development (with approximately 32 stakeholders attending) and Quality of Life (with approximately 23 stakeholders attending). The focus groups were held at 1400 McCormick Drive, Largo, MD, on the following days:

- Economic Development – January 27, 2020 from 2:00 pm to 4:00 pm
- Quality of Life– January 29, 2020 from 2:00 pm to 4:00 pm
- Affordable Housing – January 31, 2020 from 2:00 pm to 4:00 pm

To encourage citizen participation in the consolidated planning process, the County holds at least two public hearings (informal and formal) each year. 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 first public hearing was held on December 5, 2019 at the Prince George's County Sports and Learning Complex located at 8001 Sheriff Road, Landover, MD 20785 from 6:00 pm to 8:30 pm to solicit

public comments on the FY 2021 – 2025 Consolidated Plan process. A second public hearing was scheduled for April 14, 2020 at the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, MD however due to the Covid-19 pandemic and related closures this public hearing was postponed indefinitely. A 30-day public comment period was administered from March 19, 2020 through April 17, 2020. All comments received are summarized in the Appendix.

Summary of public comments

As required by HUD, DHCD 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.

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 2021 – 2025 Consolidated Plan. Final summary comments are included in the Appendix.

The Process

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

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

As stated, the Department of Housing and Community Development (DHCD) is the lead agency responsible for the administration of federal entitlement programs on behalf of the United States Department of Housing and Urban Development (HUD) – including the Community Development Block Grant Program (CDBG), and the HOME Investment Partnerships Program (HOME). The Emergency Solutions Grant Program (ESG) is the only program not administered by DHCD; it is administered by the Department of Social Services. In addition to administering the programs, DHCD is responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER).

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
HOME Administrator	PRINCE GEORGE'S COUNTY	Department of Housing and Community Development
ESG Administrator	PRINCE GEORGE'S COUNTY	Department of Social Services
HOPWA Administrator	DISTRICT OF COLUMBIA	Department of Health

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Questions or comments regarding the FY 2021 – 2025 Consolidated Plan and/or the 2021 Annual Action Plan may be directed to:

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The DHCD launched a comprehensive and collaborative effort to consult with County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this FY 2021 – 2025 Consolidated Plan. The County utilized its Citizen Participation Plan to facilitate outreach to public and assisted housing providers, private and governmental health, mental health and service agencies, and stakeholders that utilize funding for eligible activities, projects and programs.

As required, a Public Hearing will be held prior to approval of the Consolidated Plan. Last, to examine the needs of the homeless and at-risk populations, the DHCD coordinated with Department of Social Services 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.

- **Focus Groups**
  As required by HUD and supplementing the Work Group deliberations, DHCD conducted three Needs Assessment Focus Groups to obtain input from non-profit organizations and local government agencies.
- **Community Forums/Public Hearings**
  Three Consolidated Plan Community Forums and one public hearing were conducted to provide an introduction to the County's Five-Year Consolidated Plan and federal programs, the County's demographic profile, and to solicit input from residents, workers, and stakeholders.

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

Prince George's County's Continuum of Care (CoC) has more than 100 partners comprised of public, private, non-profit, faith and citizen representatives. Its 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 CoC services are coordinated through a central intake system (the "Homeless Hotline") which is accessible 24 hours, 7 days a week, and 365 days a year.

In 1994, the Homeless Advisory Board was renamed the Homeless Services Partnership (HSP) and became the official advisory body to the County Executive. HSP's primary purpose is to identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness. HSP is responsible for implementing the County's Ten Year Plan to Prevent and End Homelessness (2012 – 2021), which began in Prince George's County's Fiscal Year 2013.

The County's Ten Year Plan to Prevent and End Homelessness is based upon six core strategies:
1. Coordinated entry;
2. Prevention assistance;
3. Shelter diversion;

4. Rapid re-housing;
5. Permanent supportive housing; and
6. Improved data and outcome measures.

The Plan also addresses housing for the County's special needs populations including the chronically homeless, unaccompanied homeless youth, veterans, and domestic violence survivors, as well as incorporating the 2009 federal legislation in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act.

Describe consultation with the Continuum 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

Through the Consolidated Plan process, the Prince George's County Department of Social Services was instrumental in collecting necessary data and in working with the CoCs.

The Prince George's County Continuum of Care (CoC) for homeless persons is coordinated through the County's Homeless Services Partnership (HSP); a coalition of more than 100 organizations inclusive of representation from the Department of Housing and Community Development (DHCD) and the Housing Authority of Prince George's County (HAPGC) that meets monthly and works collaboratively to establish strategic priorities, assess progress, and oversee full implementation of the County's Plan to prevent and end homelessness. 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.

DHCD frequently presents at HSP meetings and solicits feedback and guidance from its membership regarding County housing priorities, including but not limited to: the development and implementation of the 5 year Consolidated Plan, annual ESG allocations, home ownership and other housing grant opportunities, Family Unification Program (FUP) and other subsidized voucher policies, and predatory lending practices. In addition, as a member of the HSP, DHCD actively participated in development of the County's 10-year Plan to Prevent and End Homelessness and is currently involved in last year of implementation. The strategies are carefully designed to achieve purposeful and intentional reduction in the incidents of homelessness and collectively they form a plan that aligns County efforts with federal goals, shifts system focus from "shelter" to "housing", prioritizes programming for special populations, enhances system accountability, builds on current success, and provides new flexibility and opportunity. Funding priorities for on-going services are determined using several factors: (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.

Policies, procedures, and performance measurements used by the County in the administration of ESG and other housing program activities impacting the effort to prevent and end homelessness have been developed by DHCD in partnership with the HSP and the local Department of Social Services (PGCDSS.) PGCDSS serves as the Lead Administering Agency for the CoC to ensure alignment with the County's 10-Year Plan and Section 427 of the McKinney-Vento Act as amended by the HEARTH Act. 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. ES, TH, RRH, and Outreach) have different performance benchmarks but the goals for all programs are the same and are informed by HUD identified system performance measures. All efforts are routinely coordinated and reviewed to ensure:

1. 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;
2. Coordinated and integrated service delivery among all impacted providers;
3. Clear and distinct eligibility requirements in place for homelessness prevention versus rapid re-housing assistance;
4. Single mechanism for prioritizing applicants who are eligible for assistance;
5. 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; and
6. Compliance with all rules and regulations.

Finally, PGCDSS 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 CoC membership during regular plenary sessions and implemented uniformly system wide.

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 process, several groups, organizations, agencies and residents were involved. The list below outlines the different organizations and agencies involved in this process.

Agency/Organization	
Independence Now	Nonprofit advocacy group
Housing Initiative Partnership	Nonprofit housing developer and counseling agency
Samson Properties	Real Estate
Maryland Premier Properties	Real Estate
Laurel Advocacy & Referral Services, Inc.	Nonprofit supportive housing, self-sufficiency program, and emergency services provider
Reid CDC	Community development corporation
St. Ann's Center for Children, Youth & Families	Nonprofit supportive housing and education services
Residential Real Estate Corporation	Real Estate
Open Arms Housing	Nonprofit supportive housing for homeless women
City of Laurel	Local municipality
CASA	Nonprofit advocacy
Town of Bladensburg	Local municipality
Department of Family Services / Aging and Disability Division	Prince George's County government
City of Seat Pleasant	Local municipality
Hyattsville CDC	Community development corporation
City of Mount Rainier, Economic Development	Local municipality
Office of the County Executive	Prince George's County government
Central Kenilworth Avenue Revitalization CDC	Community development corporation
Willow Hills Civic Association	Local civic association
Parks and Planning	Prince George's County government
Kaiser Permanente	Healthcare provider
County Council	Prince George's County government
Maryland-National Capital Park and Planning Commission	Planning agency
Department of Family Services	Prince George's County government
Local residents	

Table 2 – Agencies, groups, organizations who participated

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	DHCD	HOFA provided the strategic framework for the development of the Consolidated Plan
Plan 2035, General Plan	MNCPPC	Priorities in the Consolidated Plan support Plan 2035 goals
Purple Line Corridor Housing Action Plan	PLCC	Actions presented in this plan will inform housing investments in the PLC

Table 3 – Other local / regional / federal planning efforts

PR-15 Citizen Participation

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 for citizen participation in developing the Consolidated Plan. The County's citizen participation process plan is largely centered on community forums, public hearings, and public comment periods.

In addition to the citizen participation process below, this Consolidated Plan benefitted from the community engagement efforts that helped develop the County's recently completed comprehensive housing strategy, *Housing Opportunity for All.* Through that process, the County gathered feedback from residents about what housing needs and solutions mattered most to them. *Housing Opportunity for All* engagement efforts included a County-wide telephone survey that was completed by nearly 1,000 County residents, 8 focus groups with groups experiencing different housing needs, four public meetings across the County that reached over 200 residents, and 10 meetings with a stakeholder advisory group that represented leaders in government, business, the faith-based community, and the non-profit sector.

Focus Group Sessions

DHCD conducted three Needs Assessment Focus Groups to obtain input from non-profit organizations, municipalities, and County government agencies on the Five-Year Consolidated Plan. Special invitations were sent based upon the type of service provided in the areas of: Affordable Housing (with approximately 35 stakeholders attending), Economic Development (with approximately 32 stakeholders attending) and Quality of Life (with approximately 21 stakeholders attending). The focus groups were held at 1400 McCormick Drive, Largo, MD, on the following days:

- Economic Development – January 27, 2020 from 2:00 pm to 4:00 pm
- Quality of Life– January 29, 2020 from 2:00 pm to 4:00 pm
- Affordable Housing – January 31, 2020 from 2:00 pm to 4:00 pm

The focus groups engaged the stakeholders through an introductory presentation on the Consolidated Plan, how it functions, and its impact on the County. In addition, an overview of the County's demographic profile of housing and workforce trends, economic development, and community development needs collected by the County's Work Group partners was presented.

The presentation was followed by a series of facilitated breakout groups where participants discussed community needs and participated in an open-ended dialogue.

The focus groups concluded that there is a strong need for the following, but not limited to: accessible housing for disabled, rehabilitation assistance for homeowners, housing counseling, wrap around/support services, set aside funds for LMI housing, job training, capacity building for non-profits, senior services, more investment in schools' infrastructure, staff and programs, access to quality and healthy food options, safe cost effective and accessible transportation, healthcare for low income individuals, health services for veterans, and youth services. A complete summary will be provided in the appendix of the final Consolidated Plan. The interactive format of the focus group solicited strong participation. Each focus group session concluded with the announcement of upcoming Consolidated

Plan meetings and next steps as opportunities to hear about the results and to further participate in the process.

Public Hearing/Community Forums

To encourage citizen participation in the consolidated planning process, the County holds at least two public hearings (informal and formal) each year. 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 first public hearing was held on December 5, 2019 at the Prince George's County Sports and Learning Complex located at 8001 Sheriff Road, Landover, MD 20785 from 6:00 pm to 8:30 pm to solicit public comments on the FY 2021 – 2025 Consolidated Plan process. As noted above, a second public hearing was scheduled for April 14, 2020 at the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, MD but was postponed indefinitely due to the Covid-19 pandemic and related closures. Opportunity for public comments was offered from March 19, 2020 through April 17, 2020. A summary of all public comments is included in the final Consolidated Plan, along with the County's response to the comments, if any.

Public notices were published at least 14 days prior to the public hearings in three local newspapers, Enquirer Gazette, Prince George's Post, and The Sentinel[3]. A Spanish version of the public notice was also posted on the Prince George's County Department of Housing and Community Development's website.

In addition to the public notices published in three local newspapers, over 500 email notifications were sent to the County's network of service delivery providers inviting them to attend. Those included network providers that provide services to LMI persons, minorities, non-English speaking persons and persons with disabilities.

The proposed FY 2021 - 2025 Consolidated Plan and 2021 Annual Action Plan was posted on the County's website, distributed to organizations that provide services to LMI persons and areas, provided upon request. A second public hearing was scheduled for April 14, 2020 at the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, MD however, this hearing was postponed indefinitely due to the Covid-19 pandemic and related closures. A comment period of no less than 30-days will be provided for citizens and other interested parties to solicit comments on the proposed Consolidated and Annual Action Plans. The 30- day comment period will begin March 19, 2020 and end April 17, 2020. Prior to submitting the final Consolidated and Annual Action Plans to HUD, the County will give consideration, incorporate necessary changes and, if appropriate, provide responses to the comments received during the public comment period.

During the Community Forums it was expressed that there is a need for the following: affordable housing for persons experiencing homelessness, specifically single mothers with children; affordable childcare; jobs; financial assistance for elderly and disabled residents to maintain ownership of their homes; quality housing stock for LMI persons; reexamination of process for selecting developers; de-

[3] The Sentinel will close its business at the end of January 2020 and will no longer be available for publishing.

concentration of the poor within certain areas; foreclosure prevention; and services and affordable housing for the re-entry population.

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 Community Development Block Grant funding. DHCD'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. Technical assistance can be arranged by contacting CPD at (301) 883-5540.

FY 2021 – 2025 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). Residents, nonprofit organizations, municipalities, and County agencies express their concerns, seek additional County resources and provide suggestions or solutions to address housing and community development needs.

The primary goals for the citizen participation process are:

- To solicit viewpoints and concerns affected by the Consolidated Plan, Annual Action Plan or
- Consolidated Annual Performance and Evaluation Report;
- To invite participation by persons interested in helping identify needs and develop
- applicable strategies;
- To collect data that accurately describes and quantifies housing and community development needs and to suggest workable solutions;
- To obtain comments on proposals for allocating resources; and
- To ensure citizens have an opportunity to participate throughout the planning process.

Public Notice and Availability

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. The summary describes the context and purpose of these documents, and sites 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.

A reasonable number of free copies of the proposed Consolidated Plan and Annual Action Plan and the draft of the CAPER are made available for citizens and groups of interest upon request. When proposed versions of the Consolidated Plan are released for comment, they are made available for comment for not less than 30 days. The draft CAPER is available for not less than 15 days before submission to the U.S. Department of Housing and Urban Development (HUD).

The final or amended Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report is distributed upon request and to those actively involved in developing these documents. Copies are provided to the local libraries and posted on the County's website.

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. DHCD maintains records and reports on all activities financed, and upon request, makes these materials available to the public.

Technical Assistance
Prince George's County makes technical assistance available to participating municipalities, non-profits, community groups, special interest groups and to citizens developing proposals for CDBG funding. The Community Planning Development Division and the Housing Development Division can assist with needs identification, proposal concept development, budget development and general program questions by contacting the DHCD at (301) 883-5540.

Public Hearing
Prince George's County holds at least two public hearings on the Consolidated Plan and the Annual Action Plan. DHCD sponsors an informal public hearing, the Housing and Community Development Needs Community Forum, at the beginning of the Consolidated Plan and Annual Action Plan development process. The Forum gives citizens an opportunity to identify and describe needs for consideration, and to provide the scope, urgency and financing requirements for proposals to address those needs. The County Council schedules the second, formal public hearing at the time a proposed Plan is transmitted from the County Executive to them for consideration and adoption.

The time, date, location and subject of the hearings are announced in newspapers of general circulation within the County, notifying the public with adequate advanced notice, typically no less than fourteen (14) days before the hearing. Hearings are held at handicap-accessible sites, convenient to potential and actual beneficiaries. The advertisements include TTY phone numbers so hearing-impaired people can arrange for interpreters at the hearing. Those who need sign language interpretation are requested to contact the Community Planning and Development Division and the Housing Development Division at the phone number in the notice. Non- English speakers can also plan for language translation provided courtesy of a CDBG- supported, nonprofit organization. Interpreted comments are incorporated within the Consolidated Plan and Annual Action Plan as appropriate.

The public notices include instructions on how to receive a free copy of the proposed, final, or amended Consolidated Plan and Annual Action Plan. A minimum of 30 days is provided for comments on each Plan before submission to HUD.

Comments and Complaints
Comments and complaints regarding the Consolidated Plan, Annual Action Plan, or Consolidated Annual Performance and Evaluation Report are accepted through all stages of document preparation until the closing of the formal comment period. Written complaints and comments are referred to the Department of Housing and Community Development (DHCD). DHCD responds to written complaints within 30 days.

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.

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 5 days for public comments on a new Plan submission and/or substantial amendment and dictate lesser or no public hearings. The County may choose to suspend the need for in-person public hearings and otherwise meet the public hearing requirements with use of a virtual public hearing if the following conditions are met:

- National/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and

- Virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

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 5 days.

However, if HUD dictates a shorter comment period and/or fast turnaround times 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 and Community Development (DHCD) 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 DHCD staff has closed the activity in the HUD Integrated Disbursement and Information System (IDIS). DHCD 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 DHCD 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 reprograming represents when a CDBG activity is generally flagged as "At Risk", under the HUD IDIS system, when the activity has required no draw down of funds for a year or more. DHCD will take actions pertaining to involuntary reprogramming subject to the specific circumstances that are consistent with HUD's IDIS system, which is used to provide administrative oversight of each entitlement jurisdiction.

- **In the case of involuntary reprogramming**, the DHCD will issue a written letter specifying a sixty (60) calendar day intensive technical assistance period to the sub-recipient with a copy to the Prince George's County Council. If the intense technical assistance period does not address the deficiency, DHCD 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 DHCD'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 sub-recipient'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 DHCD staff has closed the activity in the HUD Integrated Disbursement and Information System (IDIS). DHCD 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 DHCD 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 reprograming represents when a HOME activity is generally flagged as "At Risk", under the HUD IDIS system, when the activity has required no draw down of funds for a year or more. The DHCD will take actions pertaining to involuntary reprogramming subject to the specific circumstances that are consistent with HUD's IDIS system, which is used to provide administrative oversight of each entitlement jurisdiction.

  In the case of involuntary reprogramming, the DHCD will issue a written letter specifying a sixty (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, DHCD 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 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. DHCD agrees that the activity meets a priority in the approved 2021 – 2025 Consolidated Plan; or
6. DHCD 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. DHCD agrees that the activity meets a priority in the approved 2021 – 2025 Consolidated Plan; or
6. DHCD had determined that the recommended activity and sub-recipient demonstrates the ability to expend funds in a timely manner.

Timeframe for Reprogramming

The County may exercise its right to reprogram CDBG, ESG and Program Income funds during the County fiscal year (July 1 – June 30). These reprogrammed funds will be reported by DHCD in the annual CAPER submitted to HUD.

Reprogramming Notification and Approval Process
DHCD shall place a notice pertaining to the proposed allocations of reprogrammed funds on the DHCD/County's website at least thirty (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.

DHCD shall provide written notification thirty (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 DHCD 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.

DHCD 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 thirty (30) day review period. The County Council shall provide written notification to DHCD prior to the expiration of the thirty (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 thirty (30) calendar daytime period shall be deemed an approval of the proposed reprogramming.

DHCD 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, DHCD shall place a notice pertaining to the final allocations of reprogrammed funds in one or more local newspapers and update the DHCD/County's website.

Adoption of the Citizen Participation Plan
Prince George's County makes the Citizen Participation Plan available for public comment for 30 days in conjunction with publishing of the draft Consolidated Plan. The Citizen Participation Plan is adopted along with the Consolidated Plan of which it is a part.

Countywide Public Meetings
The County will hold two public meetings, one to obtain comments on the data within the document and general feedback on County needs and the second to obtain feedback to the draft prior to the adoption of the plan. Summaries of comments received during the development and completion of the Consolidated Plan or Annual Action Plan will be attached.

Public Notices
Flyer and meeting invitations are sent to participants for focus group meetings. Flyers, email announcements, and advertisements in local newspapers are used to advertise the community-wide meetings. Also, DHCD advertises the Consolidated Plan activities on its website, cable television and through radio interview. Notices are posted in all County libraries and community centers.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Countywide	A Public Notice was emailed to those who subscribe to the County's website.			
2	Newspaper Ad – Enquirer Gazette	Countywide	A Public Notice was placed in this newspaper which circulates Countywide.			
3	Newspaper Ad – Prince George's Post	Countywide	A Public Notice was placed in this newspaper which circulates Countywide.			
4	Newspaper Ad – The Sentinel (This newspaper closed January 2020)	Countywide	A Public Notice was placed in this newspaper which circulates Countywide.			
5	Public Meeting #1	Countywide	Meeting held 12/5/19 from 6 pm to 8:30 pm. 29 individuals attended.	A summary of comments is included in the appendix.	All comments will be considered.	
6	Needs Assessment Focus Group #1 – Economic Development	Countywide	*Meeting held 1/27/20 from 2 pm to 4 pm. 32 individuals attended.*	A summary of comments is included in the appendix.	All comments will be considered.	
7	Needs Assessment Focus Group #2 – Quality of Life	Countywide	Meeting held 1/29/20 from 2 pm to 4 pm. 21 individuals attended.	A summary of comments is included in the appendix.	All comments will be considered.	
8	Needs Assessment Focus Group #3 – Affordable Housing	Countywide	Meeting held 1/31/20 from 2 pm to 4 pm. 35 individuals attended.	A summary of comments is included in the appendix.	All comments will be considered.	

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting #2	Countywide	Meeting held 2/13/20 from 6 pm to 8 pm. No one attended.	None		
10	Public Hearing	Countywide	The public hearing scheduled for April 14, 2020 was postponed due to Covid-19 pandemic and related closures.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

A thorough needs assessment is critical to address housing and related challenges in the County. Due to various demographic and economic factors and trends, residents of Prince George's County currently experience challenges due to low incomes and poverty, low housing quality, overcrowding, homelessness, disabilities, and aging. Many of them struggle to pay for housing and related expenses. Housing affordability and quality of life challenges in the County mostly affect renter households, in addition to owner households. In many cases, especially those involving extremely low-income households, those with disabilities, and the elderly, the challenges are severe and require immediate and urgent responses.

A large share of Black or African American and Hispanic or Latino households are affected by housing and economic challenges. For many households, the challenges on accessing affordable housing is severe due to unemployment, disability and income limitations. Many households that are affected by one or more housing problems, include children, seniors, and people with disabilities. For instance, 11 percent of the County population 16 years and older have a disability, and 65 percentage of this population are not in the labor force.[4] In addition, residents with disabilities have lower educational attainment than the general population and live in poverty. Because of these conditions, many residents with disabilities need affordable and suitably designed and located housing.

Seniors also have a need for affordable homes, due to lower incomes and the high number of seniors living with cognitive, hearing, vision, and ambulatory disabilities. Many seniors need assistance to care for themselves and live independently. Seniors, living alone or with caregivers, need home modifications, in addition to access to healthcare, transportation, and social activities.

[4] 2013-2017 ACS 5-Year Estimates. Population age 16 and over with a disability is 78,613, of which, 23,663 are employed and 51,413 are not in the labor force.

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

Summary of Housing Needs

Table 5 suggests that Prince George's County is losing people and households and median household income has increased. However, supplemental analysis completed for Prince George's County's comprehensive housing strategy, *Housing Opportunity for All* suggests a different picture: The County has grown slightly (3%).

The Metropolitan Washington Council of Governments (MWCOG) forecasts that the County's population will increase by 91,400 to 995,900 people by 2045[5]. The same forecasts show that the number of households will increase by 55,600 to 376,800 by 2045.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	863,420	814,413	-6%
Households	297,937	278,176	-7%
Median Income	$70,753.00	$74,260.00	5%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	39,637	41,214	31,937	32,707	132,560
Small Family Households	13,766	17,191	13,662	13,602	65,680
Large Family Households	3,665	5,202	3,383	3,715	14,122
Household contains at least one person 62-74 years of age	7,460	7,644	6,054	6,583	31,404
Household contains at least one-person age 75 or older	5,030	4,088	2,243	2,372	7,423
Households with one or more children 6 years old or younger	8,649	9,786	6,197	5,611	13,174

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Table 6 shows households by type and income level. It shows that 145,495 (52%) households in the County have incomes at up to 100% of HAMFI; 112,788 (41%) have incomes up to 80% of HAMFI, and 80,851 (29%) have incomes up to 50% HAMFI.[6]

Low Income Households Include Children and the Elderly

There are 123,718 households with one or more vulnerable persons such as elderly people and children. Of this, 57,151 (46%) are below 80% HAMFI. 80,310 households include at least one-person age 62-74 years. Of which, 40% are below 80% HAMFI. 43,417 households in the County include one or more children 6 years old or younger. Of which, 57% are below 80% HAMFI.

[5] Metropolitan Washington Council of Governments (MWCOG) Round 9.1 Growth Trends to 2045, October 2018.
[6] 145,495 is the total number of households below 100% HAMFI. Of this number, 112,788 are below 80% HAMFI and 80,851 are below 50% HAMFI.

Housing Needs Summary Tables

The section below examines the following housing needs of the County's low- and moderate-income populations: (A) general housing conditions; (B) severe housing conditions; (C) housing cost burdens for renters and homeowners; (D) overcrowding conditions; and (E) 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	283	289	143	113	828	56	15	85	39	195
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	555	596	393	411	1,955	4	74	12	18	108
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,582	2,068	692	640	4,982	180	404	330	274	1,188
Housing cost burden greater than 50% of income (and none of the above problems)	16,942	4,930	487	104	22,463	9,128	6,762	2,876	1,303	20,069
Housing cost burden greater than 30% of income (and none of the above problems)	2,757	13,095	6,691	2,783	25,326	1,876	5,363	6,545	6,933	20,717
Zero/negative Income (and none of the above problems)	1,631	0	0	0	1,631	767	0	0	0	767

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

Households Living in Substandard Housing

1,023 households in the County live in substandard housing lacking plumbing or kitchen facilities. Most are low-income renters. A total of 715 renter households and 156 of owner households up to 80% AMI live in substandard housing.

Many Households Live in Overcrowded Conditions; in Some Cases, the Overcrowding is Severe

8,233 households live in overcrowded housing. Twenty-five percent (2,063) of these households live in severely overcrowded housing, defined as having more than 1.51 persons per room.

Several Thousands of Households Experience Severe Housing Cost Burden, Making Housing Affordability a Critical Challenge in the County.

Housing affordability is a major challenge in the County. Tens of thousands of owner and renter households, especially those with lower incomes, experience 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 7, there are 46,043 households in Prince George's County with incomes at 100% or lower than AMI that experience housing cost burden and none of the other housing problems. Out of this, 25,326 are renter households and 20,717 are owner households.

Sixty-one percent of households in the County with incomes at 0% - 80% AMI are cost burdened. As many as 22,543 (89%) renter households and 13,784 (67%) owner households within that income range spend 30% or greater of their household income on housing. Even more critical, the data shows that 22,359 (nearly 100%) of renters and 18,766 (94%) of owners experience severe cost burden, spending 50% or more of their income to pay for housing.

2. Housing Problems[7]

	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 1 or more of four housing problems	19,417	7,874	1,713	1,273	30,277	9,367	7,247	3,301	1,643	21,558
Having none of four housing problems	5,546	16,051	14,501	13,193	49,291	2,848	9,971	12,422	16,570	41,811
Household has negative income, but none of the other housing problems	1,631	0	0	0	1,631	767	0	0	0	767

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

The 2011-2015 CHAS data shows that 29,004 (96%) of renter households and 19,915 (92%) of owner households with incomes at 80% or less than AMI have one or more severe housing problems, such as, lack of kitchen or complete plumbing, severe overcrowding and severe cost burden. The existence of severe housing problems for so many households implies that it is critical to provide affordable and quality housing for households below 80% of 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	9,103	9,597	3,387	22,087	3,123	4,403	3,763	11,289
Large Related	2,339	1,567	265	4,171	856	2,312	1,156	4,324
Elderly	3,588	2,297	758	6,643	5,091	3,945	2,301	11,337
Other	6,950	6,219	2,864	16,033	2,043	1,777	2,292	6,112
Total need by income	21,980	19,680	7,274	48,934	11,113	12,437	9,512	33,062

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

Table 9 shows that a total of 81,996 low-income households are paying at least 30% of their income on housing costs. Even though the majority of these households are renter households (48,934 or 60% of all

[7] Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden

low-income, cost-burdened households), 33,062 owner households (or 40% of all low-income, cost-burdened households) experience cost burden.

In terms of household composition, 33,376 small related households represent 41% of all low-income, cost-burdened households (independent of tenure). Elderly households (17,980 households) represent 22% of all low-income, cost-burdened households.

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	7,532	2,096	193	9,821	2,668	2,357	933	5,958
Large Related	2,049	364	14	2,427	743	969	190	1,902
Elderly	2,897	897	60	3,854	3,890	2,364	852	7,106
Other	6,260	1,764	212	8,236	1,926	1,180	883	3,989
Total need by income	18,738	5,121	479	24,338	9,227	6,870	2,858	18,955

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

More than half of low-income households (53% or 43,293 total households) spend 50% or more of their income on housing costs; these households are “severely cost-burdened.”

In terms of household composition, small related households represent 36% of all low-income, severely cost-burdened households.

In terms of household income and tenure, extremely low-income renter households represent 77% of all low-income, severely-cost burdened households compared with 49% of owner households.

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	1,694	2,322	932	738	5,686	118	380	253	247	998
Multiple, unrelated family households	317	337	122	302	1,078	75	102	120	41	338
Other, non-family households	165	24	39	15	243	0	0	0	15	15
Total need by income	2,176	2,683	1,093	1,055	7,007	193	482	373	303	1,351

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

Thousands of Low-Income Renter Households Live in Crowded Conditions

Crowding is a condition where more than one person occupies a room in a residence. In total, 8,358 households experience overcrowding (Table 11). An overwhelming majority, 7,007 (84% of all households experiencing crowding), are renter households.

Most low-income households experience overcrowding: 5,952 renter households (or 85% of all renter households that experience crowding) and 1,048 owner households (or 78% of all owner households that experience crowding).

The rate of overcrowding is highest among individual families (81% of renter households and 74% of owner households).

	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								

Table 12 – Crowding Information – 2/2[8]

Describe the number and type of single person households in need of housing assistance.
The 2011-2015 CHAS data (Table 11) shows single-family household experience overcrowding the most. Eighty-seven percent of renter households (4,948) earning below 80% AMI experience crowding, while 75% of owners in the same income category also experience crowding.

Sixty percent of housing units in the County were built before 1980, suggesting significant need for maintenance. Further, 43 percent of households live in inadequate housing, defined by one or more housing unit problems. These problems can include overcrowding, incomplete kitchen facilities, incomplete plumbing facilities, or cost-burden. Renters, large families, seniors, and low-income households experience housing problems at much higher rates than other groups in the County. One-person households increased since 2000, growing by 25 percent; as of 2015, these households represent 28 percent of all households in the County.

Single adults represent the largest percentage of persons experiencing homelessness in the County (65%) and present with somatic and behavioral health challenges in higher numbers than their family counterparts. Using the most recent Point-in-Time (PIT) survey numbers as a baseline, 10% of all singles were chronic by HUD standards, 12% were veterans, 28% had a behavioral health issue, 8% were survivors, and 14% had a physical disability. On the day of the PIT, singles also represented 100% of the unsheltered homelessness.

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.
In addition to those calling the homeless hotline (1,509 of the callers reported an episode of domestic violence as a contributing factor) there were 4870 discrete calls to the DV hotline and 1,225 on 2-1-1, for a total of 7,604 residents calling for services and/or housing assistance because of domestic violence. On the day of the PIT, 19.7% were survivors, and 26% reported either a severe physical or behavioral health disability.

[8] At the time of the draft, data was not found to populate the table provided by IDIS

What are the most common housing problems?
There is no definitive way to measure personal resiliency (a major determinant in the long term stability of an individual at risk of experiencing homelessness) however there are key indicators that point to higher levels of risk for housing instability and/or loss of housing including, deep poverty, lack of education, family size, fixed income that is insufficient for the housing market (SSI, SSDI, SS), gentrification of neighboring jurisdictions driving low income households into the County, dislocation due to disaster, chronic physical and behavioral health problems, family conflict, domestic violence and human trafficking, incarceration, gang engagement – particularly MS-13, poor credit history and/or high debt, and limited low cost/affordable housing with low barriers.

Are any populations/household types more affected than others by these problems?
The CoC has identified 6 homeless sub-populations for targeted interventions based on the disproportionality of their needs:

- Unaccompanied homeless youth and young adults up to age 25
- Vulnerable elderly and aging
- Veterans
- Returning Citizens
- Survivors of domestic violence, human trafficking and sexual assault
- Chronic homeless and persons with severe somatic and behavioral health challenges

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

The CoC responds to more than 1,000 requests for housing assistance each year from families who have experienced a financial crisis which has placed them at risk for displacement. These are mostly families who live from paycheck to paycheck and who have a housing cost burden in excess of 75%. Of those households receiving rapid re-housing assistance, approximately 8% return to homelessness when the assistance ends simply because the cost of living in the Washington Metropolitan region is too high to sustain for residents making minimum wage.

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

Often the challenges faced by vulnerable individuals and families fall into one of four main categories:

- Economics: A significant number of Prince George's County residents are living in poverty (one in five households live on less than $35,000 and one in three live on less than $50,000). Over 54,000 of these are experiencing at least one of the following severe housing problems (living in substandard housing, living in severely overcrowded housing, having a housing cost burden greater than 50% of income, or zero/negative income) and 97% are experiencing multiple problems. Poverty is most pronounced for those under 18 (11.2 percent) and seniors 65 and over (7.1 percent). Persons in these very low to extremely low-income households often live

from paycheck to paycheck and cannot afford both their housing and other basic necessities, such as food and clothing. They frequently do not have the resources or savings necessary to weather a financial emergency such as job loss, unexpected medical bills, or family illness and continue to cover housing costs thus are at a greatly increased risk for homelessness.

- Education: The 2017 American Community Survey showed that of the 709,428 Prince George's County residents age 18 and older, 12.77% (90,616) were high school dropouts, not enrolled in school or for other reasons had not graduated from high school and an additional 27% (191,670) had only a high school diploma or equivalent. This limits access to employment by the majority to low wage jobs significantly impacting their overall economic status and opportunities for long term self-sufficiency and sustainability. Given that only 23% of homeless adult singles and 21% of homeless families have a working adult, it is clear that lack of education, poor vocational skills, low-wage employment and unemployment are also risk factors for homelessness that need to be addressed.

- Health: 17.5% of County residents indicate that they cannot afford to see a doctor and even if they could, there are approximately 1,837 residents per primary care physician (almost double the national average) and 1,483 residents per behavioral health provider (2.5 times the state average) so the likelihood of immediate access is unlikely. These residents are much more likely than those with insurance to have no regular source of care, to miss care because of cost, and to have gone more than five years since their last dental exam. The County's rates of ambulatory care-sensitive hospitalizations and emergency room visits are significantly higher than surrounding jurisdictions and Prince George's Hospital Center discharges a disproportionate share of Medicaid patients, suggesting that it serves as a de facto safety net health provider for this group.

  A substantial number of Prince George's County residents are individuals with special health needs. This includes but is not limited to individuals with intellectual and developmental disabilities (i.e. autism, cerebral palsy, Down Syndrome), individuals who develop or acquire disabilities after the age of 21 (i.e. multiple sclerosis, traumatic brain injury), individuals with mental illnesses, and veterans with health conditions including physical, mental, and emotional injuries and disabilities acquired as a result of their service in Iraq, Afghanistan, the Persian Gulf War and other wars/conflicts. 16% of Prince Georges County residents over the age of five have at least one disability and while disability is not, in and of itself, an indicator of risk of homelessness, for very low to extremely low-income households it can create additional financial challenges including uncovered medical expenses and/or lost wages.

- Family Dynamics: Family homelessness is often caused by the combined effects of limited affordable housing, unemployment, limited access to resources and supports, health and mental health challenges, the challenges of raising children as a single parent, and experiences of violence. They are usually headed by a single woman who is, on average, in her late 20s with two children, one or both under the age of six. Among mothers with children experiencing homelessness, more than 80 percent had previously experienced domestic violence. Even those who are employed find themselves challenged by the wage gap; earning an average of 77 cents for every dollar paid to their male counterparts. This gap in earnings translates into $11,608 less per year in median earnings for these families, driving them further into poverty. For homeless women with children, this risk is compounded by social vulnerabilities such as history of

domestic violence and family conflict, limited or poor-functioning support networks, history of trauma and loss, and poor parental skills.

Good familial relationships serve as protective factors and when those relationships are challenged, they can be destructive; perpetuating a downward spiral in family function and resiliency. Destructive elements can be as complex as substance dependency, mental health instability, anger management / violent behaviors, engagement in gang or human trafficking activities, child/adult abuse or neglect, or truancy or as basic as lack of school achievement, economic stressors, oppositional or impulsive behavior, or lack of strong parenting models that help families manage different stages of child development. In any case, these challenges to the family unit often reveal themselves in non-productive ways and can negatively impact housing stability.

A key indicator of housing stability is cost burden. By this measure, 43,293 low-income households in Prince George's County are living in unstable housing situations. These households pay at least half of their income toward housing costs each month. Of these, 24,338 are renters and 18,955 are homeowners.

Additionally, the number of cost-burdened households increased by about 11,700 households between 2000 and 2014 (2000 & 2014 CHAS) (regardless of income). This change roughly tracks with increases in home values (30 percent) and rents (29 percent) in Prince George's County between 2000 and 2015 and a decrease in household income, which dropped by 1 percent (2000 Decennial Census; 2011–2015 ACS 5-Year Estimates).

Severely cost burdened households have less money to cover necessities and unexpected emergencies, increasing their risk of homelessness.

Discussion:
Residents' housing needs and preferences are changing, shaped by several key demographic shifts: aging residents, a rise in Hispanic and immigrant households, fewer families and more unrelated persons living together, smaller households, and limited growth in middle-income households. For instance, the share of Hispanics living in Prince George's County increased by 12 percent between 2010 and 2015; as of 2015, Hispanics represent more than 16 percent of the County's total population. One-person households increased since 2000, growing by 25 percent; as of 2015, these households represent 28 percent of all households in the County.

Current residents expressed demand for different types of housing throughout focus groups, public meetings, and surveys. Among respondents to the housing needs survey, 26 percent of residents reported that their current housing was either too small or too large (15 percent and 11 percent, respectively) for their needs. Participants in public meetings and the focus group of market-rate residents also encouraged the County to explore more diverse housing options to increase density and encourage mixed-use development, as well as other housing types including "missing middle" housing and accessory dwelling units.[9]

[9] *Housing Opportunity for All*, 2019.

Seniors emphasized their desire to stay in their current home as they aged but anticipated they would need modifications as their mobility becomes more limited and were not sure they could afford those modifications. For those interested in moving, they saw few options within the County that would be affordable and accessible to seniors on fixed incomes (though they did recognize options for higher-income, active adults).[10]

Residents with disabilities identified an insufficient number of affordable units available to them within the County, noting the difficulty of getting appropriate modifications even when they found an affordably priced unit. As a result, many continue to live in suboptimal housing situations (e.g., with family members or roommates) because they are unable to find accessible housing that meets their needs.[11]

Seniors have Need for Suitably Designed and Affordable Housing

Census data show that the senior population in Prince George's County is increasing at an accelerated rate. The population aged 65 years and older increased by 30.6% between 2010 and 2017. Based on 2011-2017 ACS data, 106,530 of the County's residents are aged 65 years and older, and forecasts show the increase to continue in the foreseeable future. If these census projections hold true, by 2040 there would be more than 170,000 people over the age of 65 in the County.[12] This increase will result in a high demand for a variety of market rate and affordable housing as well as the need to adapt existing housing to suit the needs and lifestyles of seniors.

[10] ibid

[11] Ibid.

[12] https://planning.maryland.gov/MSDC/Documents/County/prin.pdf

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

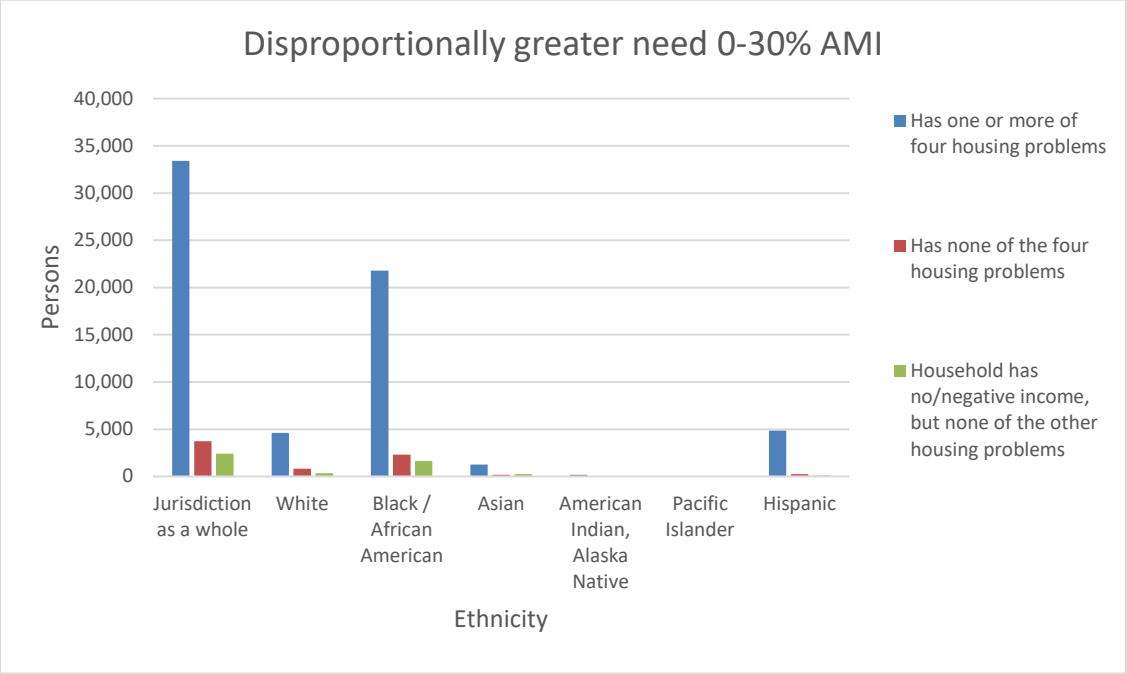
A "disproportionately" greater need occurs if a particular racial or ethnic group within a given income level experiences housing problems at a rate that is 10 percentage points or more than the rate for that income level overall. Examining housing problems by income in Prince George's County, low- and moderate-income Black/African American households (50-80% AMI and 80-100% AMI) reported housing problems disproportionately than other racial or ethnic groups.

0%-30% of Area Median Income

Housing Problems	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
Jurisdiction as a whole	33,413	3,721	2,398
White	4,626	811	353
Black / African American	21,781	2,314	1,626
Asian	1,274	171	231
American Indian, Alaska Native	185	19	0
Pacific Islander	0	0	0
Hispanic	4,857	257	93

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS



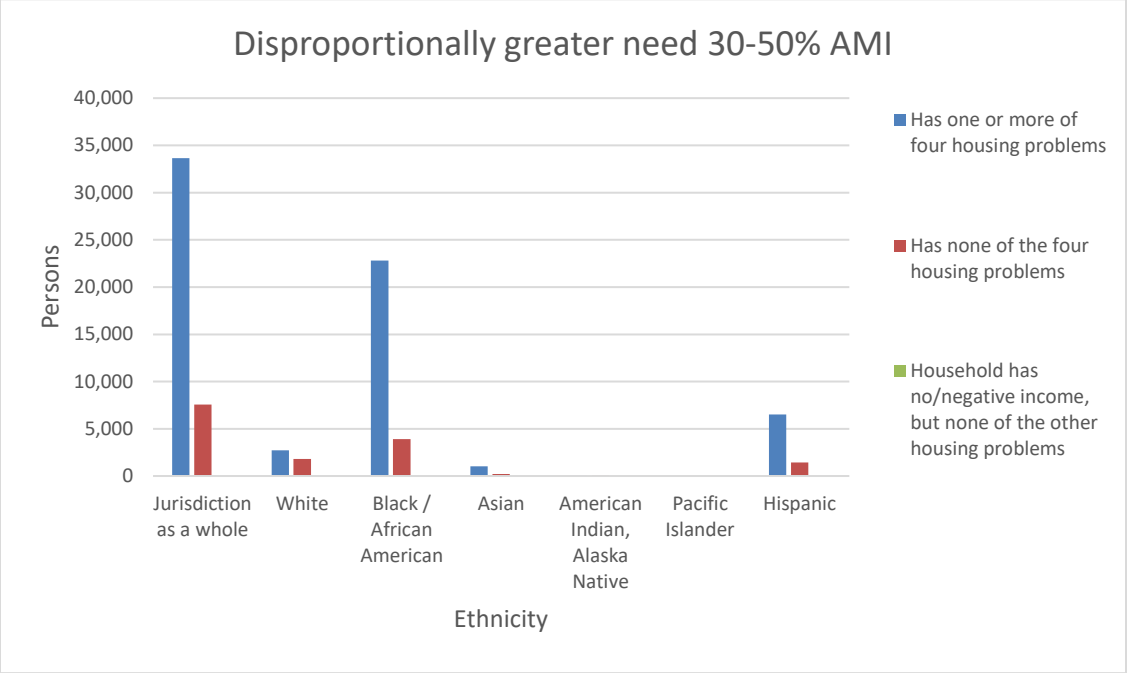
Data Source: 2011-2015 CHAS

**The four housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	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
Jurisdiction as a whole	33,639	7,571	0
White	2,709	1,808	0
Black / African American	22,807	3,901	0
Asian	1,018	212	0
American Indian, Alaska Native	39	69	0
Pacific Islander	0	0	0
Hispanic	6,506	1,443	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI
Data Source: 2011-2015 CHAS



Data Source: 2011-2015 CHAS

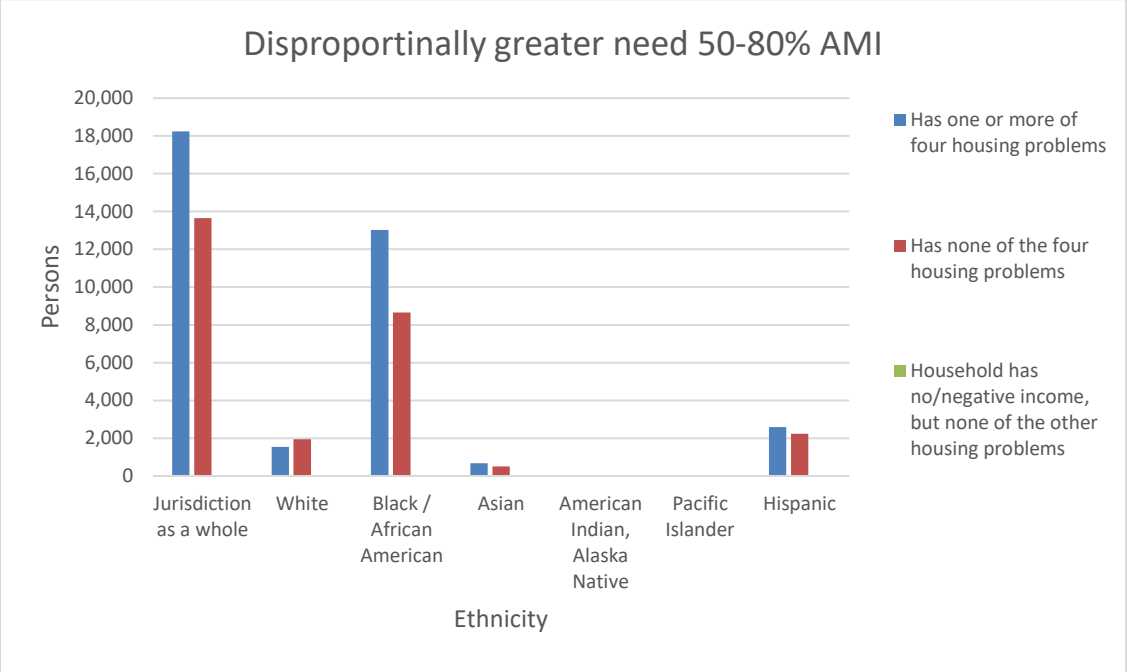
**The four housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	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
Jurisdiction as a whole	18,246	13,647	0
White	1,542	1,943	0
Black / African American	13,025	8,660	0
Asian	675	508	0
American Indian, Alaska Native	40	49	0
Pacific Islander	0	0	0
Hispanic	2,587	2,233	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS



Data Source: 2011-2015 CHAS

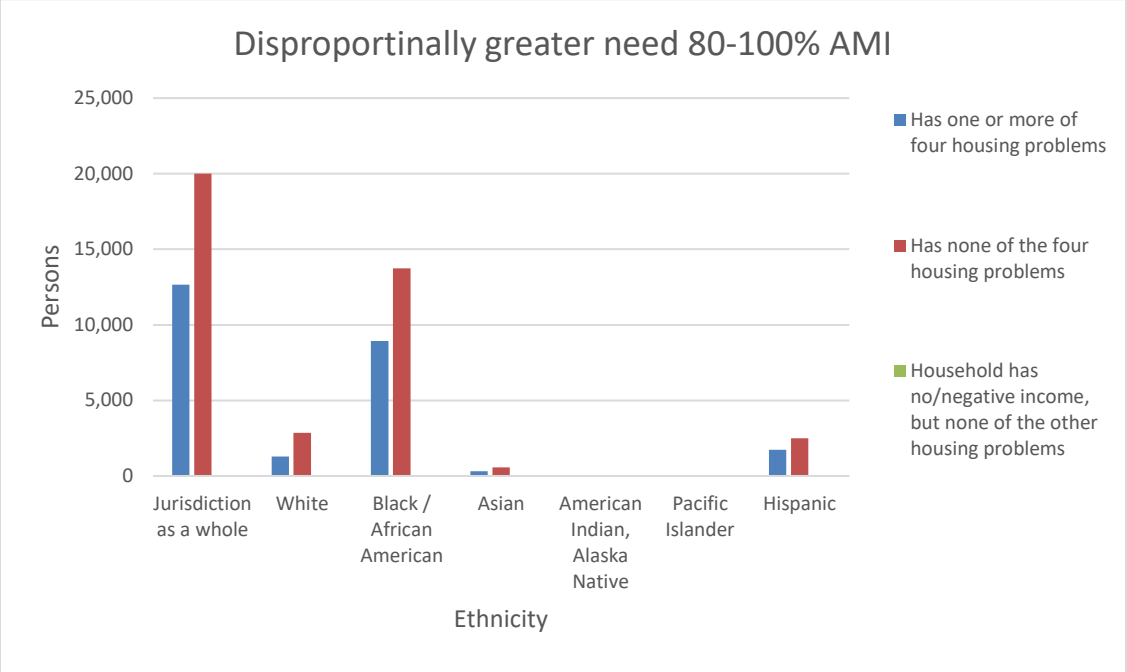
**The four housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	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
Jurisdiction as a whole	12,651	20,013	0
White	1,282	2,855	0
Black / African American	8,932	13,733	0
Asian	322	569	0
American Indian, Alaska Native	19	30	0
Pacific Islander	40	0	0
Hispanic	1,736	2,497	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS



Data Source: 2011-2015 CHAS

**The four housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

0% to 30% AMI

In the jurisdiction, there are 39,532 extremely low-income households that either have one or more of the four housing problems, has none of the four housing problems or has no/negative income but none of the other housing problems. Countywide, 33,413 (85% of 39,532) of households has one or more of the above housing problems. The highest share of households at this income level is the Black or African American population (65%). However, while the Hispanic population only make 13% of the share of households at this income level, they make 14.5% of the share of extremely low-income household that

is experiencing one or more housing problem. This means that there is a higher share of Hispanic households experiencing a housing problem than share of race or ethnicity at this income level.

30% to 50% AMI

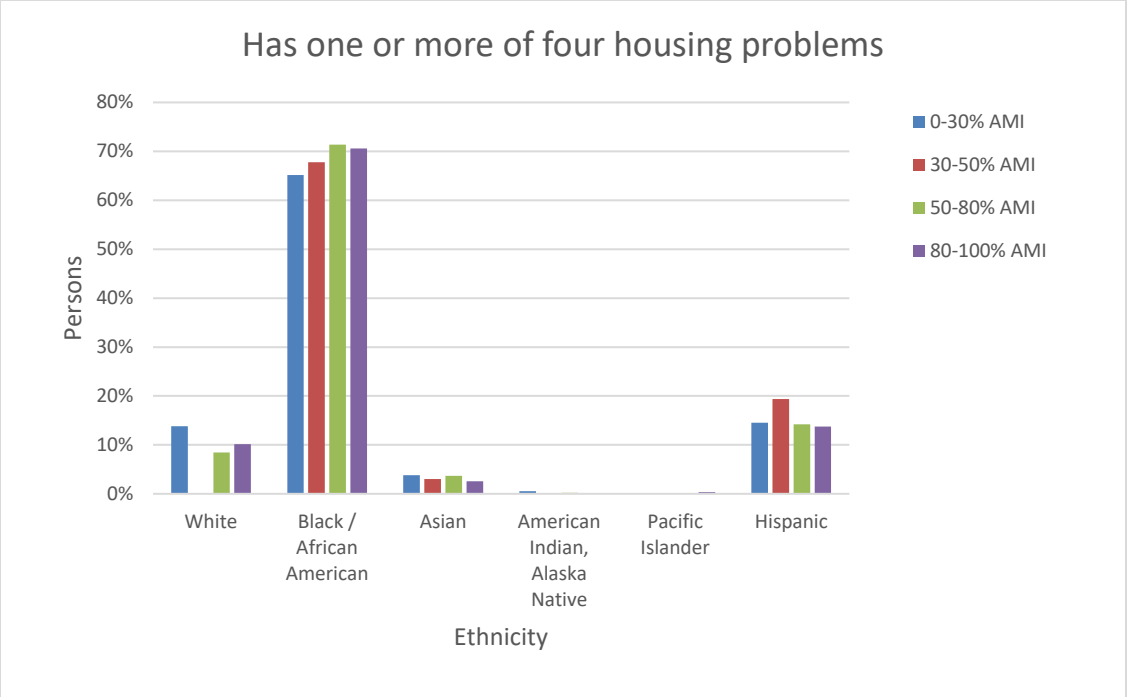
In the jurisdiction, there are 41,210 very low-income households that either have one or more of the four housing problems, has none of the four housing problems or has no/negative income but none of the other housing problems. Countywide, 33,639 (82% of 41,210) of households have one or more of the four housing problems. The highest share of households at this income level is the Black or African American population (65%). The Black or African American population also make 67% of the share in this income group that experience one or more housing problems. This means that there is a higher share of Black or African American households that is experiencing one or more housing problems than share of race or ethnicity at this income level. The Hispanic population make 19% of the share of households at this income level and 19% of the share of very low-income households that experience one or more housing problems.

50% to 80% AMI

In the jurisdiction, there are 31,893 low-income households that that either have one or more of the four housing problems, has none of the four housing problems or has no/negative income but none of the other housing problems. Countywide, 18,246 (57%) households experience one or more of the four housing problems. The Black or African American population make 71% of the share in this income group that experience one or more housing problems but 68% of the share of households at this income level.

80% to 100% AMI

In the jurisdiction, there are 32,664 moderate-income households that that either have one or more of the four housing problems, has none of the four housing problems or has no/negative income but none of the other housing problems. Countywide, 12,651 (39%) of households experience one of more of the four housing problems. The Black or African American population make 71% of the share in this income group that experience one or more housing problems but 69% of the share of households at this income level. The Hispanic population make 14% of the share in this income group that experience one or more housing problems but 13% of the share of households at this income level.



Even when Black/African American households do not experience disproportionately greater need, this racial group are the most affected by the four housing problems regardless of income levels: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding, and cost burden.

Has one or more of four housing problems				
Housing Problems	**0-30%**	**30-50%**	**50-80%**	**80-100%**
White	14%	8%	8%	10%
Black / African American	65%	68%	71%	71%
Asian	4%	3%	4%	3%
American Indian, Alaska Native	1%	0%	0%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	15%	19%	14%	14%

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

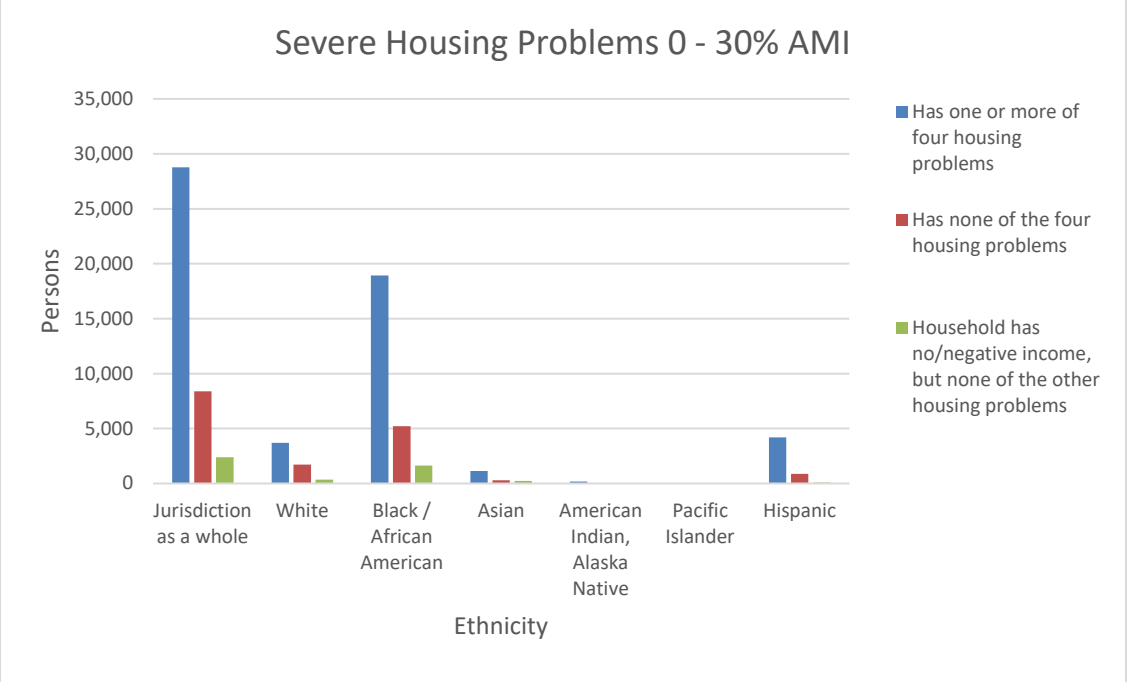
A "disproportionately" greater need occurs if a particular racial or ethnic group within a given income level experiences housing problems at a rate that is 10 percentage points or more than the rate for that income level overall. Examining severe housing problems by income in Prince George's County, very low, low and moderate-income Black/African American households (30-50% AMI; 50-80% AMI and 80-100% AMI) and moderate-income Hispanic households (80-100% AMI) reported severe housing problems disproportionately than other racial or ethnic groups.

0%-30% of Area Median Income

Severe Housing Problems*	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
Jurisdiction as a whole	28,784	8,394	2,398
White	3,714	1,726	353
Black / African American	18,931	5,206	1,626
Asian	1,142	302	231
American Indian, Alaska Native	165	39	0
Pacific Islander	0	0	0
Hispanic	4,195	885	93

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS



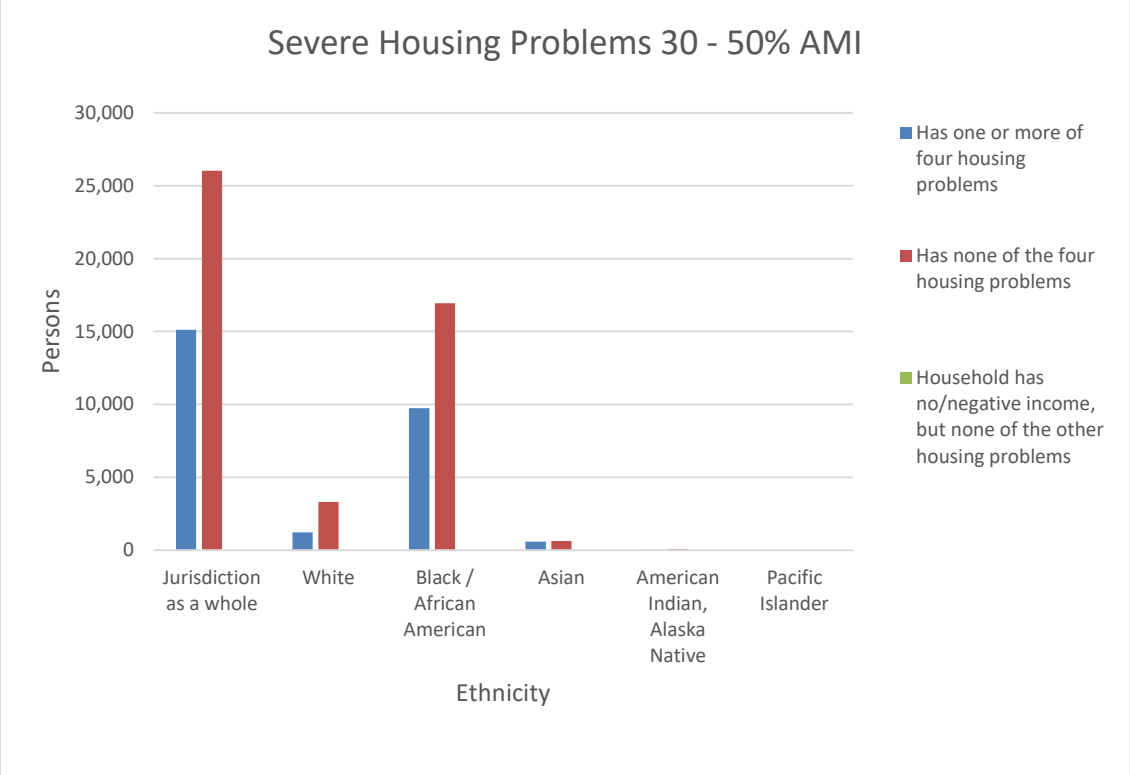
Data Source: 2011-2015 CHAS

**The four severe housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	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
Jurisdiction as a whole	15,121	26,022	0
White	1,219	3,306	0
Black / African American	9,741	16,938	0
Asian	580	637	0
American Indian, Alaska Native	24	84	0
Pacific Islander	0	0	0
Hispanic	3,304	4,625	0

Table 18 – Severe Housing Problems 30 - 50% AMI
Data Source: 2011-2015 CHAS



Data Source: 2011-2015 CHAS

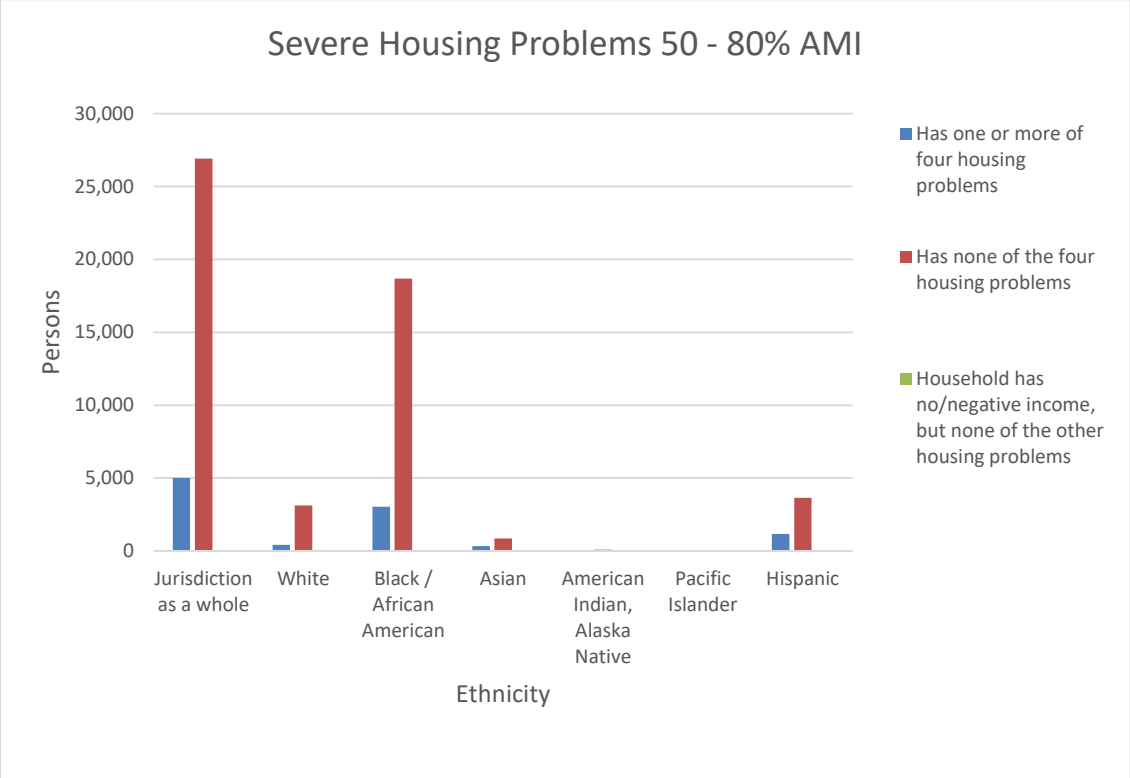
**The four severe housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	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
Jurisdiction as a whole	5,014	26,923	0
White	422	3,114	0
Black / African American	3,024	18,681	0
Asian	326	853	0
American Indian, Alaska Native	0	89	0
Pacific Islander	0	0	0
Hispanic	1,171	3,644	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS



Data Source: 2011-2015 CHAS

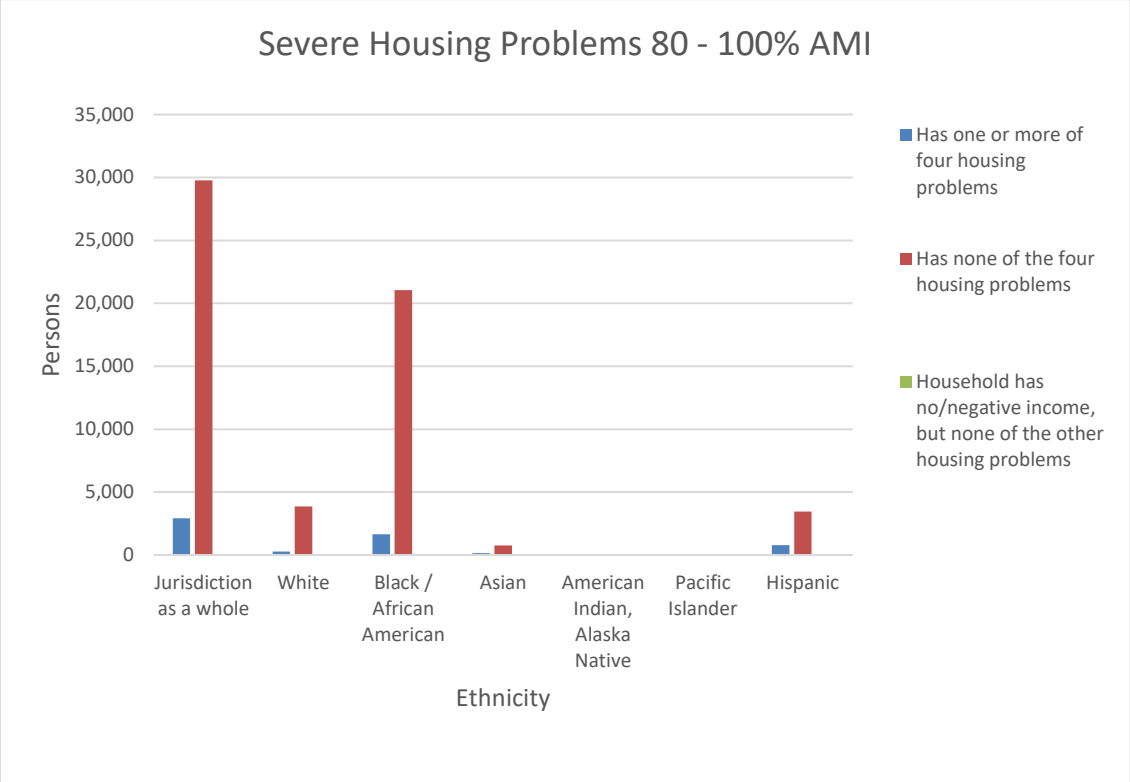
**The four severe housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	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
Jurisdiction as a whole	2,916	29,763	0
White	276	3,850	0
Black / African American	1,641	21,040	0
Asian	141	749	0
American Indian, Alaska Native	15	34	0
Pacific Islander	0	40	0
Hispanic	781	3,450	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS



Data Source: 2011-2015 CHAS

**The four severe housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

0% to 30% AMI
In the jurisdiction, there are 39,576 extremely low-income households that either have one or more of the four severe housing problems, has no severe housing problems or has no/negative income but no severe housing problems. Countywide, 28,784 (73% of 39,576) of households has one or more severe housing problems. The highest share of households at this income level is the Black or African American population (65%). However, while the Hispanic population only make 13% of the share of households at this income level, they make 15% of the share of extremely low-income household that is experiencing one or more severe housing problem. This means that there is a higher share of Hispanic households experiencing a severe housing problem than share of race or ethnicity at this income level.

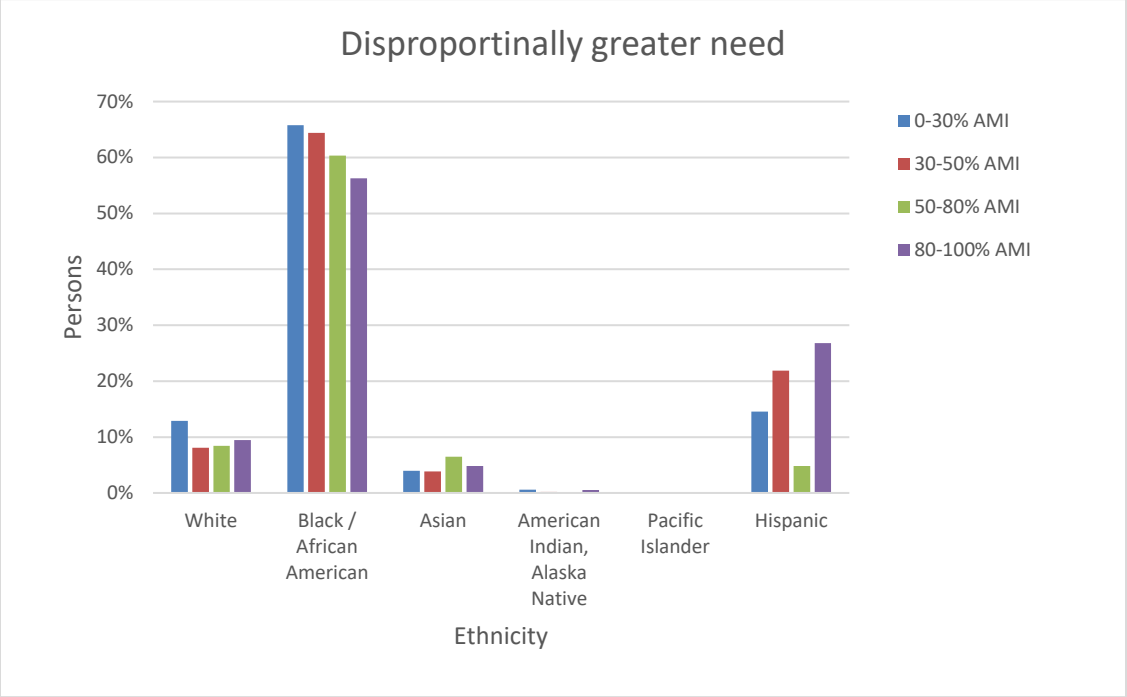
30% to 50% AMI
In the jurisdiction, there are 41,143 very low-income households that either have one or more of the four severe housing problems, has no severe housing problems or has no/negative income but no severe housing problems. Countywide, 15,121 (37% of 41,143) of households have one or more of the four severe housing problems. The Black or African American population make 65% of the share of households at this income level and 64% of the share of very low-income households experiencing one or more severe housing problems. Hispanics make 19% of the share of households at this income level and 22% of the share of very low-income households experiencing one or more severe housing problems.

50% to 80% AMI
In the jurisdiction, there are 31,937 low-income households that either have one or more of the four severe housing problems, has no severe housing problems or has no/negative income but no severe housing problems. Countywide 5,014 (16% of 31,937) households experience one or more of the four severe housing problems. The Black or African American population make 68% of the share of households at this income level and 60% of the share of low-income households that experience one or more severe housing problem. The Hispanic population make 15% of the share of households at this income level but 23% of the share of low-income households experiencing one or more severe housing problems. The Asian population make 4% of the share of households at this income level but 7% of the share of low-income households experiencing one or more housing problems.

80% to 100%
In the jurisdiction, there are 32,679 moderate-income households that either have one or more of the four severe housing problems, has no severe housing problems or has no/negative income but no severe housing problems. Countywide 2,916 (9% of 32,679) of households experience one of more of the four severe housing problems. The Black or African American population make 69% of the share of households at this income level and 56% of the share of moderate-income experiencing one or more severe housing problem. The Hispanic population make 13% of the share of households at this income level but 27% of the share of moderate-income households that experience one or more severe housing problems.

Even when Black or African American households do not experience disproportionately greater need, this racial group are the most affected by severe housing problems housing problems: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding, and cost burden.

Housing Problems	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
White	13%	8%	8%	9%
Black / African American	66%	64%	60%	56%
Asian	4%	4%	7%	5%
American Indian, Alaska Native	1%	0%	0%	1%
Pacific Islander	0%	0%	0%	0%
Hispanic	15%	22%	5%	27%



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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Examining cost-burdens in Prince George's County, a large share of cost-burdened households are households of color: Black or African-Americans represent 71% of all cost-burdened households, followed by Hispanic households at 13%. In comparison, White households make up 10% of all cost-burdened households.

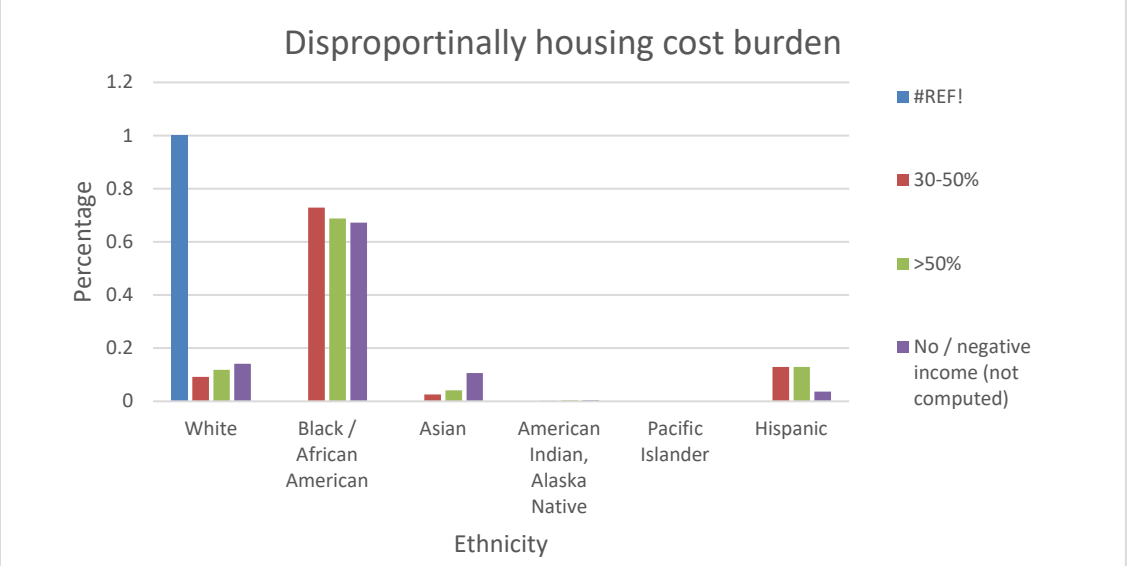
Both Black or African-American and Hispanic households are slightly over-represented among cost-burdened households relative to the share of these racial and ethnic groups in the County overall. Black and African-American households make up 71% of all cost-burdened households compared to 69% of all households in the County. Hispanic households make up about 11% of all households in the County but 13% of all cost-burdened households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	166,067	63,240	46,097	2,501
White	28,538	5,825	5,479	353
Black / African American	112,467	46,095	31,729	1,682
Asian	6,104	1,608	1,899	266
American Indian, Alaska Native	290	118	175	10
Pacific Islander	50	40	0	0
Hispanic	15,513	8,207	5,962	93

Table 21 – Greater Need: Housing Cost Burdens

Data Source: 2011-2015 CHAS

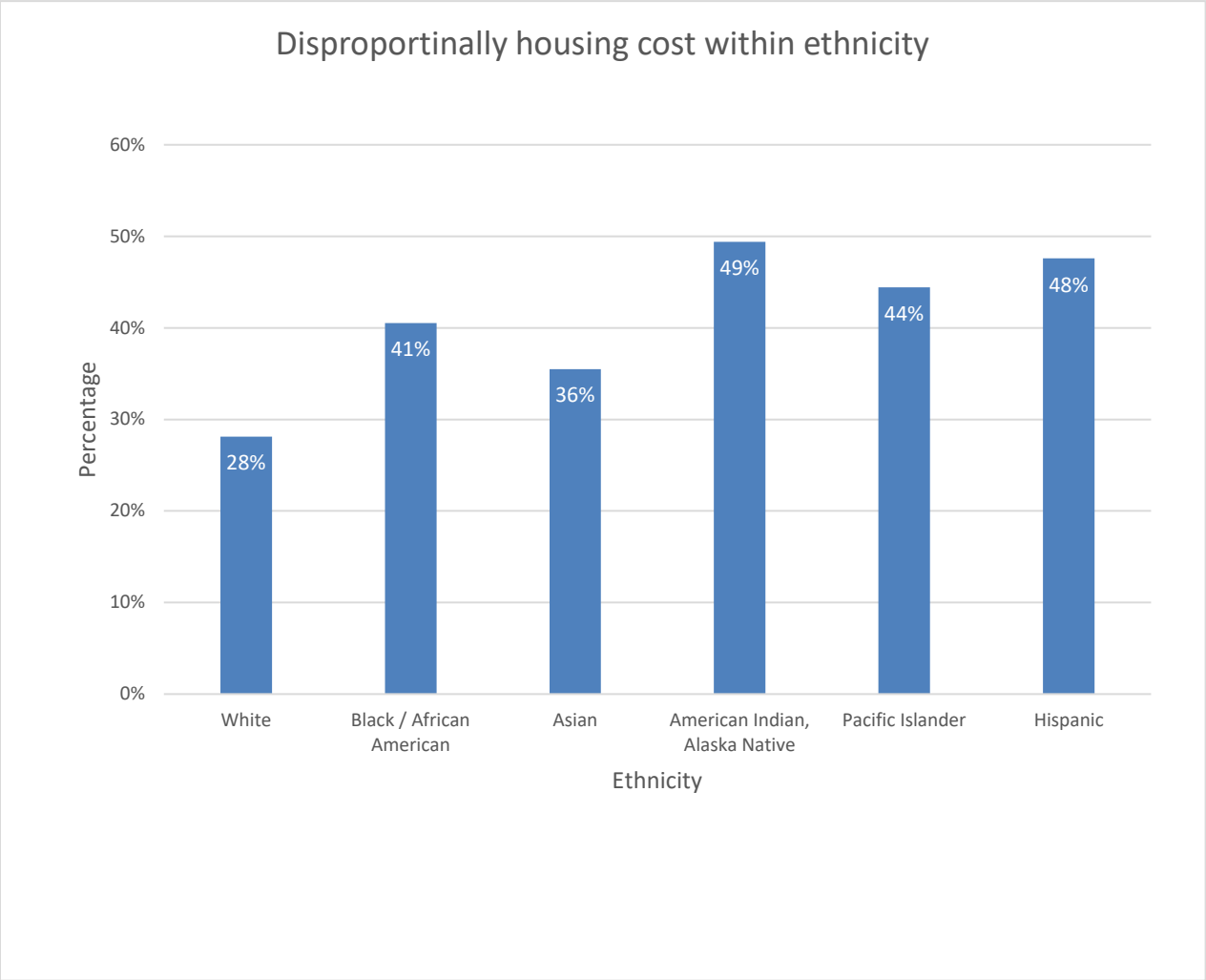


Data Source: 2011-2015 CHAS

Discussion

Black-African American households
In Prince George's County, 41% of all Black or African-American households experience cost-burdens. Among these households, 24% (or 46,095 households) are moderately cost-burdened, paying 30-50% of their income on housing costs and the remaining 17% (or *31,729 households)* are severely cost-burdened, paying more than 50%.

Hispanic households
In Prince George's County, 48% of all Hispanic households experience cost-burdens. Among these households, 58% (or 14,169 households) are moderately cost-burdened, paying 30-50% of their income on housing costs and the remaining 42% (or 5,962 households) are severely cost-burdened, paying more than 50%.



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?
If they have needs not identified above, what are those needs?
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Populations with Disproportionately Greater Need for Housing

- These problems include lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding, and housing cost burden.
    - 77,823 or 71% of households that are experiencing housing cost burden are Black/African American
        - Of households that have a severe housing problem:
            - 66% of households below 30% AMI are Black/African American
            - 64% of households between 30-50% AMI are Black/African American
            - 60% of households between 50-80% AMI are Black/African American
            - 56% of households between 80-100% AMI are Black/African American
- Among a total of 29,775 Hispanic households in the County, 14,169, (48%) experience housing cost burden with 5,962 experiencing severe cost burden. Hispanic households make up 13% of all households that are experiencing housing cost burden. Though the majority of households that are cost burden are overwhelmingly Black/African American, a larger portion of Hispanic households (48%) are housing burden.

Poverty

	Population for whom poverty status is determined	Below poverty level	Percent below poverty level
Total	**885,531**	**82,354**	**9.3%**
RACE AND HISPANIC OR LATINO ORIGIN			
White alone	161,329	16,173	10.0%
Black or African American alone	565,323	46,295	8.2%
American Indian and Alaska Native alone	3,233	313	9.7%
Asian alone	36,712	3,592	9.8%
Native Hawaiian and other Pacific Islander alone	291	23	7.9%
Some other race alone	94,879	13,280	14.0%
Two or more races	23,764	2,652	11.2%
Hispanic or Latino origin (of any race)	155,904	20,756	13.3%
White alone, not Hispanic or Latino	111,815	9,886	8.8%
General population with any disability	83,541	11,529	13.8%
Veterans below poverty level	56,520	2,204	3.9%

Table 22 – Poverty by Race and Hispanic or Latino Origin, veterans and those with disabilities
Source: **2013-2017 American Community Survey 5-Year Estimates**

The 2013-2017 ACS data shows Prince George's County poverty level is 9.3%. Persons with disabilities are more overrepresented among people living in poverty (9% vs. 14% in poverty). The chart breaks down the total population for whom poverty status is determined based on race and Hispanic or Latino origin, the general population with any disability, and veterans. The Hispanic or Latino population for whom poverty status is determined is 155,904. Of which, 13.3% are living below the poverty level. Of the White population for whom poverty status is determined, 10% are living below the poverty level. The population with the largest population for whom poverty status is determined is the Black or African American population, 565,323. Of which, 8.2% are living below the poverty level. The poverty rate for

any persons with a disability is far higher than the County's rate – 13.8%. Looking at the veteran population for whom poverty status is determined, there are 56,520 veterans. Four percent (2,260/4%) have incomes in the past 12 months below poverty level.

Disability

	Total civilian noninstitutionalized population	With a disability	Percent with a disability
Total civilian noninstitutionalized population	**898,512**	**83,861**	**9.3%**
Veterans with a disability	57,358	14,592	25.4%
Under 5 years old	59,834	228	0.4%
5-17 years old	143,879	6,040	4.2%
18-34 years old	113,923	9,645	4.3%
35-64 years old	363,493	35,004	9.6%
65-74 years old	66,840	15,122	22.6%
75 years and over	37,621	17,777	47.3%
Population age 16 and over	716,776	78,613	11.0%
Employed		23,663	30.1%
Not in Labor Force		51,413	65.4%

Table 23 – Disability by age and employment
Source: **2013-2017 American Community Survey 5-Year Estimates**

Data from the 2013-2017 American Community Survey show that 78,631 (11%) of the County population 16 years and older have a disability, and that a significant percentage (65.4%) of them are not in the labor force. Overall, residents with disabilities have a lower educational attainment than the general population. For example, 18.3.1% of the population aged 25 years and over with disabilities are less than high school graduates compared to 13.3% for those without disabilities. Also, 20.7% of residents have a bachelor's degree or higher compared to 35.5% for those without a disability.

Furthermore, County residents with a disability earn less than those without a disability. The median earning for those with disabilities is $35,453 compared to $40,026 for those without disabilities. Also, residents with disabilities are more likely to have incomes below the poverty level.

The data show 13.8% of residents 16 years and older who have a disability have incomes below 100% of the poverty level compared to 9.3% for the general population. The high incidence of poverty implies that residents with disabilities have a need for affordable and suitably designed accessible housing. Forty-seven percent of the total population older than 75 years have a disability, second to the age group 65-74 at 22.6%.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	39,637	41,214	31,937	32,707	132,560
Household contains at least one person 62-74 years of age	7,460	7,644	6,054	6,583	31,404
Household contains at least one-person age 75 or older	5,030	4,088	2,243	2,372	7,423

Table 24 – Households with one or more persons over 62 years of age
Data Source: 2011-2015 CHAS

According to the 2011-2015 CHAS data 80,000 households in the County have one person or more who are 62 years or older. Of these, 40% (32,519) households are below 80% AMI – making up 30% of households below 80% AMI.

The high incidence of disabilities among seniors implies that they have special housing and quality of life needs that must be addressed. Improvements in healthcare and the resulting longevity mean that the population of senior households will increase in the foreseeable future. Therefore, proactive actions are required to respond to their growing housing and other needs.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Prince George's County, Maryland (HAPGC) was established in 1969 to provide Prince George's County residents with low to moderate incomes with safe, decent, and affordable housing. The HAPGC receives federal funds directly from the U.S. Department of Housing and Urban Development (HUD) to administer the Housing Choice Voucher program (HCV) and Public Housing Programs. Most housing assistance is provided to residents through vouchers and rental units where tenants live must meet rigorous housing quality standards. The HAPGC also provides its participant families with programs that encourage them to become self-sufficient, including become homeowners. The Housing Assistance Division (HAD) and Rental Assistance Division (RAD) administers and implements the federal rental assistance and public housing programs for the County.[13]

HAD manages approximately 392 rental units, including five public housing residential sites consisting of 376 units.[14] The HUD operating subsidies and tenant rental revenues are the primary source of revenue used for the day-to-day operations of the public housing sites.

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 *
# of units vouchers in use	0	*167*	*344*	*5,664*	*171*	*4,914*	*151*	*428*	0

Table 25 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

[13] http://www.princegeorgesCountymd.gov/sites/HousingAuthority/About/operates/Pages/default.aspx

[14] ibid

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	16,735	14,660	21,072	13,173	21,488	17,833	18,478
Average length of stay	0	8	9	9	4	10	4	9
Average Household size	0	2	1	3	2	2	1	3
# Homeless at admission	0	4	6	62	12	19	11	20
# of Elderly Program Participants (>62)	0	13	178	1,079	28	961	59	31
# of Disabled Families	0	31	164	1,737	58	1,494	83	102
# of Families requesting accessibility features	0	190	362	4,624	96	3,991	82	389
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 26 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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 *
White	0	0	13	153	2	110	12	29	0
Black/African American	0	165	323	5,433	164	4,739	138	392	0
Asian	0	0	1	7	0	6	0	1	0
American Indian/Alaska Native	0	2	0	21	3	14	1	3	0

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 *
Pacific Islander	0	0	1	13	1	11	0	1	0
Other	0	0	6	37	1	34	0	2	0

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

Table 27 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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 *
Hispanic	0	0	7	79	1	67	1	10	0
Not Hispanic	0	167	337	5,585	170	4,847	150	418	0

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

Table 28 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Seventeen percent (17%) of the families on the Housing Choice Voucher's (HCV) Waiting List self-identify as disabled households. The Housing Authority has created an Accessibility Waiting list in order to serve families with disabilities and has also updated admission preferences. Eligibility, admissions policies, including deconcentration and waiting list procedures did not change. Policies that govern resident or tenant eligibility, selection and admission for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and any site-based waiting lists are unchanged. 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. The HCV accommodations requests are more related to programmatic rules. Examples are as follows:

- Permitting applications and re-examinations to be completed by mail;
- Using higher payment standards (either within the acceptable range or with HUD approval of

a payment standard outside the Public Housing Authority (PHA) range if the PHA determines this is necessary to enable a person with disabilities to obtain a suitable housing unit;
- Providing time extensions for locating a unit when necessary due to of lack of availability of accessible units or special challenges of the family in seeking a unit;
- Permitting an authorized designee or advocate to participate in the application or certification process and any other meetings with PHA staff; and
- Displaying posters and other housing information in locations throughout the PHA's office in such a manner as to be easily readable at wheelchair level.

For PH and HCV participants, the accommodation most requested is for an additional bedroom for a live-in aide or medical equipment.

Approximately fifty percent (50%) of the households on the Public Housing Waiting List are elderly and families with disabilities. Thirty five percent (35%) of the families on the public housing waiting list receive Social Security, Supplemental Security Income (SSI) or Social Security Disability Income (SSDI) benefits.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders
The most immediate need, for both the Public Housing and HCV populations, is access to safe, decent and affordable housing within the County. The most common issue raised amongst Housing Authority of Prince George's County (HAPGC) voucher holders is the ability to produce a security deposit for their potential rental home.

HCV holders have extremely low incomes. As of year-end 2019, the average income was $21,072 for HVC; and $14,660. for PH participants. As a result, many need assistance to build their assets, including targeted sector job training, financial literacy, credit score improvement, and the promotion of savings accounts through the Family Self- Sufficiency Program. Additionally, HCV holders need continued access to housing assistance resources. Many HAPGC participants also need assistance to maintain their stability in housing, including case management and access to mental health and disability services; primarily 17% of HAPGC's participants are living with disabilities.

How do these needs compare to the housing needs of the population at large?
According to the Community Foundation of the National Capital Region[15], fifty percent (50%) of all Prince George's County renters are paying more than thirty percent (30%) of their income for rent. Eighty-eight percent (88%) of public housing families are cost burdened and have income less than the 30% of AMI. While the public housing and HCV participants are cost burdened, there is an affordable housing gap of approximately 18,000 units.

[15] Housing Security in the Washington Region. Community Foundation of the National Capital Region. July 2014.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

A person is considered homeless if he or she:

- Lacks a fixed, regular, and adequate nighttime residence (includes individuals who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided; OR
- Will imminently lose their primary nighttime residence with no subsequent residence, resources or support networks; OR
- Is an unaccompanied youth or a family with children and youth who are defined as homeless under other federal statutes and meet 3 additional criteria; OR
- Fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

A person is considered chronically homeless if he or she:

- Is an unaccompanied individual who meets the "homeless" definition; AND
- Has a disabling condition defined as "a diagnosable substance abuse disorder, a serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions"; AND
- The disabling condition limits an individual's ability to work or perform one or more activities of daily living."; AND
- Has been continuously homeless for a year or more OR has had at least four episodes (separate, distinct, and sustained stay on the streets and/or in a homeless emergency shelter) of homelessness in the past three years

A person is considered at risk of homelessness if he or she:

- Has income below 30% of median income; has insufficient resources immediately available to attain housing stability; and meets one or more of 7 additional risk factors OR
- Is an unaccompanied child/youth who qualifies under other federal statutes OR
- Is a child or youth who qualifies under the Education for Children and Youth program (§ 725(2) McKinney-Vento Act) and the parents or guardians of that child/youth if living with him/her.

Full regulatory definitions are available at www.hudhre.info.

Prince George's County uses a Continuum of Care (CoC) approach which is a comprehensive system of housing and support services designed to prevent and end homelessness. The Homeless Services Partnership (HSP) is the CoC operating body in Prince George's County and is responsible for creation, implementation and monitoring of the County's 10-Year Plan to prevent and end homelessness including, but not limited to, needs assessments, gaps analysis, and establishment and oversight of policies governing all homeless services. The CoC has representation from over 100 organizations with knowledge of, or interest in, issues of homelessness and representation includes public, for profit and not-for-profit agencies, incorporated cities and townships, County Council, Office of the County Executive, faith-based entities, educational institutions, funders, and private citizens (including those

who were previously homeless). New members are accepted continuously and existing partners are surveyed frequently to identify gaps in membership. CoC products of import (i.e.; the 10 Year Plan to End Homelessness and the Point in Time Count) are posted on the County's website for public viewing and the CoC conducts annual surveys in all emergency shelters to solicit end user input into the design and implementation of CoC programs & policies. The Prince George's County Department of Social Services is the lead administering agency for the CoC.

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

Prince George's County is the most affluent, predominantly African American jurisdiction in the United States, and yet African Americans in the County access homeless services at a disproportionate rate, given their income levels, as compared to other ethnic groups. The following chart shows poverty levels for different ethnic groups in the County, and demographic breakdown of residents entering the homeless services system.

Race/ethnicity	Prince George's County	Below poverty rate	Experiencing homelessness
African American	64.4%	7%	85%
White	27%	8.8%	9%
Asian/Pacific Islander	4%	6%	3%
Other/Multi-racial	12%	7.5%	3%
Hispanic	19.1%	12.8%	3%

As the chart shows African Americans in Prince George's County access homeless services more frequently than other races and at a disproportionate rate when compared to County demographics and poverty figures. They are overrepresented in entries to the homeless population, 89% compared to 11% of all other races, despite their having a slightly lower chance of living below the poverty level than white residents. The County follows the national trend of overrepresentation of Black persons among people experiencing homelessness. This disparity has stayed relatively constant over the past five years and offers local opportunities to re-evaluate diversion, prevention and short-term intervention practices to impact housing instability outcomes for Blacks. Once residents have entered homelessness, however, community trends shift.

Race/ethnicity	Homeless Entries	Unsheltered	Access to Crisis Housing	Access to Permanent	Returns to Homelessness
African American	85%	51%	90%	91%	2%
White	9%	28%	5%	7%	4%
Asian/Pacific	3%	8%	5%	2%	0%
Other/Multi-racial	3%	11%		7.5%	3%
Hispanic	3%	27%	2%	3%	1.6%

While Black people are more likely to be among the unsheltered, they are at a lower incident rate among the sheltered homeless; 51% of the unsheltered homeless are black compared to 85% of all homeless. White people by contrast have a higher incident rate among the unsheltered, than they do the sheltered; 28% of the unsheltered homeless were white as compared to only 9% of the total homeless being white. When it comes to receiving services such as shelter or placement in PSH, black

people are more apt to receive placement than other races. 91% of all placements in PSH and 95% of placements in TH were black.

People who identify their ethnicity as Hispanic or Latino are underrepresented among people experiencing homelessness, despite having a significantly higher rate of poverty than non-Latinos. This may be because they are more likely to double up or live in substandard housing rather than enter the homeless system. Recent 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 Point-in-Time. Considering the proposed changes to the Public Charge rule, which will make it even less likely for immigrants and their families to access safety net programs, it is likely that the underrepresentation of this population will continue or even grow unless significant resources are used to provide outreach to this community.

These service disparities have stayed relatively constant over the past five years and offers local opportunities to re-evaluate access and housing practices that might unintentionally impact housing stability outcomes for Latin and other non-Black populations including language and cultural competencies, location of housing and provider demographics, and documentation and other policies impacting access.

The County currently has two equity efforts in place that will be used as the starting framework for our work examining inequity in homeless service planning including: 1) Establishment of the Healthcare Action Coalition to engage County leadership and providers in examining disparities impacted by social determinants of health and to share data and evidence-based strategies to create an action plan to transform structures, systems and policies to support and advance health equity; and 2) Developing work with Council of Governments (COG) on a regional collaborative on racial equity in homeless services to analyze, inform and transform systems and create better, more equitable outcomes for persons of color in our community. Research indicates a core issue of inter- and intra-racial equity, within as well as between, races and of particular interest to the CoC in an additional investigation into system inequities within our communities of color.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.
The CoC uses two primary sources of data to track homelessness; the annual Point-in-Time Survey and the Homeless Management Information System (HMIS).

Point-in-Time Survey (s): The Homeless Services Partnership (HSP) conducts an annual inter-jurisdictional one-day count of sheltered and unsheltered homeless individuals in Prince George's County in January of each year which is planned and conducted in partnership with the Washington Metropolitan Council of Government's Homeless Advisory Board and the Governor's Advisory Board. The County's HMIS system is used to conduct the sheltered count of individuals residing in emergency shelters, transitional and supportive housing projects and staff and volunteers recruited by the HSP are divided into teams for the unsheltered count deploying in teams to known encampments and other places where unsheltered homeless might gather (parks, libraries, metro stations, soup kitchens, shopping malls, community churches, etc.). This count does not include the many households that are at risk of homelessness but who did not reach out for shelter or service on the day of the survey.

On January 23, 2019 a total of 447 homeless adults and children were counted in Prince George's County, Maryland; (199 single adults, 86 adults in families, 161 children in families and 1 unaccompanied child) reflecting a 6.5% decrease from 2018. Of this number, 374 (84%) were sheltered and 73 (16%)

were unsheltered and living on the streets and public places not meant for human habitation. As in prior years, the largest source of income remains employment for the sheltered population however this is closely followed by SSI / SSDI (the growth in the elderly and disabled population was statistically significant at 72% and is the largest sub-population growth area in the homeless system in the last three years.). This following chart provides a summary of barriers impacting sheltered and unsheltered adults surveyed on the night of the count. When reporting barriers, single adults reported severe mental illness (19%) and physical disability (14%) as presenting the greatest barriers to permanent housing and independence while for adults in families, the highest barrier remained domestic violence (this episode) (19%) followed by severe mental illness (15%).

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)	86	0	126	73	285
Chronic Homeless *	2	0	12	0	14
Veteran	5	0	17	6	28
TAY	13	0	16	2	31
Substance use Disorder	0	0	0	6	6
Severe mental Illness	13	0	24	13	50
Co-occurring Disorder	0	0	0	13	13
HIV/AIDS	0	0	0	2	2
DV History *(any time in the past)*	1	0	0	11	12
Domestic Violence *(this episode)*	16	0	5	0	21
Physical Disability	6	0	16	12	34
Chronic Health Condition	4	0	0	0	4
Limited English	0	0	0	0	0
Foster Care**	0	0	0	0	0
Former Institutionalized***	0	0	0	0	0

In addition, the HSP conducts a separate annual housing stability survey over a broader span of time of unaccompanied youth and young adults ages 13-24 who are homeless or at risk of homelessness. In 2019, the survey identified 304 youth and young adults experiencing homelessness in a 2-week period – 181 of which were unsheltered and 123 sheltered and if projected over a 1-year period, the number of youth experiencing homelessness could be as high as 4,000 in the County. More importantly, these enumerations have revealed that:

- 80% are African American and 13% are Latinx
- 20% are gender minorities
- 72% are over the age of 18 (of those only 28% have any post-secondary education and 23% do not have a HS diploma or GED which is statistically significant in that dropouts have a 346% higher risk of experiencing homelessness
- 35% have children of their own and of those 7% reported that pregnancy was the reason they were asked to leave home; again, statistically significant in that parenting youth have a 200% higher risk of experiencing homelessness

- 65% reported having not access to mainstream public benefits and only 50% of those with access to Medicaid who reported needing behavioral or somatic health services were receiving them
- 30 % had been arrested and 38% reported experiencing foster care
- 25% had runaway
- 40% were working while an additional 20% relied on the informal economy , and
- 10% acknowledged engaging in transactional sex for money, housing, food or other barter, the number jumping to 20% for gender minorities

Homeless Management Information System (HMIS): Prince George's County was the first County in the State to utilize an HMIS system (initiated in January of 2002) which is now a national requirement for the receipt of federal and state funds. The Price George's County Department of Social Services serves as the CoC's HMIS Administrator and has licensed, trained and provided ongoing technical support to more than 100 users representing 30 organizations serving individuals and families in crisis. Collectively, these organizations have entered more than 87,349 customers into the system. HMIS maintains a record of each customer accessing services regardless of their point of entry and allows critical data sharing among agencies to reduce duplication and maximize utilization of resources. The HMIS data provides a systemic and long term look at the issues of homelessness affecting the County.

In FY 2019, 3,488 unique callers were triaged through the hotline reporting a homeless status of which only 1,489 (42%) were provided with a sheltering response leaving more than half to struggle on the streets. Of those sheltered, 55% were singles and 45% were in families. Of the adults served, 8% reported as chronically homeless (365 days or more residing in a place not meant for human habitation), 10% were survivors, 13% were severely mentally ill and/or dually diagnosed, 15% had other disabilities including significant physical challenges, 19% were elderly and aging, and 8% were veterans.

In addition to those calling the homeless hotline (1,509 of the callers reported an episode of domestic violence as a contributing factor, there were 4870 discrete calls to the DV hotline and 1,225 on 2-1-1, for a total of 7,604 residents calling for services and/or housing assistance because of domestic violence. The County currently has only one victims' specific shelter and 50 vouchers set aside for this sub-population leaving a significant gap in the County's ability to address this need.

In addition to the above data collection tools, the Continuum of Care has established several measures for determining need and performance with its system, some of which are described below and clearly demonstrate the need for additional housing supports and services if we are to truly end homelessness in our community:

1. Length of time (LOT) persons remain homeless: This measures all SHELTERED homeless persons in the CoC emergency and transitional housing programs who are awaiting a more permanent housing exit.

   Universe: 1,308 households; average LOT is 165 days and median LOT is 75 days.

2. Length of time (LOT) persons were homeless prior to move into a sheltering program: This measures all homeless persons entering CoC emergency, transitional and permanent housing programs.

   Universe: 1,438 households; average LOT is 248 days and median LOT is 95 days.

3. The extent to which persons return to homelessness who previously exited the CoC system with a permanent housing destination: This measures all previously homeless persons who returned to homelessness (recidivism) during a two-year period after initial exit.
   Universe: 610 households; 2% returned in 0-180 days, 1% returned in 181-365 days, and 6% returned in 368-730 days for a total recidivism rate of 10%

4. Number of persons who become homeless for the first time: This measures all persons entering shelter who have never experienced homelessness in the past.
   Universe: 1233 persons entering shelter; 119 had prior homeless experiences and 1114 had no prior experience.

5. Exits to permanent housing destinations: This measures all persons exiting CoC sheltering programs to permanent housing destinations.
   Universe: 1077 persons exiting emergency, transitional and rapid re-housing shelter programs; 558 (54%) had a successful exit to permanent housing
   Universe: 447 persons exiting permanent supportive housing programs; 436 (98%) had a successful exit to other permanent housing destinations.

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.

Elderly and Frail Elderly 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. According to the 2011 - 2015 CHAS Data, 12% of the population (104,461) are 62 years old or older. In addition, the elderly population is the fastest growing age group in Prince George's County.

While they are the fastest growing population, the elderly households are more likely to be low-income, with 32,940 households containing at least one person 62 years of age or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI.

Elderly households are particularly vulnerable to a competitive housing market with increasing market rents, especially those with fixed incomes. This vulnerability is attributed to lower household incomes and a higher occurrence of housing cost burdens. According to the Prince George's County Department of Family Services, Aging Services Division there is a high demand for supportive services to seniors.

Persons with Disabilities HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. According to the 2011-2015 CHAS Data, 9.3% of residents (83,861 individuals) have a disability. The largest number of disabled persons is found in the 18-64-year-old age groups (44,649 individuals). However, the largest percentage of disablement is found among the 65-year-old and older age group, with 31.5%.

Housing for Persons Living with AIDS

The DC Department of Health is the Administrator for Prince George's County HOPWA Program. The County along with DOH operates the HOPWA program 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 participate in their respective county's Continuum of Care (CoC) Plan. The priorities and allocations for Prince George's County correlate with those of the Washington, D.C. Eligible Metropolitan Statistical Area.

All rental units are available to individuals living with HIV/AIDS if the rents are reasonable as defined by the HUD Fair Market Rents (FMRs) and as required by federal HOPWA regulations. The most common types of housing units available for rent in Prince George County are in apartment buildings, single-family homes, and townhomes.

In FY 19, there were approximately 350 county residents that were on the eligible waitlist for housing. DOH intake service provider for the District and Prince George's County conducted a survey reaching out to the 290 waitlisted clients within the District and Prince George's County who had sent in recertification's packets in 2016. Of those 290 clients, the provider contacted 162 individuals. Of the

162, 24 individuals (15%) were Prince George's County residents. Two individuals whom lived in the County in 2016 had moved out of the service network.

The overall housing outcomes of the 162 people contacted (DC and County residents): 77 (47.5%) were stably housed, 75 (46.3%) were temporarily stable, and 10 (6.2%) were unstable. In terms of provision of supportive services, during the FY waitlist survey all clients spoke with a Case Manager who assessed their current housing situation and provided housing information and referral services to address any reported need. Anyone interested in connecting with services was connected.

The housing gaps are emergency housing, transitional housing, long-term housing facilities, and supportive services with the goal of permanent housing outside of HOPWA support. The County considers this need a "high priority"; therefore, the five-year goal is to provide housing opportunities for 350 additional persons with HIV/AIDS and their families and to provide supportive services for existing and new clients.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported:	7,*418*
Area incidence of AIDS:	
Rate per population:	1,027.3
Number of new cases prior year (3 years of data):	492
Rate per population (3 years of data):	

Current HIV surveillance data: 2009-2018	
Number of Persons living with HIV (PLWH):	7,607
Area Prevalence (PLWH per population):	
Number of new HIV cases reported last year (2018)	311

Table 29 – HOPWA Data

Data Source: Prince George's County Annual HIV Epidemiological Profile, 2018

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need: 22
Tenant based rental assistance	96
Short-term Rent, Mortgage, and Utility	21
Facility Based Housing (Permanent, short-term or transitional)	

Table 30 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

Describe the jurisdiction's need for Public Facilities:
How were these needs determined?

Public facilities are critical to maintaining a high quality of life for County residents and creating opportunities for personal enrichment, economic growth, and healthy living. As public facilities age, renovations to existing facilities and the construction of replacement facilities will be critical to maintaining a high quality of life and continued improvement to neighborhoods.

During the public forums, community members expressed the following:

- Residents noted there is a lack of available options to purchase fresh food, especially in pedestrian friendly and accessible to seniors;
- An improvement in public transit for those with disabilities;
- More civic and social option for school age children and for retires;
- More focus on improving the quality of the schools in the County;
- An improvement in property standards and code enforcement;

Describe the jurisdiction's need for Public Improvements:
How were these needs determined?
Prince George's County is a major gateway into Maryland for prospective residents, employers, investors and visitors. The need for the major roadway and bridge improvements identified in the Department of Public Works and Transportation's portion of the Capital Improvement Program (CIP) are based on an assessment of safety, structural and traffic service conditions. The improvements are intended to serve existing and projected population and economic activities in the County and to address safety and structural problems that warrant major construction and reconstruction.

During the public forums, community members expressed the following:

- Improving pedestrian safety and street improvement, especially for those that are transit dependent;
- Beautification of streets and landscapes throughout the County;
- Improvements on street clean-up and trash removal;
- Further investing in street lighting as part of making streets safer for pedestrians;

Describe the jurisdiction's need for Public Services:
How were these needs determined?
Needs for public services were collected during the public consultation process from County residents, service providers, and housing providers. The following services were identified:

- Access to Quality food
- Beautification and overall look of the County
- Transportation – pedestrian safety, cost and accessibility (and street lighting)
- More investment in schools' infrastructure, staff and programs (i.e. STEM program)
- Increase commercial activity for more foot traffic and consumer buying

In response to the economic and social data (ACS 2011-2015) additional needs were identified. Prince George's County's population is racially, ethnically, and culturally diverse. In 2015, 65.2% of

residents were African American, 16.2% Hispanic or Latino, and 5% Asian. In 2015, foreign-born resident constituted 22% of the County's population, up from 20% in 2010. The fastest growing group is the County's Hispanic population.

More recent data shows Prince George's County poverty level is 9.3%. The chart breaks down the total population for whom poverty status is determined based on race and Hispanic or Latino origin, the general population with any disability, and veterans. The Hispanic or Latino population for whom poverty status is determined is 155,904. Of which, 13.3% are living below the poverty level. Of the White population for whom poverty status is determined, 10% are living below the poverty level. The population with the largest population for whom poverty status is determined is the Black or African American population, 565,323. Of which, 8.2% are living below the poverty level. The poverty rate for any persons with a disability is far higher than the County's rate – 13.8%. Looking at the veteran population for whom poverty status is determined, there are 56,520 veterans. Four percent (2,260/4%) have incomes in the past 12 months below poverty level.[16]

In addition, the data show also shows that 13.8% of residents 16 years and older who have a disability have incomes below 100% of the poverty level compared to 9.3% for the general population. The high incidence of poverty implies that residents with disabilities have a disproportionately greater need for affordable and suitably designed accessible housing. Forty-seven percent of the total population older than 75 years are disabled, second to the age group 65-74 at 22.6%.

According to the 2011-2015 CHAS data 80,301 (21%) of households in the County have one person or more who are 65 years or older. Of these, 40% (32,519) households are below 80% AMI – making up 30% of households below 80% AMI.

The high incidence of disabilities among seniors implies that they have special housing and quality of life needs that must be addressed. Improvements in healthcare and the resulting longevity mean that the population of senior households will increase in the foreseeable future. Therefore, proactive actions are required to respond to their growing housing and other needs.

Using universal design principles, which aim to create an environment that is accessible and convenient for everyone, is one way to consistently achieve accessibility in homes throughout Prince George's County. Like much of the United States, the number of senior residents (those aged 65 years or older) increased in Prince George's County since 2000. Today, more than 96,000 seniors (65+) call Prince George's County home. The Joint Center for Housing Studies estimates that by 2035, more than 31 million senior households will have at least one person with a disability affecting their mobility and ability to care for themselves, or complete basic household activities. Members of the public and stakeholders also noted the importance of offering homes with accessible features for persons with disabilities, which represents about nine percent of the County's total population. In one focus group conducted as part of the CHS, persons with disabilities noted a lack of accessible units (even when they are advertised) for them within the County. And when a unit is not accessible, some property owners are unwilling to make needed (and legally required) accommodations.[17]

[16] 2011-2017 ACS 5-Year Estimates
[17] *Housing Opportunity for All*, 2019

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The County's housing stock has not evolved to meet the changing needs of residents.
There are 301,044 housing units in Prince George's County.[18] The majority (56%) of housing units are owner-occupied. Sixty-six percent of units in the County are single-family homes (either detached or attached structures). The second most common housing type is multi- family housing with 5 to 19 units (23% of all housing units), followed closely by multi-family developments of 20 or more units (8% of all housing units).

Findings from the County's Comprehensive Housing Strategy, *Housing Opportunity for All,* state that the housing stock in the County is concentrated in a few price points. Rental options are generally priced for households earning 31 to 80 percent of area median income (AMI). The report also outlines the lack of diversity in housing types. Townhomes or larger multi-family buildings tend to be clustered mostly inside the Beltway and in the north central areas of the County. During stakeholder interviews and meetings for the *Housing Opportunity for All*, developers indicated that they expect construction trends in the County to continue with single-family development representing most of the market. Meanwhile, residents' housing needs and preferences are changing. For instance, one-person households increased by 25 percent since 2000, representing 28 percent of all households in the County.

Seniors emphasized their desire to stay in their current home as they aged but anticipated they would need modifications as their mobility becomes more limited and were not sure they could afford those modifications. For those interested in moving, they saw few options within the County that would be affordable and accessible to seniors on fixed incomes (though they did recognize options for higher-income, active adults).[19] Residents with disabilities identified an insufficient number of affordable units available to them within the County, noting the difficulty of getting appropriate modifications even when they found an affordably priced unit. As a result, many continue to live in suboptimal housing situations (e.g., with family members or roommates) because they are unable to find accessible housing that meets their needs.

Unemployment is a major economic development challenge in Prince George's County. Even though the rate of unemployment has declined (from 6.9% in 2013 to 4.1% in 2018), unemployment is still high compared to neighboring jurisdictions in the Washington Metro Area. According to the Bureau of Labor Statistics, the unemployment rate in Prince George's County is 4.1%.

[18] 2011-2015 ACS

[19] On 12/05/19, there was a Community Meeting held to discuss the Consolidated Plan and obtain perspectives from residents on the barriers to living in Prince George's County. At a round table discussion, retired residents voiced their concerns on being able to afford to age in place. There was concern on the value of the large property and how they would not be able to sell the property and use it on another property in the County that fits their needs. (Needs include: single level; no trip hazards; walk-able to shopping like grocery stores with fresh food.) This same concern was vocalized at three other community forums held in January 2020.

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

Introduction

According to 2011-2015 ACS data, there were 329,897 housing units in Prince George's County. The County's housing consists primarily of owner-occupied units at 189,462 (62%) and116,148 (38%) renter-occupied housing unit. The vacancy rate is higher for rental than owner-occupied housing units; 6.7% (7,782 vacant renter-occupied housing units) versus 1.4% (2,652 vacant owner-occupied housing units).

The majority (66%) of units in the County are single-family homes (either detached or attached structures). The second most common category is multi- family developments of 5 to 19 units (23% of all housing units), followed closely by multi-family developments of 20 or more units (8%). The majority (88%) of homeowner's reside in homes with 3 bedrooms or more, while the majority of renter's reside in homes with either 1 bedroom (29%) or 2 bedrooms (41%).

All residential properties by number of units[20]

Property Type	Number	Percent of Total Housing Units
1-unit detached structure	168,972	51.20%
1-unit, attached structure	53,322	16.20%
2-4 units	6,869	2.08%
5-19 units	71,367	21.63%
20 or more units	27,669	8.40%
Mobile Home, boat, RV, van, etc.	1,653	0.50%
Total housing units	329,897	100%

Table 31 – Residential Properties by Number of Units

Data Source: 2011-2015 ACS

Housing Occupancy

Housing Occupancy	Number	Percent of Total Housing Units
Total Housing Units	329,897	
Total Owner-Occupied Units	189,462	62%
Homeowner vacancy rate	2,652	1.4%
Total Renter-Occupied Units	116,148	38%
Rental vacancy rate	7,782	6.7%

Table 32 – Housing Tenure

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	Percent of Total Housing Units by Tenure	Number	Percent of Total Housing Units by Tenure
No bedroom	248	0%	3,158	3%
1 bedroom	2,935	2%	31,548	29%
2 bedrooms	17,542	10%	44,836	41%

[20] Data provide through IDIS template was inaccurate when using US Census American Fact Finder to QC data. Data was updated to reflect information from the 2011-2015 ACS from US Census American Fact Finder. https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF

	Owners		Renters	
	Number	Percent of Total Housing Units by Tenure	Number	Percent of Total Housing Units by Tenure
3 or more bedrooms	148,265	88%	29,606	27%
Total	168,990	100%	109,148	100%

Table 33 – Unit Size by Tenure
Data Source: 2011-2015 ACS

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

The following funding sources are used to target specific income levels:

- HOME Investment Partnerships (HOME) Program - The units assisted under the HOME Program must serve households at or below 60% of the area median income for rental new construction or rental projects; and at or below 80% for homebuyers.
- Community Development Block Grant (CDBG) Program – For affordable housing, CDBG funds will target developments in which at least 51% of the total units within the project are occupied by low- and moderate-income households at 80% AMI or below. CDBG funds used for public service, economic development, public infrastructure and planning and administration must benefit low- and moderate-income households at 80% AMI or below.
- Housing Choice Voucher (HCV) Program – Seventy-five percent (75%) of new voucher recipients shall not exceed 30% AMI, as established by HUD. The remaining 25% may be between 31 and 80% AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.
The County is at risk of losing nearly 4,800 of its existing subsidized units before 2028 due to risk of expiring Low-Income Housing Tax Credit (LIHTC) contracts.

Does the availability of housing units meet the needs of the population?
The County's housing stock is concentrated in a few price points (rental options are generally priced for households earning between 31 and 80 percent of area median income (AMI) and for-sale options are generally priced for households earning below regional area median income) and a few building types (predominantly single-family housing).[21] Where there are different housing options (e.g., townhomes or larger multi-family buildings), they tend to be clustered in a few areas of the County, namely inside the Beltway and in the north central areas of Prince George's County.

Meanwhile, residents' housing needs and preferences are changing, shaped by several key demographic shifts: aging residents, a rise in Hispanic and immigrant households, fewer families and more unrelated persons living together, smaller households, and limited growth in middle-income households. For instance, the share of Hispanics living in Prince George's County increased by 12 percent between 2010 and 2015; as of 2015, Hispanics represent more than 16 percent of the County's total population. One-

[21] All references to "area median income" or "AMI" refer to income levels defined by HUD for the Washington-Arlington-Alexandria D.C.-VA-MD Fair Market Rent Area, which contains Prince George's County in addition to 19 other counties, cities, and the District of Columbia. Many stakeholders noted the difference between this regional area median income ($117,200 for FY18) and median household income of the County ($81,969).

person households increased since 2000, growing by 25 percent; as of 2015, these households represent 28 percent of all households in the County.

Describe the need for specific types of housing:
Current residents expressed demand for different types of housing throughout focus groups, public meetings, and surveys. Among respondents to the housing needs survey, 26 percent of residents reported that their current housing was either too small or too large (15 percent and 11 percent, respectively) for their needs.[22] Participants in public meetings and the focus group of market-rate residents also encouraged the County to explore more diverse housing options to increase density and encourage mixed-use development, as well as other housing types including "missing middle" housing and accessory dwelling units.

Seniors emphasized their desire to stay in their current home as they aged but anticipated they would need modifications as their mobility becomes more limited and were not sure they could afford those modifications. For those interested in moving, they saw few options within the County that would be affordable and accessible to seniors on fixed incomes (though they did recognize options for higher-income, active adults).[23] Residents with disabilities identified an insufficient number of affordable units available to them within the County, noting the difficulty of getting appropriate modifications even when they found an affordably priced unit. As a result, many continue to live in suboptimal housing situations (e.g., with family members or roommates) because they are unable to find accessible housing that meets their needs.

More affordably priced housing was also the number one need articulated by homeless service providers, including housing for individuals and families, group homes, transitional housing and shelter beds. Single-room occupancy (SRO) housing was also raised as a new type of housing that was missing in the County that could help accommodate homeless men.[24]

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[22] *Housing Opportunity for All, 2019*. https://www.princegeorgesCountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19

[23] Ibid. On 12/05/19, there was a Community Meeting held to discuss the Consolidated Plan and obtain perspectives from residents on the barriers to living in Prince George's County. At a round table discussion, retired residents voiced their concerns on being able to afford to age in place. There was concern on the value of the large property and how they would not be able to sell the property and use it on another property in the County that fits their needs. (Needs include: single level; no trip hazards; walk-able to shopping like grocery stores with fresh food.) This same concern was vocalized at three other community forums held in January 2020.

[24] ibid

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

Introduction

Housing affordability is an important factor in evaluating the housing market and quality of life, especially because many housing problems are directly related to cost. HUD measures housing affordability as a percentage of household income – housing is considered affordable if a household is paying no more than 30% of their gross income towards housing costs, including utilities.[25] If a household is above this threshold, they are considered cost burdened.

As noted in the Needs Assessment section above, 73% of all low-income households in the County (i.e. households at 80% AMI or below) are cost burdened.[26] Cost burden is the most common housing problem within the County, 52% of renter-occupied units and 35% of owner-occupied units are paying more than 30% of their income for housing costs.[27]

Household incomes have not kept pace with increases in the County's rents and home values over the long-term—median rent and home value rose by about one-third from 2000 to 2015, while median household income fell slightly. As a result, many County residents are paying a large share of their income on housing costs. Forty-one percent of all households in the County are paying more than 30 percent of their income or more on housing costs, including utilities, each month. The U.S. Department of Housing and Urban Development uses this as the standard for being "cost-burdened." When households are paying above this threshold, evidence shows that they are often forced to make harmful spending trade-offs among other basic necessities, including food, clothing, child-care, and health care.[28]

Not only do lower income households experience cost burden, more than half 43,293 (53%) spend 50% or more of their household income on housing costs (i.e. severe cost-burden). The majority of households experiencing severe cost burden are small related households, representing 15,779 (36%) of the total.

Between 2009 and 2015, as shown in Table 34, the cost of housing has decreased for homeowners while increasing for renters. However, the data collection period for the 2009 data spans from 2005 to 2009, which encompasses both the peak and the crash of the national housing market during the Great Recession. Given this irregularity, we are also looking across a longer range of time to observe trends in housing costs, using 2000 as a secondary base year for comparison. Over that longer time period, home values have increased by 30% and rent has increased by 18%.[29] See Table 35.

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[25] HUD estimates cost burden using a ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

[26] The County has 112,788 households below 80% AMI, of which, 81,996 are cost burdened. Among those cost burdened low-income households, 48,934 are renters and 33,062 are homeowners.

[27] 2011-2015 ACS 5-year estimates.

[28] *Housing Opportunity for All, 2019.* https://www.princegeorgesCountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19

[29] U.S. Census Bureau, 2000 Census. (Base Year), 2011-2015 ACS 5-Year Estimate.

During this time, median household income declined by 1%, especially among LMI households, making it much more difficult for individuals to buy or rent a home. The tables below reflect the cost of housing for LMI households.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	$326,700	$254,700	(22%)
Median Contract Rent (monthly)	$990	$1,181	19%

Table 34 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	$195,337	$254,700	30%
Median Contract Rent (monthly)	$1,002	$1,181	18%

Table 35 – Cost of Housing

Data Source: U.S. Census Bureau, 2000 Census. (Base Year), 2011-2015 ACS 5-Year Estimate

Rent Paid	Number of Units	Percent of total units
Less than $500	7,999	7.3%
$500-999	24,065	22.1%
$1,000-1,499	55,111	50.5%
$1,500-1,999	17,305	15.9%
$2,000 or more	4,649	4.3%
Total	109,129	100.0%

Table 36 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

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 in Prince George's County are slightly higher than HUD High HOME Rents, on average; however, for 3-bedroom households, monthly rents are much higher than HUD High HOME Rents, by $234 dollars. For 1-bedroom units, only high HOME rents are closer to market rents, varying by $50 dollars or less. To produce or preserve affordable housing, the County leverages multiple funding sources to create and provide affordable housing to a mix of income levels in development projects. Layering funding sources from a variety of funders enables the County to create affordable housing in many rental markets at various income levels.

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,415	1,454	1,665	2,176	2,678
High HOME Rent	1,310	1,405	1,665	1,942	2,148
Low HOME Rent	1,062	1,138	1,365	1,577	1,760

Table 37 – Monthly Rent

Data Source: 2019 HUD FMR and HOME Rents

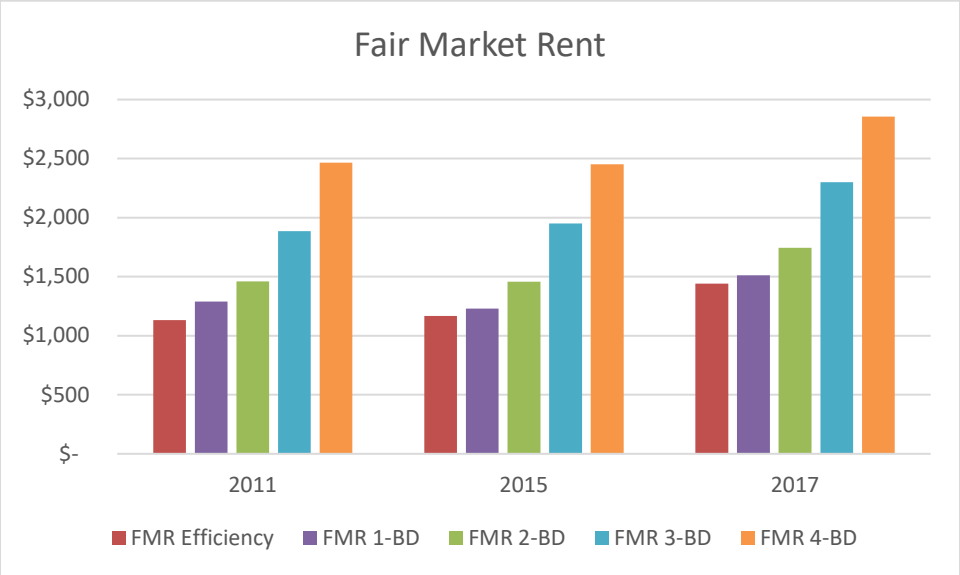


Table 38 – Fair Market Rent over time

Data Source: HUD Fair Market Rent Documentation System

% Units affordable to Households earning	Renter	Owner
30% HAMFI	6,285	No Data
50% HAMFI	30,099	15,099
80% HAMFI	63,502	34,808
100% HAMFI	No Data	57,919
Total	99,886	107,826

Table 39 – Housing Affordability

Data Source: 2011-2015 CHAS

Residents' incomes have not kept pace with increases in the County's rents and home values over the long-term—median rent and home value rose by about one-third from 2000 to 2015, while median household income fell slightly.

	Median Household Income
Prince George's County	$ 74,260
Washington D.C. Metropolitan Statistical Area[30]	$ 109,200
Montgomery County	$ 99,435
District of Columbia	$ 70,848
Arlington County, VA	$ 105,763
Fairfax County, VA	$ 112,552

Table 40 – Median Household Income
Data Source: 2011-2015 ACS 5-year Estimates

As a result, many County residents are paying a large share of their income on housing costs. Forty-one percent of all households in the County are paying more than 30 percent of their income or more on housing costs, including utilities, each month. When households are paying above this threshold, evidence shows that they are often forced to make harmful spending trade-offs among other basic necessities, including food, clothing, child-care, and health care.[31]

	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	9,103	9,597	3,387	22,087	3,123	4,403	3,763	11,289
Large Related	2,339	1,567	265	4,171	856	2,312	1,156	4,324
Elderly	3,588	2,297	758	6,643	5,091	3,945	2,301	11,337
Other	6,950	6,219	2,864	16,033	2,043	1,777	2,292	6,112
Total need by income	21,980	19,680	7,274	48,934	11,113	12,437	9,512	33,062

Table 41 – Cost Burden > 30%
Data Source: 2011-2015 CHAS

Is there sufficient housing for households at all income levels?
There are 117,935 households with incomes that cannot afford affordable housing, where they would be paying 30% or less of their income on housing costs. Of the total number of households that are paying more than 50% of their income on housing, 25,685 are renter-occupied households. Extremely low-income households are paying more in housing costs than higher income households for both renter-occupied and owner-occupied households.

[30] FY 2015 Income Limits Documentation System.
https://www.huduser.gov/portal/datasets/il/il2015/2015summary.odn
[31] *Housing Opportunity for All, 2019.*
https://www.princegeorgesCountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19

	Renter						Owner					
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI	TOTAL	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI	TOTAL
NUMBER OF HOUSEHOLDS												
Cost Burden > 30%	22,930	20,550	7,775	3,155	1,010	55,420	12,260	13,780	10,585	9,080	16,810	62,515
Cost Burden > 50%	19,580	5,445	550	100	10	25,685	10,140	7,560	3,190	1,460	1,415	23,765

Table 42 – Cost burden by household income

Data Source: 2011-2015 CHAS

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

As housing costs increase while wages remain stagnant, we can expect an increase in cost burden among County residents. This is especially difficult for elderly residents that are on fixed income and populations with disabilities.

Compared to adjacent counties in Maryland and D.C., Prince George's County has the lowest median home value ($254,700) and lowest median gross rent ($1,181). Prince George's County also showed the lowest increase in median home values (30 percent) between 2000 and 2015, compared to adjacent counties—D.C. experienced a 128 percent increase and Montgomery County and Howard County each experienced a 59 percent increase.[32]

Gentrification was raised as a big concern among residents from two perspectives. First, people moving out of D.C. into Prince George's County puts added pressure on neighborhoods. And second, it was suggested that neighborhoods within Prince George's County are gentrifying, making it challenging for existing County residents to remain in the community. This was raised as a concern for neighborhoods around the Purple Line Corridor, as well as in Deanwood and Capitol Heights, by focus group participants. Growing market pressure and related challenges with housing costs (discussed in more detail below) are affecting specific populations. For instance, one in four Hispanic households, which represent some of the County's largest population growth, experience housing insecurity. This means they are both low-income and paying more than half of their monthly income on housing. This makes them particularly vulnerable to housing displacement. Many senior households are also experiencing housing insecurity (about one in five)— including many senior homeowners.[33]

As housing prices around the region have been sharply increasing, there has been growing demand among housing consumers for more affordable products. While Prince George's County is not immune to the region's housing price increases, Prince George's County has an advantage if it can continue growing its economy and housing stock, while preserving existing housing options that are more affordable than what is typically found in other areas of the region.

[32] *Housing Opportunity for All, 2019.* https://www.princegeorgesCountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19

[33] ibid

Discussion:

There are insufficient affordable housing options for households earning less than 30% AMI. According to the 2011-2015 CHAS data, approximately 42,180 households earn less than 30% AMI, yet there are only 6,285 rental units available that are affordable to these households (data not available for owner units). In contrast, there are 149,793 units affordable for LMI households earning 80% or less of area median income (AMI), and there are 120,875 households within this income bracket. As the data show, households in greatest need of affordable housing are households earning 30% AMI or less and those earning between 30% - 50% of AMI.

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

Introduction

Sixty percent of the housing stock (nearly 167,000 units) was built in 1979 or earlier – in fact, 56% of all owner-occupied units and 66% 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. More than 30,000 households with children live in units built before 1980 – this represents more than 10% of all owners and renters.

Definitions

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. As evidenced below, 53% of renters and 35% of homeowners experience overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number of Units	Percent of Number of Units	Number	Percent of Number of Units
With one selected Condition	57,653	34%	53,433	49%
With two selected Conditions	1,097	1%	4,317	4%
With three selected Conditions	29	0%	153	0%
With four selected Conditions	0	0%	30	0%
No selected Conditions	110,177	65%	51,251	47%
Total	168,956	100%	109,184	100%

Table 43 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number of Units	Percent of Number of Units	Number	Percent of Number of Units
2000 or later	24,121	14%	10,620	10%
1980-1999	50,314	30%	26,091	24%
1950-1979	76,558	45%	62,442	57%
Before 1950	17,909	11%	9,970	9%
Total	168,902	100%	109,123	100%

Table 44 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number of Units	Percent of Number of Units	Number	Percent of Number of Units
Total Number of Units Built Before 1980	94,467	56%	72,412	66%
Housing Units built before 1980 with children present	18,946	11%	11,705	11%

Table 45 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units[34]

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			7,848
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 46 - Vacant Units

Need for Owner and Rental Rehabilitation

In Prince George's County, 56% of owner-occupied housing units and 66% of renter-occupied housing units are 40 years or older. Older housing units typically require significant maintenance and repairs and many of these repairs are costly to LMI households.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

For the purposes of this plan, units built before 1980 are used as a baseline for units containing LBP.[35] The 2011-2015 ACS Five-Year Estimates illustrate that 56% of all owner-occupied housing units and 66% of all rental-occupied housing units were built before 1980 and therefore have potential exposure to LBP. As noted in the Needs Assessment, 41% of households in the County have incomes less than or equal to 80% of HAMFI.

[34] At the time of developing this document, Prince George's County does not have current breakdown of vacant properties; however, as of January 2020 there are a total 7,848 vacant units and the numbers could possibly increase or decrease.

[35] Building age is used to estimate the number of homes that may contain lead-based paint (LBP), since LBP was prohibited in residential units built after 1978.

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

Introduction

Totals Number of 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	172	376	5,872	0	5,251	195	426	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 47 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Housing Authority of Prince George's County (HAPGC) owns and manages 376 units of conventional public housing, constructed in the mid-1970s with Federal financing. Of these units, 296 are reserved for elderly and families with disabilities, and 80 units are for families with children. The family units are located at Kimberly Gardens in Laurel and Marlborough Towne in District Heights. All HAPGC units meet HUD's required Uniform Physical Condition Standards (UPCS).

With an aging public housing stock and an undercapitalized public housing Capital Fund, major capital improvements to the HAPGC's public housing assets are not possible. HUD has recognized that there is a significant amount of deferred public housing capital repairs across the nation. As a result, HUD is encouraging Public Housing Authorities, around the nation, to begin the process of repositioning their aging public housing stock to Project Based Voucher housing. The HAPGC has evaluated the alternatives, provided by HUD, for repositioning it public housing. It has been determined that the Rental Assistance Demonstration ("RAD") Program would be the most effective process for the repositioning of the HAPGC's public housing.

The HAPGC will make application to HUD's Special Application Center (SAC) by June 30, 2020 to execute HUD's Repositioning option of the Rental Assistance Demonstration (RAD) Program to convert its Public Housing Inventory. The HA is currently in consultation with the Field Office in the evaluation process of preparing HUD's Special Applications Center (SAC) applications for disposition in accordance with the requirements of 24 CFR part 970 for each of the following properties:

- Marlborough Towne
- Kimberly Gardens

- Rollingcrest Villages
- Cottage City Towers
- Owens Road

The Authority will decide disposition criteria for each property on case-by case basis and provide narratives for each development, recommend & describe “phased” application method and redevelopment approach for repositioning.

Number of Bedrooms	Number of Units	Percent of Units
Efficiency (0)	123	32.7%
1	171	45.5%
2	41	10.9%
3	31	8.2%
4	10	2.7%
Total Units	**376**	**100%**

Table 47 - Distribution of Public Housing Units

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:

To improve the quality of life for public housing residents, the HAPGC manages modernization and renovation projects. All public housing properties are included in an approved Public Housing Agency Plan. According to the most recent Green Physical Needs Assessment (GPNA), all public housing properties were rated as “Good Condition” based on renovations completed in recent years. The GPNA provides a comprehensive assessment of the existing physical condition of the public housing stock; and serves as a tool for forecasting cost and viability for the next 20 years. The GPNA report is also consistent with the Real Estate Assessment Center (REAC) annual inspections conducted by HUD contractors. However, although the properties are rated in good condition, the HAPGC needs to revitalize the properties because of age and marketability challenges. Moreover, the HAPGC has too many efficiency units and not enough 1 to 2-bedroom units, and a shortage of certified handicap accessible units.

Development	0 Br	1 Br	2 Br	3 Br	4 Br	Total
1100 Owens Road, Oxon Hill	67	55	1	0	0	123
Marlborough Towne, District Heights	0	33	25	5	0	63
Kimberly Gardens, Laurel	0	0	14	26	10	50
Rollingcrest Village, Chillum	0	40	0	0	0	40
Cottage City Towers, Cottage City	56	43	1	0	0	100
Total	123	171	41	31	10	376

Table 46 - Name of Property and Total Number of Units by Bedroom Size

Under HUD's REAC program, physical inspections are completed at each public housing site using criteria outlined in the Uniform Physical Condition Standards (UPCS). REAC evaluations include five areas inspected: the site, building exterior, building systems, common areas and dwelling units. Inspections conducted following this protocol yield objective scoring and performance assessments.

The last REAC inspection was published for FYE June 30, 2018 and Table 48 reflects a list of public housing properties recently achieved REAC scores.

Public Housing Condition

Public Housing Development	Average Inspection Score
Cottage City Towers	94
Owens Road	68
Marlborough Towne	93
Rollingcrest Village	97
Kimberly Gardens	96
Composite	81

Table 48 - 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. A summary of revitalization needs at each public housing development within the next few years are described below.

Public Housing Development	Revitalization Needed:
Cottage City Towers	▪ Replace/Upgrade duplex elevators; ▪ Upgrade fire alarm system & reconfigure fire alarm sound system; ▪ Insert plumbing lining underneath building slab; ▪ Replace main domestic water line to building; ▪ Create interior & exterior UFAS accessibility routes & features; ▪ Install new access communication lines for doors;

	▪ Replace Compactor System and Dumpsters; ▪ Contract Lead Testing & Certification; ▪ Replace Select Breaker: ▪ Renovate baths and kitchens; ▪ Replace flooring; and ▪ Paint units.
Owens Road	▪ Replace main B-vent gas flue; ▪ Replace cooling tower; ▪ Install new recirculation pumps (2); ▪ Install (2) commercial high efficiency gas HWHs; ▪ Upgrade fire alarm system; ▪ Create interior & exterior UFAS accessibility routes & features; ▪ Renovate baths and kitchens; ▪ Replace flooring; and ▪ Clean exhaust ducts.
Marlborough Towne	▪ Install new hot water heaters and expansion tanks; ▪ Page unit foundations and patios; ▪ Renovate baths and kitchens; ▪ Replace flooring; and ▪ Paint units.
Rollingcrest Villages	▪ Replace exterior door with mail slots; ▪ Parge unit foundations and patios; ▪ Renovate baths and kitchens; ▪ Replace flooring; and ▪ Paint units.
Kimberly Gardens	▪ Install new hot water heaters and expansion tanks; ▪ Renovate baths and kitchens; ▪ Replace flooring, and paint.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:
All residents are offered a well-managed living environment. 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.

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

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

Strategy 3: Target available assistance to families at or below 30 % of AMI by:

- Providing or attracting supportive services to improve assistance recipients' employability

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

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

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

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; and
- Market Housing Choice Voucher program to owners of housing for persons with disabilities.
- Increase Project Based Vouchers to assist persons with disabilities.

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

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Rapid Re-Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	142	35	85	150	150	0
Households with Only Adults	54		12	31	136	0
Chronically Homeless Households	0	0	0	0	187	0
Veterans	15	0	0	9	2	0
Unaccompanied Youth	20	0	56	0	0	0

Table 49 - Facilities and Housing Targeted to Homeless Households

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 Georges County utilizes a full complement of mainstream programs and benefits in order to provide services that support positive outcomes for homeless persons. CoC 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, Emergency Solutions Grant - 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 CoC 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 CoC 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 Investment Partnerships Program (HOME) funds. A Medicaid Task Group that includes DSS, 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 CoC 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 CoC 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

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 CoC 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 CoC has strong partnerships in place with local landlords that have frequently provided second chance housing to RRH families and CoC 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 CoC'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 CoC 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)
- Community Development Block Grant (CDBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)

The CoC 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)

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	91
PH in Facilities	-
STRMU	28
ST or TH Facilities	-
PH Placement	-

Table 50– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Prince George's County's goal is to use HOPWA funds to continue providing housing and emergency assistance, and linkage to supportive services for the existing 119 persons living with HIV/AIDS on an annual basis, and work collaboratively with other local and state agencies to secure other funding such as: HOME Tenant-Based Rental Assistance (TBRA); CDBG, Housing Choice Voucher Program; and State and local funds to address the unmet needs of new clients by FY 2025. The objective is to protect clients from discrimination, build self-confidence, encourage self-sufficiency, as well as prevent eviction and utility disconnection. Over the next five years, the County plans to use HOPWA funds and other available funds to:

- Provide tenant-based rental assistance to persons living with HIV/AIDS;
- Provide housing related short-term assistance to persons living with HIV/AIDS;
- Work with local health departments to obtain services through the Ryan White CARE Act and other funds;
- Enhance the capacity of service providers to link with other agencies and strengthen the effectiveness of their programs;
- Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds;
- Assist participants to move toward self-sufficiency by providing referrals to job training and rehabilitation programs;
- Provide financial empowerment workshops and counseling to increase credit worthiness; and
- Continue to provide a safe environment where clients and their families will not feel discriminated against.

Physical or medical conditions, space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. To keep special needs populations off the street and out of expensive institutionalized care, the DOH along with Prince George County will need to invest resources in affordable community-based housing options and requisite supports that encourages independent living. Housing that can accommodate wheelchairs and other mobility issues, supportive medical, social, and employment services for health conditions, and quick housing placement for crime victims who need immediate removal from their current living situation are all important to consider for new housing development and existing home rehabilitation programs. Moving forward, more complex research is needed to evaluate specific housing preferences, such as whether older adults prefer intergenerational living versus senior-restricted housing, and population characteristics, particularly for the mentally ill and victims of domestic violence that are difficult to find in the U.S. Census data to make better community development decisions with federal and local resources.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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 (AI) to Fair Housing Choice" as adopted under County Council Resolution (CR-046-2019 (adopted 07/23/2019)) 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.[36]

The 2020 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:*
    - *In 2018, Black residents in Prince George's County were disproportionately less likely to apply for a home purchase loan than were White residents. However, in the City of Bowie, there was a relatively higher share of home purchase applications made by Black residents.*
    - *In Prince George's County, about one in five home purchase loan applications was denied in 2018. Denial rates were about twice as high for non-White applicants compared to White applicants in the County; Asian and Hispanic applicants had the highest denial rates. Denial rates were also higher for non-White applicants in the City of Bowie.*
    - *The most common reason for denial in Prince George's County was incomplete credit applications, followed by lack of collateral and data credit history. Issues related to credit information and history were particularly relevant to denials among Black home purchase applicants in Prince George's County.*
    - *Black and Hispanic applicants were substantially more likely than White or Asian applications to apply for a government-backed loan, particularly an FHA loan, rather than a conventional loan.*
    - *Black, Hispanic and Asian applicants with higher incomes were still more likely than White applicants with higher incomes to have their home purchase application denied."*[37]

"According to the most recent Fair Housing and Equal Opportunity (FHEO) data, there were 149 fair housing complaints filed by residents of Prince George's County between 2006 and 2016, or approximately 15 per year. More than half (80 complaints) of alleged discrimination was based on disability status. Forty-two complaints alleged racial bias and of those, the vast majority were filed by

[36] Analysis of Impediments to Fair Housing Choice, Prince George's County and City of Bowie, Maryland. Draft 1, 2/7/20

[37] *Analysis of Impediments to Fair Housing Choice, Prince George's County and City of Bowie, Maryland*. Draft 1, 2/7/20

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 14 complaints alleging discrimination based on sex, 12 complaints based on familial status, 8 complaints based on national origin and 5 complaints based on religion. In addition, there were 10 complaints filed "with a retaliation basis.""[38]

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.*[39]*"*

- ***"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.*[40]*"*

- ***"The County has a shortage of renter housing that is affordable to extremely and very low-income households.*** *Currently, extremely low-income renters are concentrated within the Beltway, due to a shortage of affordable rental housing opportunities in areas outside the Beltway.*[41]*"*

- ***"The County's place-based subsidized housing stock is threatened by expiring subsidy contracts****. Given the County's existing shortage of affordable rental housing, expiring subsidy contracts could exacerbate this shortage in the future.* [42]*"*

[38] ibid
[39] *Housing Opportunity for All,* 2019. Appendix 2. Existing Conditions and Trends
[40] ibid
[41] ibid
[42] ibid

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 transportation network that includes 15 Metro stations, three international airports, a network of railways, and access to interstates and highways; higher education institutions, including the University of Maryland, the region's top research university; a new regional medical center; a diverse workforce; 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.

Despite its assets, unemployment, limited educational attainment, and fewer jobs than workers pose economic and workforce challenges for residents in Prince George's County. Data shows a close connection between educational attainment and household income, underscoring a need to align education and workforce development efforts.

According to January 2020 data from the Bureau of Labor Statistics, the unemployment rate in Prince George's County is 4.1% (Table 50). Even though the rate of unemployment has declined (6.9% in 2015 to 4.1% in January 2020), unemployment is higher in the County compared to neighboring jurisdictions.

	Unemployment Rate
Prince George's County	4.1%
Howard County	3.0%
Montgomery County	3.2%
Washington, D.C.	5.6%
Arlington, VA	2.0%
Fairfax, VA	2.4%

Table 51– Unemployment Rate compared to neighboring jurisdictions

Data Source: Bureau of Labor Statistics, January 2020

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 need among some residents to travel outside the County for employment opportunities (Table 52). The largest share of workers (44%)—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.

Most jobs in Prince George's County are in the retail and education and healthcare service sectors. Even more workers in Prince George's County are employed in these sectors, suggesting these workers' place of employment is outside the County. Additionally, the County has more jobs than workers in some sectors: construction, transportation and warehousing, and wholesale trade.

Year	Unemployment Rate
2013	6.9
2014	6.1
2015	5.2
2016	4.5
2017	4.3
2018	4.1

Table 52 – Unemployment Rate of Prince George's County, over time

Data Source: Bureau of Labor Statistics, pulled January, 2020

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	284	125	0	0	0
Arts, Entertainment, Accommodations	41,703	27,396	14	13	-1
Construction	17,950	24,026	6	12	6
Education and Health Care Services	61,801	30,437	21	15	-6
Finance, Insurance, and Real Estate	16,125	11,037	5	5	0
Information	7,149	3,133	2	2	-1
Manufacturing	5,782	6,960	2	3	1
Other Services	18,240	8,958	6	4	-2
Professional, Scientific, Management Services	40,000	22,122	13	11	-3
Public Administration	0	0	0	0	0
Retail Trade	37,991	32,928	13	16	3
Transportation and Warehousing	9,792	11,198	3	5	2
Wholesale Trade	8,272	10,170	3	5	2
Total	265,089	188,490	--	--	--

Table 53 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Labor Force	
Total Population in the Civilian Labor Force	463,566
Civilian Employed Population 16 years and over	422,948
Unemployment Rate	8.77
Unemployment Rate for Ages 16-24	25.71
Unemployment Rate for Ages 25-65	6.13

Table 54 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	98,119
Farming, fisheries and forestry occupations	20,347
Service	49,466
Sales and office	100,872

Occupations by Sector	Number of People
Construction, extraction, maintenance and repair	41,021
Production, transportation and material moving	19,822

Table 55 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	148,698	37%
30-59 Minutes	177,507	44%
60 or More Minutes	79,985	20%
Total	406,190	100%

Table 56 - Travel Time

Data Source: 2011-2015 ACS

Education:

Limited educational attainment and job skills are two barriers to economic and workforce development in Prince George's County. As education increases, participation in the labor force also increases. Residents with higher educational attainment also earn more. Residents with a Bachelor's degree earn 38% more than residents with a high school degree or equivalent.

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	45,458	4,807	13,672
High school graduate (includes equivalency)	86,532	8,235	21,842
Some college or Associate's degree	103,902	9,118	18,737
Bachelor's degree or higher	116,916	5,602	13,882

Table 57 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	2,246	10,953	11,406	11,942	7,456
9th to 12th grade, no diploma	9,354	8,445	7,847	13,394	8,836
High school graduate, GED, or alternative	26,538	29,284	26,812	60,533	26,985
Some college, no degree	41,795	29,741	24,520	50,087	17,626
Associate's degree	2,989	6,636	6,686	14,992	3,607
Bachelor's degree	7,703	25,186	19,351	37,371	11,580
Graduate or professional degree	483	12,778	15,268	27,129	10,747

Table 58 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Median Earnings By Educational Attainment	
Population 25 years and over with earnings	$ 44,230
Less than high school graduate	$ 25,699
High school graduate (includes equivalency)	$ 36,172

Some college or associate's degree	$ 44,629
Bachelor's degree	$ 58,267
Graduate or professional degree	$ 76,690

Table 59 – [CORRECTION TO IDIS DATA TABLE 59] Median Earnings in the Past 12 Months
Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months[43]

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	2,852,036
High school graduate (includes equivalency)	4,564,597
Some college or Associate's degree	5,712,533
Bachelor's degree	7,394,553
Graduate or professional degree	8,683,514

Table 60 – Median Earnings in the Past 12 Months
Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?
The top three sectors for jobs and in Prince George's County are as follows:

1. Retail trade: 17% of all jobs
2. Education and health care services: 16% of all jobs
3. Arts, entertainment and accommodations: 15% of all jobs

Most workers are also employed in these sectors, in addition to professional services. More workers than jobs in these sectors suggest that some residents are traveling outside of the County for employment.

Describe the workforce and infrastructure needs of the business community:

Workforce
Most of the County's labor force lacks a college degree. More than 258,000 residents in the labor force (employed and unemployed) do not have a Bachelor's degree (Table 56). As education increases, participation in the labor force also increases (Table 56). Residents with higher educational attainment also earn more (Table 58). Compared to neighboring jurisdictions, 31% of Prince George's County residents have Bachelor's degree or more compared with 54.6% in Washington, DC and 57.9% in Montgomery County.

Infrastructure
Transit and commuter rail are two of the biggest infrastructure assets that the County offers. The County boasts the second highest number of Metrorail stations with fifteen (15) in the region, in addition to eight (8) Maryland Area Regional Commuter stations, and one (1) Amtrak intercity rail station.

[43] This table was updated due to incorrect data downloaded through the IDIS system. The correct data is reflected in table 58.

Market-rate housing residents and developers consulted during development of *Housing Opportunity for All* mentioned the value of higher-density, transit-accessible, and mixed-use development in the County, building off existing investments and TOD areas like New Carrolton, Suitland, Largo, and Prince George's Plaza.

Transit was also regularly cited as a key asset during public meetings for the *Housing Opportunity for All*. Despite a strongly articulated priority around transit, the County's transit assets are underutilized and underbuilt. Many developers consulted for *Housing Opportunity for All* noted the costs associated with making infrastructure improvements (due to age or need for increased capacity to support higher density development) or other costly barriers to development around transit stations. Potential economic impact of existing and planned transit stations is discussed more below.

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 System**[44]
  The proposed 16-mile, $2.4 billion Purple Line light rail transit system will have twenty-one (21) stations, eleven (11) of which are in Prince George's County. As a major new east-west connector between New Carrollton and Bethesda in Montgomery County, it will enhance mobility and reduce travel times for thousands of area residents. It will also serve as a critical economic driver by linking existing employment centers to emerging development areas and leverage public investment. The construction of The Purple Line Transit System is expected to be complete in 2023, with six stops from New Carrollton to College Park Metro-UMD Station ready by December 2022.

- **Economic Development Incentive Fund:**[45]
  Prince George's County enacted landmark legislation establishing a $50 million Economic Development Incentive Fund (EDIF) that provides loans, guarantees and conditional loans for projects in the County that create jobs and investment. The County Economic Development Corp. serves as the "front door" for businesses applying for financing from the EDIF.[46]

- **Greenbelt Station Town Center:**[47]
  This $1 billion project will be located at the Greenbelt Metro station on the Capital Beltway. The site will feature mixed-use residential/retail/commercial space with 2,200 upscale residential units and a 1.1 million square foot retail and entertainment center.

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[44] Prince George's County Economic Development Corporation, https://www.pgcedc.com/development-projects
[45] ibid
[46] Prince George's County Economic Development Corporation, Brief Economic Facts. https://static1.squarespace.com/static/5ae22b0d96e76f148e343642/t/5b8732288a922d53efd9670b/1535586857063/PrGeorgesBef.pdf
[47] Prince George's County Economic Development Corporation, https://www.pgcedc.com/development-projects

- **Hampton Park:**[48]
  This 24.5-acre mixed use project is located adjacent to the Capital Beltway along Central Avenue near the site for the new Regional Medical Center. The redevelopment project will consist of 600 multifamily units, 135,000 square feet of retail, 125,000 square feet of office and a 250-room hotel.

- **Konterra:**[49]
  Konterra is a $1.75 billion mixed-use development to be built on 2,200 acres, with upscale retail, research, and technology campuses along with a 200-acre Konterra Regional Mall, business campus with 1.4 million square feet of building space, more than 1000 single family homes, and 348 acres reserved for a governmental, educational, or corporate facility.

- **Largo Town Center/Boulevard at the Capital Centre:**[50]
  The Boulevard at The Capital Centre is conveniently located in Largo, MD, adjacent to the Largo Metro station. The shopping center is planned for a major redevelopment to accompany the $543 million University of Maryland Capital Regional Medical Center that is under construction next to the shopping center. The owner of the shopping center, RPAI, is planning to replace the current movie theater with a new state-of-the-art movie theater, add a medical office building, a park, new upscale restaurants, more retail stores, and a hotel.

- **Natural Gas Electric Power Plants:**[51]
  The PSEG Keys Energy Center and Panda Power Funds are two natural gas electric power plants being constructed in the Brandywine area. With a cost of approximately $2 billion, the two plants will supply the power needs of 1,490,000 homes.

- **National Harbor:**[52]
  The National Harbor is the largest development project in the County with 7.3 million square feet of space. Included is the Gaylord National Resort and Convention Center, with 2,000 hotel rooms and 470,000 square feet of convention area. Additionally, the area has 2,300 other hotel rooms; 1 million square feet of office buildings, retail, and entertainment; 2,500 residential units; 4 piers and two marinas. Most recently the $1.4 billion MGM Hotel, Resort & Casino opened in December 2016 and was expanded in 2018. Approximately 70 acres are still available for development.

- **New Carrollton Mixed Development:**[53]
  A 49-acre development project is underway adjacent to the New Carrollton Metro/MARC/Amtrak station. A 176,000 square foot office building with a parking garage is under construction for Kaiser Permanente of the Mid-Atlantic's administrative and information

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[48] ibid
[49] ibid
[50] Prince George's County Economic Development Corporation, https://www.pgcedc.com/development-projects
[51] ibid
[52] ibid
[53] ibid

technology operation. The project will also include 1,500 residential units, 1.1 million square feet of retail space and a 200-room hotel.

- **Riverdale Park Station:**[54]
  This 36-acre mixed use project is located on Baltimore Avenue near the University of Maryland – College Park. It is home to the County's first Whole Foods grocery and will contain 981 residential units, 165,000 square feet of retail space and 22,600 square feet of office.

- **The Shops at Iverson:**[55]
  A $30 million renovation is underway at the 648,786-square foot retail and office center. The property sits on 20 acres and has the potential to become a true mixed-use town center. Primary initiatives are to attract nationally recognized tenants including a grocer, up to a dozen national restaurant brands and additional office tenants.

- **South Lake:**[56]
  South Lake is a 382-acre mixed use project in Bowie, MD. It will have 1,476 residential units, 675,000 square feet of commercial space and 382 hotel rooms.
- **Towne Square at Suitland Federal Center:**[57]
  This $500 million mixed use project in Suitland will have 2 million square feet of space including 894 residential units, 125,000 square feet of retail space, and a 50,000 square foot cultural arts and technology center.

- **University of Maryland Capital Region Medical Center:**[58]
  The $543 million 205 bed teaching medical center is under construction on 26 acres adjacent to the Largo Metro station and the Boulevard at the Capital Centre.

- **University of Maryland Discovery District:**[59]
  The Discovery District encompasses more than 150 acres, located between the University of Maryland College Park and the research-rich and metro accessible M-Square research park along River Road. It will be the epicenter of academic, research, and economic achievement and will strengthen existing research partnerships, retain a pipeline of talent locally and offer more experiences for residents, faculty, staff and students. Featuring attractions like The Hotel at the University of Maryland and a unique food, arts and entertainment experience, Discovery District will be a hub of activity.

- **Westphalia Town Center:**[60]
  Phase 1 of the project has begun with development of 110 acres of the 310-acre site to include 747 residential units, 500,000 square feet of retail space and 150 hotel rooms. The total

[54] ibid
[55] ibid
[56] ibid
[57] ibid
[58] ibid
[59] ibid
[60] ibid

development is expected to comprise 1,729 residential units, 533,759 square feet of retail space, 2.24 million square feet of office space, and 600 hotel rooms.

- **Woodmore Towne Center:**[61]
  Located in Glenarden, MD, between I-495 and Route 202, this project has more than 700,000 square feet of retail space, a hotel, and 900 single-family homes, including condominiums and townhouses. The site is anchored by Wegman's Grocery Store and a future Children's National Regional Medical Center.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Overall, there are fewer jobs than workers in Prince George's County, resulting in some County residents working outside of the County. Many of the workers commuting elsewhere are employed in some of the County's largest employment sectors (education and healthcare services and retail), suggesting that if the County expanded those sectors locally, existing residents could fill those jobs.

Additionally, many County residents work in higher-skilled sectors, such as professional services and FIRE, outside of the County.

The County's Economic Development Strategic Plan highlights the need for a local, well educated workforce to attract investors and employers and grow the County's economy. Today, limited educational attainment among County residents pose a challenge to economic development.

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

- **Prince George's County Economic Development Corporation (PGCEDC)**
  PGCEDC works with businesses that are expanding, moving within the County, or relocating to the County from another jurisdiction. In doing so, the Corporation ascertains the needs of each business and structure assistance to meet those needs. PGCEDC offers the following services to area businesses: site identification, help navigating the permitting process, workforce screening, recruitment and training, introduction to procurement opportunities, and access to tax credit programs or other incentives.

- **Prince George's Financial Services Corporation**
  The Financial Service Corporation provides access to financing for small and minority businesses through eight (8) distinct loan products. The loans are a product of public-private partnerships between a consortium of participating banks, Prince George's County and FSC First.

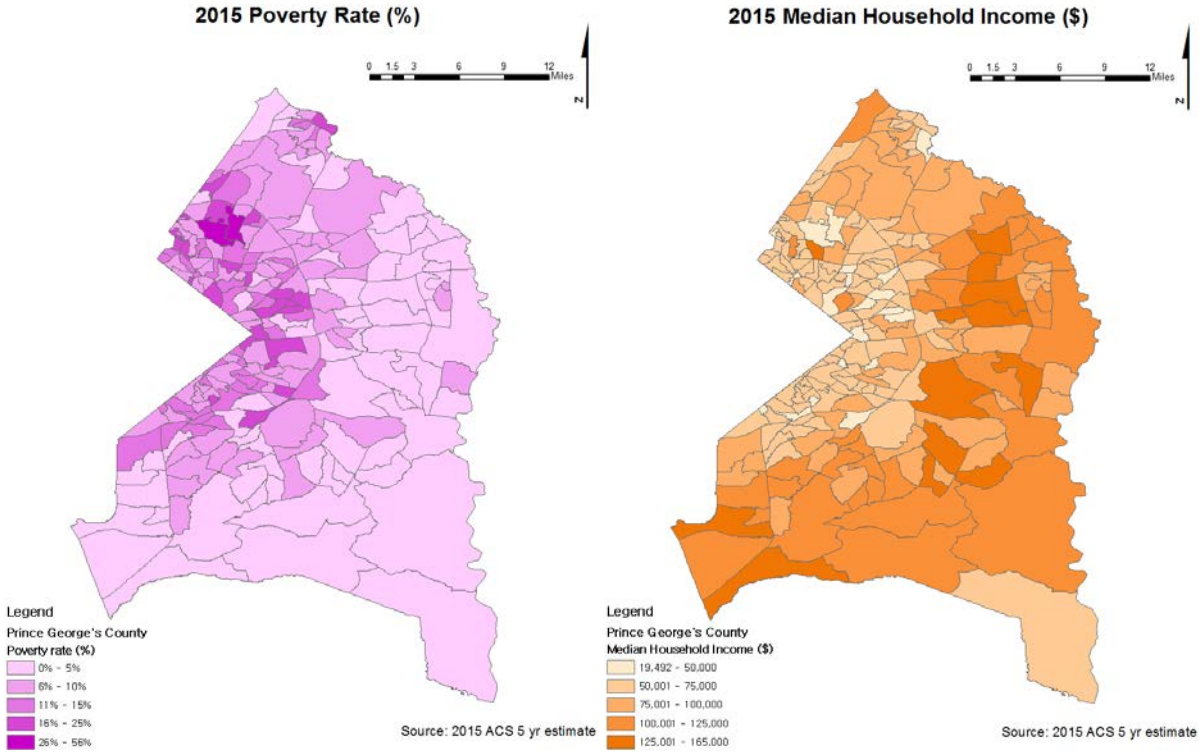
[61] ibid

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")
Low to Moderate Income (LMI) Concentration - Areas are considered to have a high concentration of LMI households when more than 50% of the population in an area (based on census tracts) makes less than 80% of the AMI.[62]

High areas of LMI concentration primarily fall within inner Beltway communities. Meanwhile, areas with higher median household income tend to fall outside the Beltway (as seen in the map below), with some exceptions.

Figure 50a. Poverty Rate and Median Household Income

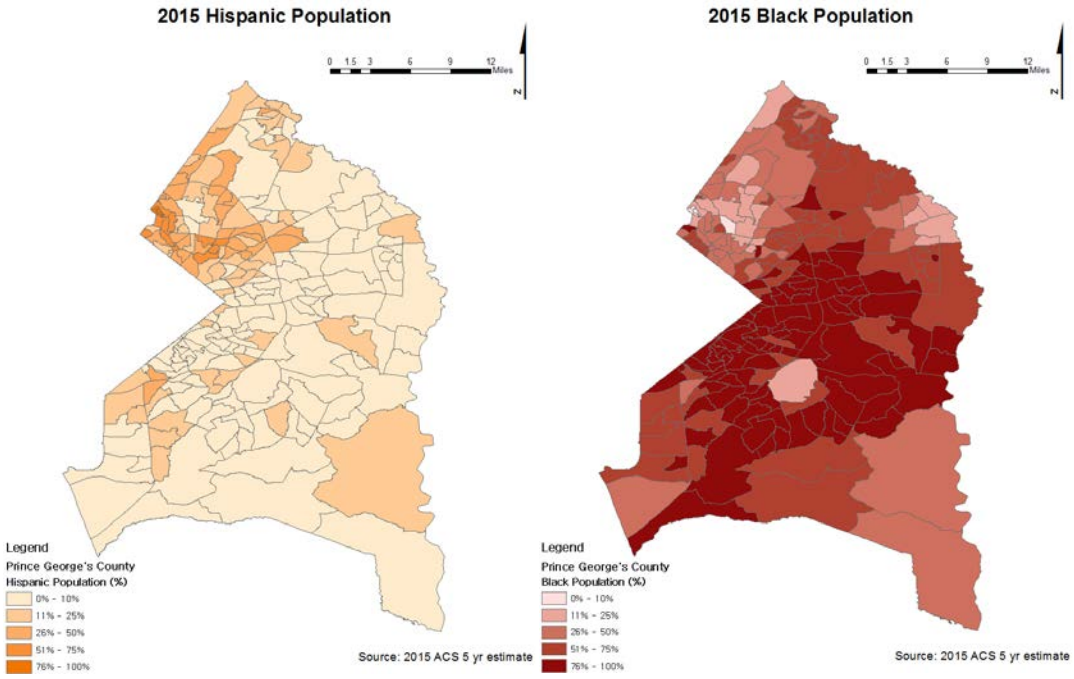


Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")
Areas with concentrations of Black residents are most common along the east-west Central Avenue corridor. Areas with concentrations of White residents tend to fall on the periphery of the County around and outside Route 301 (Crain Highway). Areas with concentrations of Hispanic residents are

[62] *Housing Opportunity for All*, 2019.

clustered in the inner-ring of North County, adjacent to Montgomery County (Fig. 50b). Areas with concentrations of Asian American residents are largely clustered in the northern corner of this edge.[63]

Figure 50b. Areas of Racial and Ethnic Minority Concentration



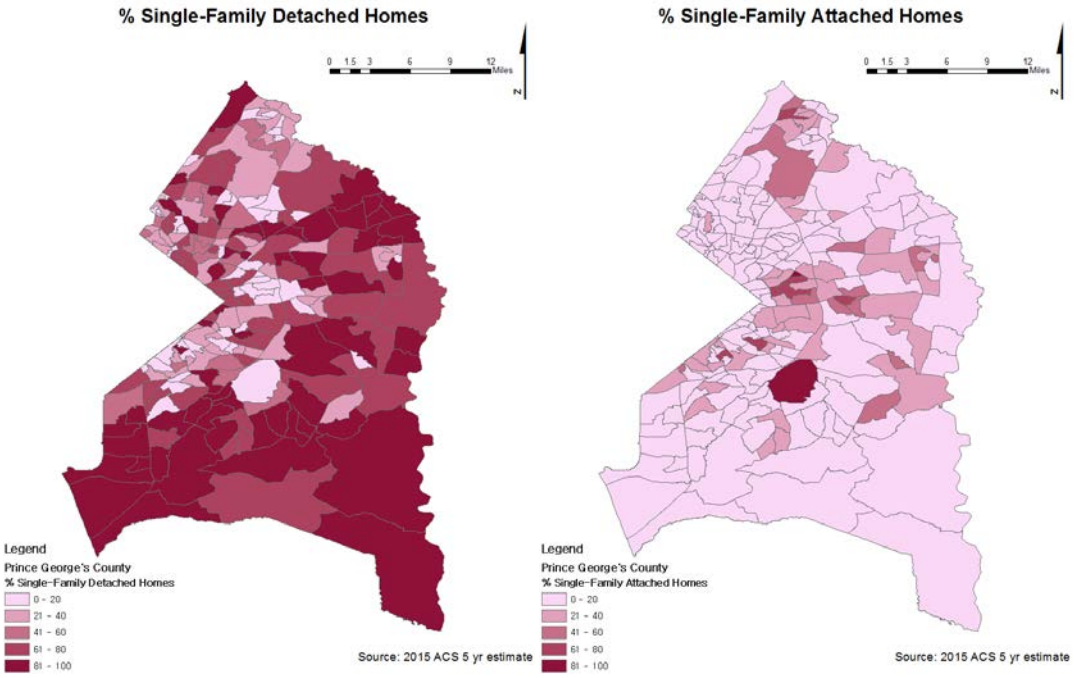
Source: ACS 2015 5yr

What are the characteristics of the market in these areas/neighborhoods?
Inner Beltway neighborhoods have a predominately older housing stock and strong presence of rental housing. 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 (Fig. 50c). 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 (Fig. 50d), where they are somewhat correlated with areas with higher shares of lower-income and non-White, non-Hispanic households.

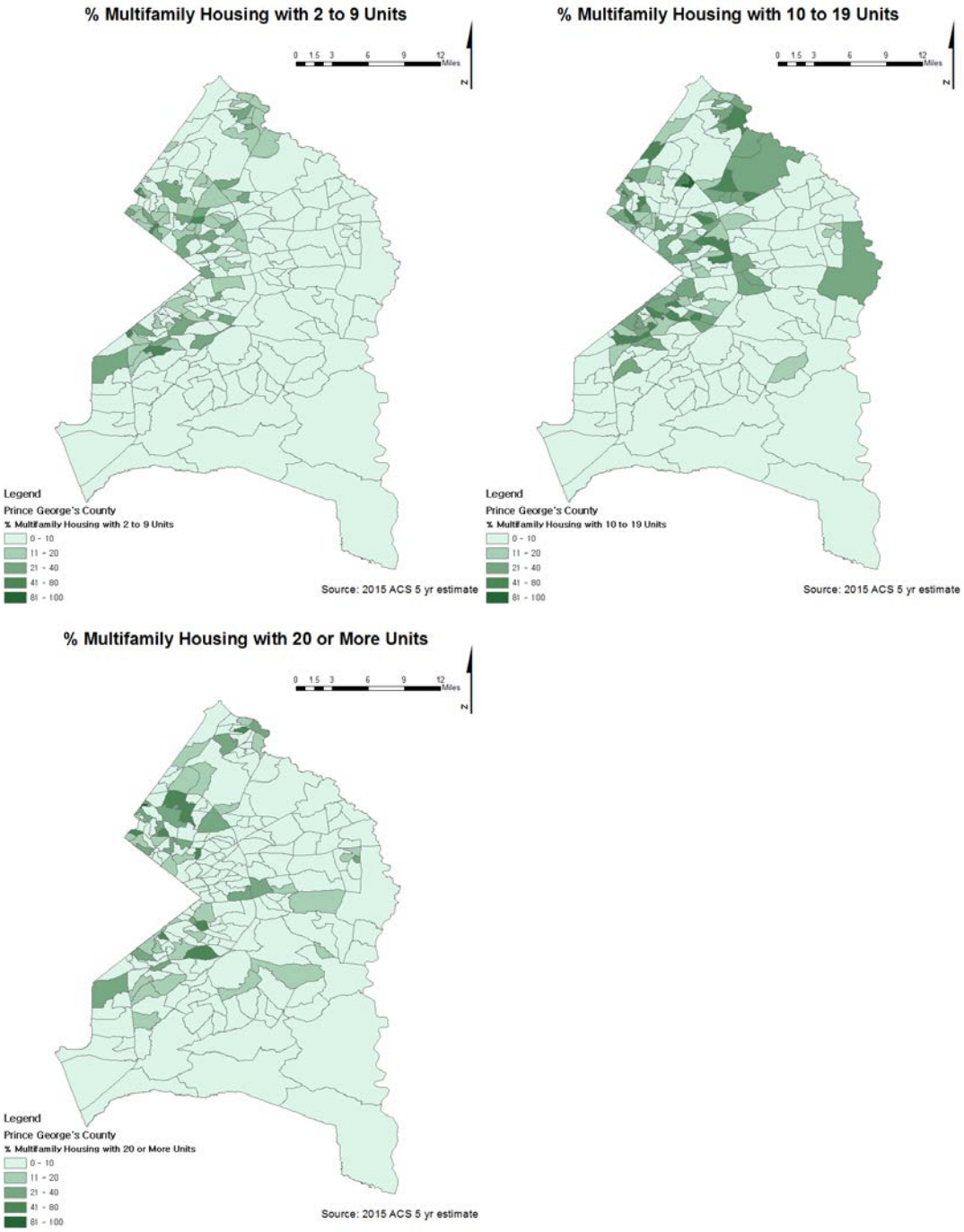
[63] ibid

Figure 50c. Spatial Distribution of Single-family Detached and Attached Homes



Source: ACS 2015 5yr

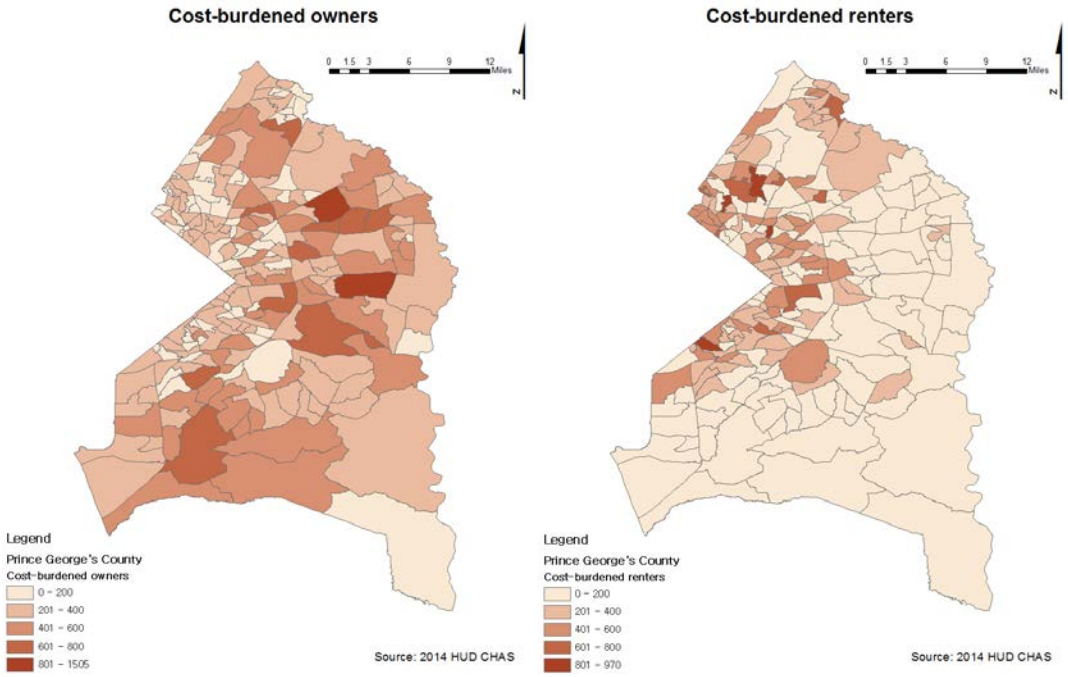
Figure 50d. Spatial Distribution of Multifamily Housing by Number of Units



Source: ACS 2015 5YR

In terms of the location of cost-burdened households throughout the County**, the pattern of cost-burdens is diffused for owner-burdened households and more concentrated inside the Beltway for renter-burdened households** (Fig. 50e).

Figure 50e. Spatial Distribution of Cost-burdened Owners and Renters



Source: HUD CHAS 2014

Are there any community assets in these areas/neighborhoods? Are there other strategic opportunities in any of these areas?

Many of the Inner Beltway neighborhoods have community assets including public facilities such as libraries, parks, community recreation centers, and public safety facilities. These community assets enhance the quality of life of residents in these areas. There are several opportunities planned to improve the quality of life of residents in the Inner Beltway. Future activities include increasing access to transportation with the development of the County's Purple Line, continued rehab of renter and owner-occupied units, public infrastructure and beautification projects, and economic development to support new and small businesses.

Neighborhood Revitalization Strategy Areas (NRSA)

Due to the overall needs concentrated in inner-beltway communities, the County will pursue several targeted programs and activities to help revitalize inner-beltway neighborhoods. Neighborhood Revitalization Strategy Areas (NRSAs) a designation under the CDBG program intended to encourage a coordinated approach to revitalizing a targeted neighborhood through comprehensive place-based efforts, leveraging additional flexibilities under the CDBG program. By targeting an area, the County can help stimulate investment and empower low-income residents in distressed neighborhoods. During the Consolidated Plan period, the County will identify targeted and comprehensive revitalization areas and submit a NRSA application to HUD, in accordance with the citizen participation and amendment process.

Strategic Plan

SP-05 Overview

The FY 2021-2025 Strategic Plan describes Prince George's County priorities and proposed actions over the next five years. Since its last Consolidated Plan, the County completed *Housing Opportunity for All*, a comprehensive, 10-year strategy to guide housing investments in Prince George's County. Actions in *Housing Opportunity for All* are designed to serve the needs of all current and future County residents and use housing investments to expand access to opportunity.

Prince George's County's FY 2021-2025 Strategic Plan aims to build on the accomplishments of its previous five-year Strategic Plan and the strategic direction outlined in *Housing Opportunity for All*: 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 development and early implementation of *Housing Opportunity for All*, and affirms continuing other long-standing approaches.

Housing Opportunity for All provides a detailed assessment of existing and future housing conditions in Prince George's County. It incorporated extensive community input, which was collected through community meetings, focus groups and interviews, and a communitywide telephone survey, among other activities. The FY 2021-2025 Consolidated Plan assesses housing needs and market conditions in the County and complements the analysis completed for *Housing Opportunity for All*. Quantitative and qualitative data collected and analyzed for the FY 2021-2025 Consolidated Plan and *Housing Opportunity for All* 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 in *Housing Opportunity for All* and geographic priorities and priority needs in the County's FY 2021-2025 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 2021-2025 Strategic 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 table below shows the four (4) outcomes that will be achieved by addressing the six (6) priority needs discussed in more detail in SP-25. Priority Needs.

Priority need	***Anticipated outcomes***			
	Expanded partnerships and capacity	*Increased access to jobs, goods, and services*	*Additional supports for vulnerable residents*	*Increased housing stability*
Connections between residents and businesses to services	●	●	●	-
Accessible homes and facilities	●	-	●	●
Diverse, affordable rental and homeownership opportunities	●	●	●	●
Quality/condition of housing	●	●	●	-
Housing instability among residents experiencing a housing crisis		-	●	●
Loss of existing affordable housing opportunities	●	-	-	●

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

Geographic Area

Housing Opportunity for All outlines a set of targeted actions to address specific housing needs or market opportunities.[64] Many of these actions—including those supported by federal entitlement programs—connect housing investments to other conditions that are associated with broader access to opportunity, like strong access to jobs, goods, and services and community institutions (including schools).

Prince George's County will consider the following two factors when prioritizing its federal investments over the next five years: 1) areas with concentrations of at least 51 percent low-or-moderate-income persons; and 2) target areas from *Housing Opportunity for All*.

Alignment with target areas in *Housing Opportunity for All* will result in an explicit emphasis on building access to opportunity through the County's use of federal funds and assist with broader local and regional goals to increase affordability near high-frequency transit.

The following factors will be considered when prioritizing investments geographically over the next five years:

Access to jobs, goods, and services – Index score that measures walkability, transit access, and commute times by car and transit

Social capital – Index score that measures overall economic indicators, such as household income, poverty status, educational attainment, and labor market engagement

- ***Community institutions*** – Index score that measures educational indicators related to performance on standardized tests and poverty status of students

Proximity to Metrorail stop – ½-mile radius around Metrorail stops that have been prioritized by the County for transit-oriented development

Proximity to Purple Line light rail stop – ½-mile radius around Purple Line light rail stops

Opportunity Zones – Census Tracts eligible for the Opportunity Zones Program

Neighborhood Revitalization Strategy Areas (NRSAs) – targeted areas for comprehensive revitalization

Figures SP-1–SP-5, starting on page 68, show the location of these areas in Prince George's County. It should be noted that the emphasis on access to opportunity does not mean that Prince George's County will only make investments in areas with lower access to opportunity (those areas with scores

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[64] *Housing Opportunity for All* makes this connection by identifying the relative strength of various neighborhood conditions at the Census Tract-level and then proposing actions that may be appropriate for that part of the County. Access to opportunity was measured using indicators from Enterprise Community Partners' Opportunity360 platform (https://www.enterprisecommunity.org/opportunity360). Indexed scores were calculated for four different neighborhood-level conditions that shape access to opportunity over a person's lifetime: 1) social capital; 2) community institutions; 3) environmental quality; and 4) access to jobs, goods, and services. The relative strength of these dimensions is reported as index scores. A score of 50 means the tract is in the 50th percentile—half of the tracts in the Washington, D.C. metropolitan region have higher scores and half have lower scores.

below the regional score) or higher access to opportunity (those areas with scores below the regional score).

Instead, 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 as a whole. For instance, Prince George's County may prioritize public services in areas with lower opportunities, in areas with higher scores, or near transit.

Priority need: Connections between residents and businesses to services	
Geographic priorities	Access to jobs, goods, and services, including areas where households are underserved by current transit service Proximity to transit stops Opportunity Zones NRSAs
Basis for geographic priorities	*Housing Opportunity for All*; Figure SP-1; Figure SP-4; Figure SP-5
Priority need: Accessible homes and facilities	
Geographic priority	Countywide
Basis for geographic priorities	Nine percent of Prince George's County residents have a disability, and among seniors (65+ years old) and veterans, these rates are much higher (66% and 25%, respectively).
Priority need: Diverse, affordable rental and homeownership opportunities	
Geographic priority	Countywide Opportunity Zones
Basis for geographic priority	*Housing Opportunity for All;* Figure SP-5
Priority need: Quality/condition of housing	
Geographic priority	Countywide
Basis for geographic priority	A majority of owner-occupied homes and rental properties were built before 1980 and more than 1,000 homes in the County lack complete kitchen or plumbing facilities.
Priority need: Housing instability among residents experiencing a housing crisis	
Geographic priority	Countywide
Basis for geographic priority	More than 43,000 low-income households pay at least 50% of their income toward housing.
Priority need: Loss of existing affordable housing opportunities	
Geographic priorities	Access to jobs, goods, and services Social capital Community institutions Proximity to transit stops
Basis for geographic priorities	*Housing Opportunity for All;* Figures SP-1–4

Table 61 - Geographic Priority Areas

Figure SP-1. Access to jobs, goods, and services, Prince George's County, MD (2016)

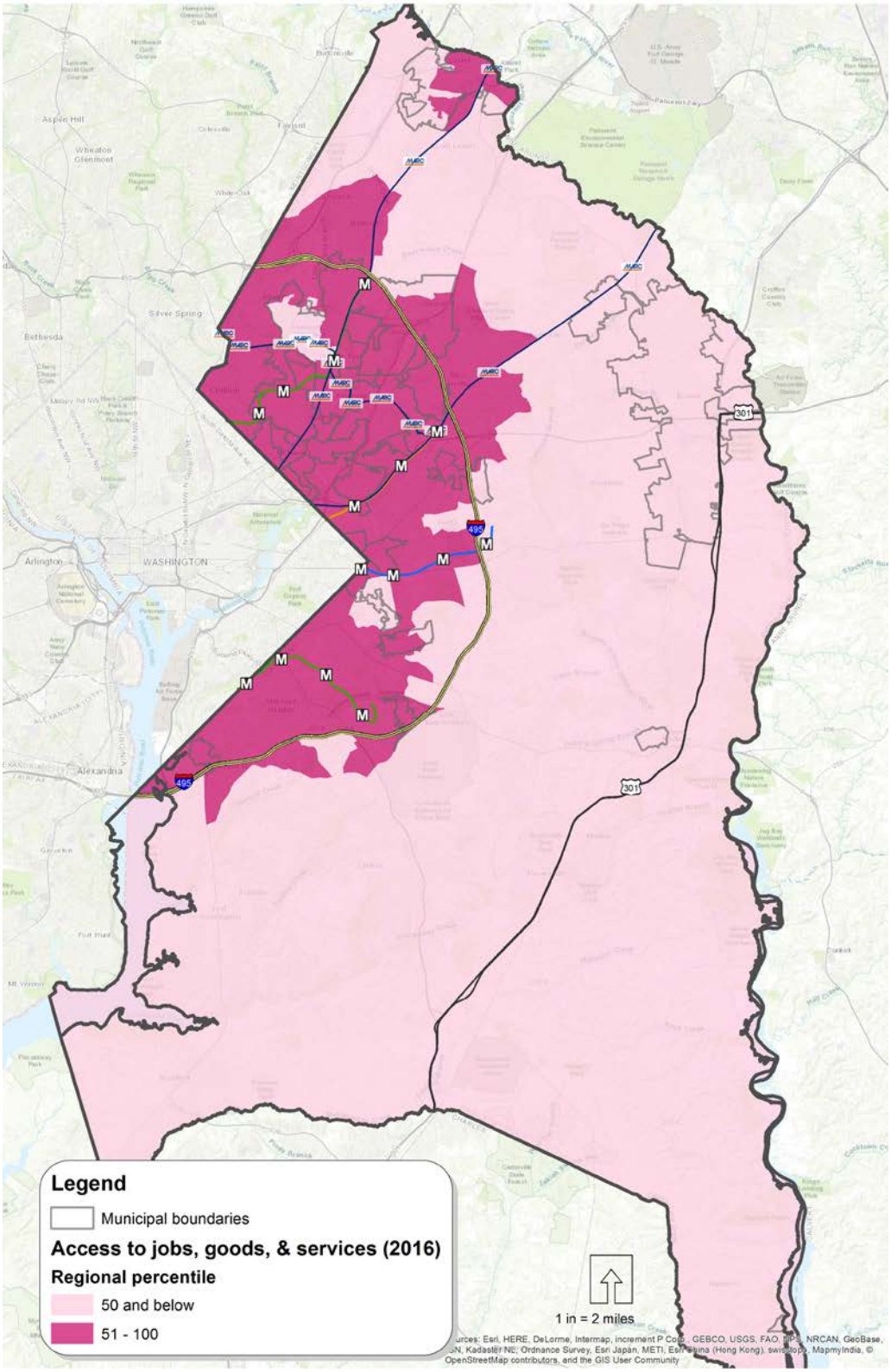


Figure SP-2. Social capital, Prince George's County, MD (2016)

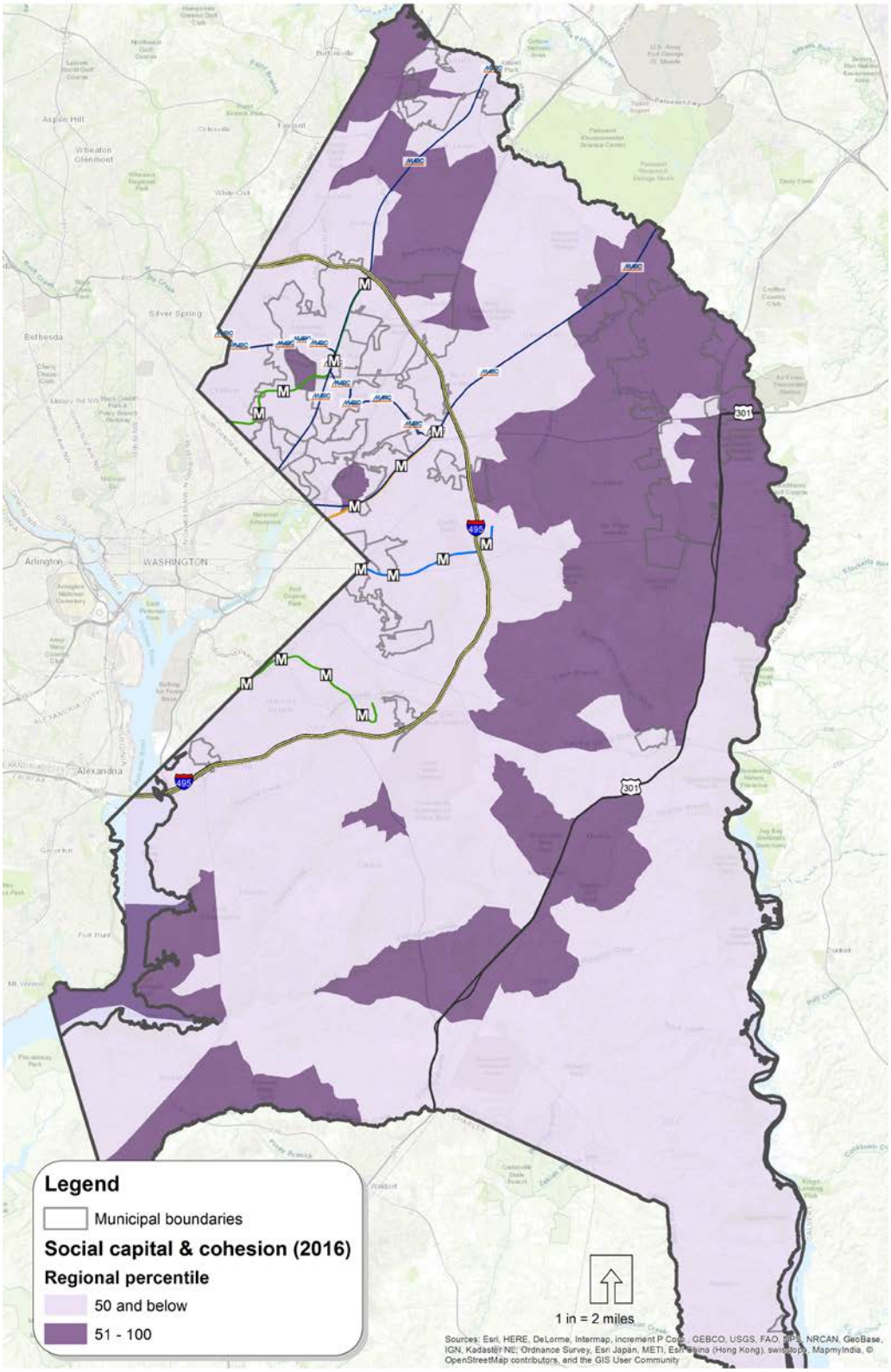


Figure SP-3. Community institutions, Prince George's County, MD (2016)

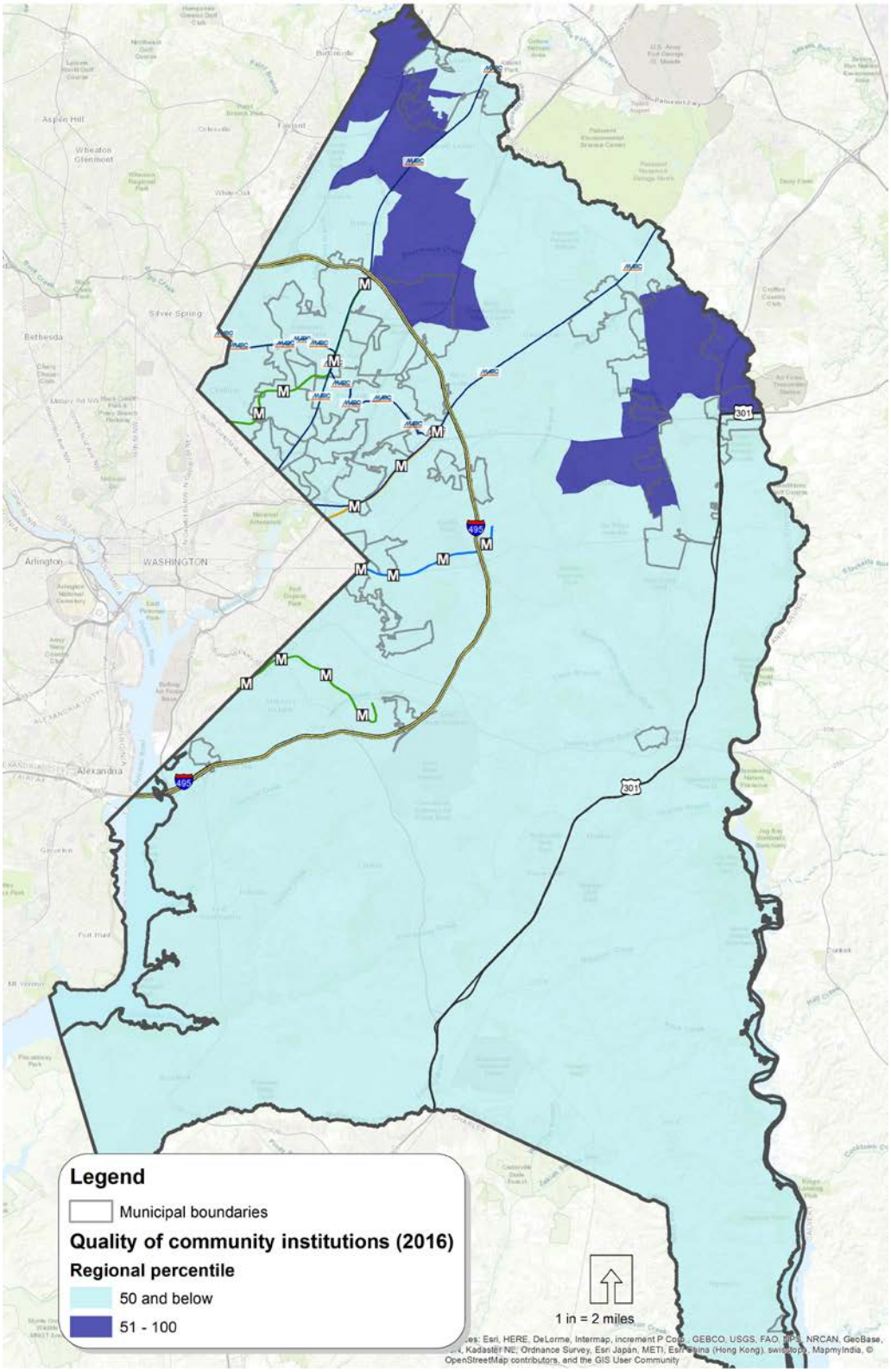


Figure SP-4. Existing and planned transit stops, Prince George's County, MD

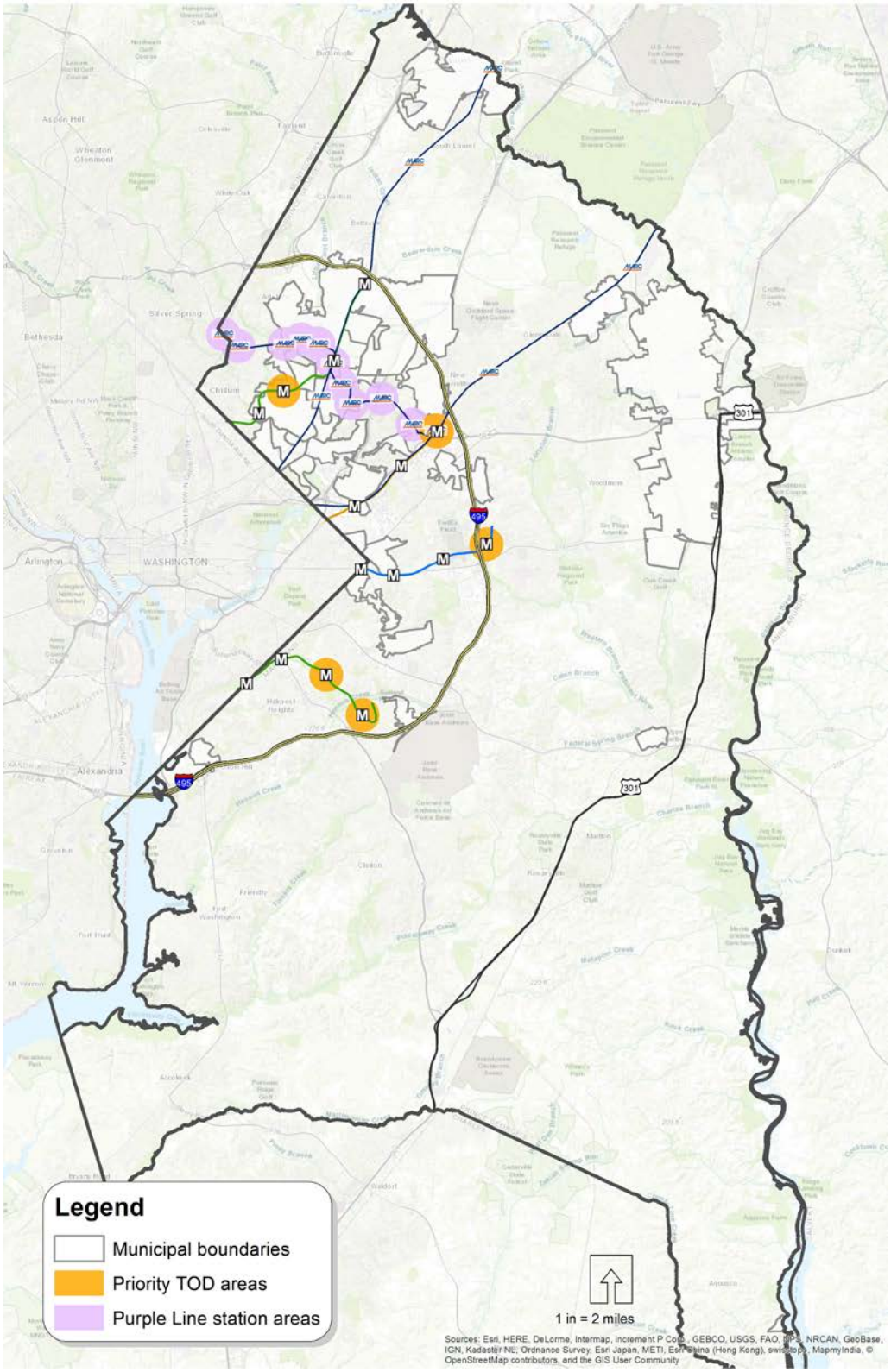
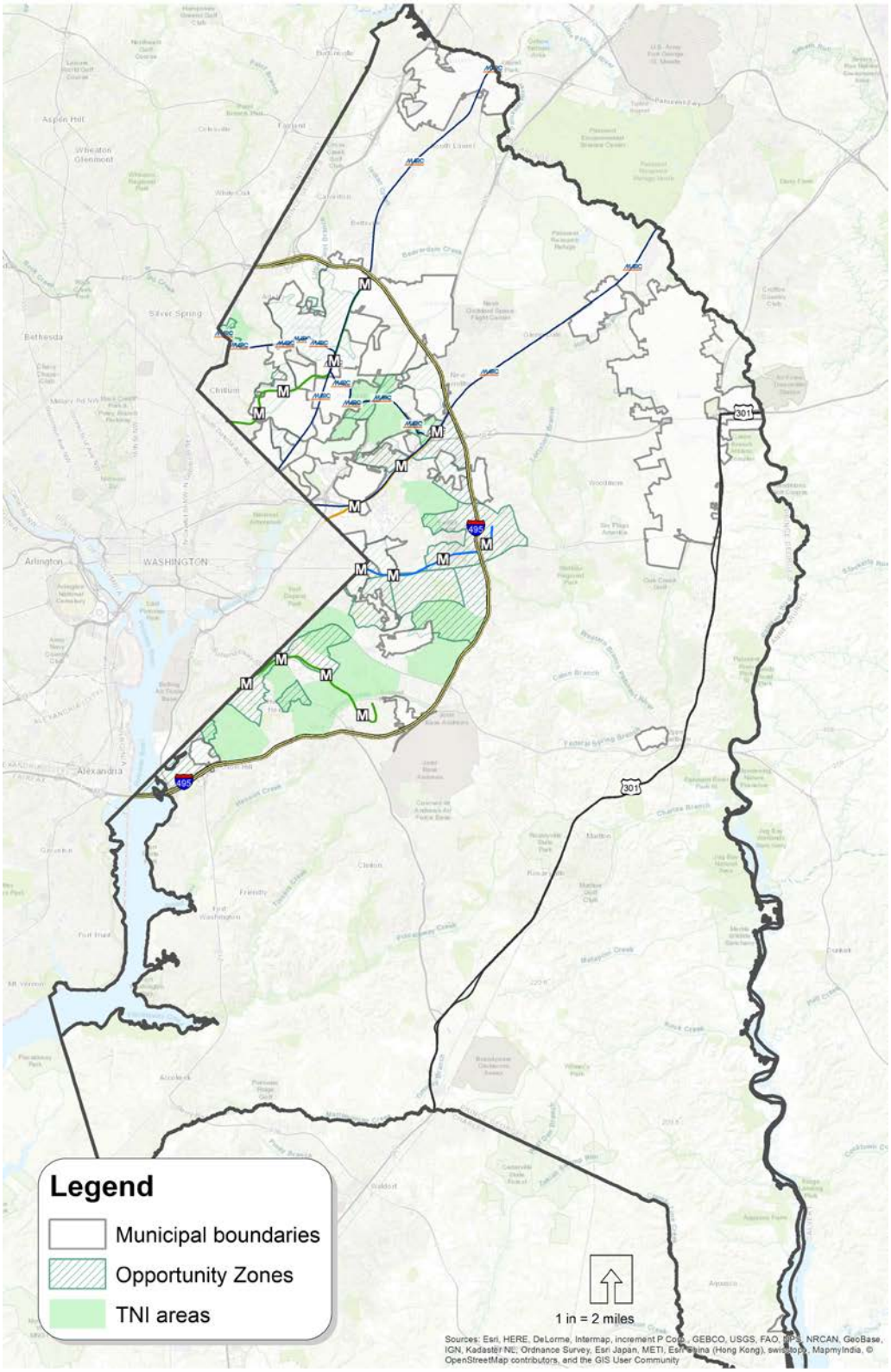


Figure SP-5. Opportunity Zones, Prince George's County, MD



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

Priority need	Priority level	Description	Population(s)	Associated goals
Connections between residents and businesses to services	**HIGH**	**Many residents in Prince George's County need to easily navigate their neighborhoods and travel to jobs or services, such as healthcare providers or job training facilities.** Access to transit service, first/last-mile connections, and walkability were all cited by local stakeholders as barriers to access. This access is especially important for the more than 27,300 households living in Prince George's County who lack access to a vehicle (2013–2017 ACS 5-Year Estimates). Local residents and stakeholders also noted a need for more workforce development opportunities, including connections between employers and educational institutions. They also shared a need for stronger connections between small businesses and programs designed to assist them, including more incentives for minority/women-owned businesses and more assistance with incubation/small business planning. They cited limited, decentralized information as a key barrier to making these connections.	• Extremely low-income households • Very low-income households • Low-income households • Immigrants • Seniors • Families with children	• Expanded partnerships and capacity • Increased access to jobs, goods, and services • Additional supports for vulnerable residents
Accessible homes and facilities	**HIGH**	**There's a widespread need for homes with accessible features that enable persons living with disabilities and seniors to live independently.** According to residents and stakeholders, this need also extends to temporary housing options, such as shelter beds. Nine percent of Prince George's County residents have a disability, and among seniors (65+ years old) and veterans these rates are much higher (66% and 25%, respectively). **Seniors, independent of their ability status, are a growing population in Prince George's County with unique housing needs.** By 2040, 2014 projections from the Maryland Department of Planning suggest there will be more than 170,000 people over the age of 65 in the County. Most households with at least one person 65+ qualify as low-income. But most of the County's housing supply is single-family attached or detached	• Extremely low-income households • Very low-income households • Low-income households • Immigrants • Seniors • Persons experiencing homelessness • Veterans • Persons living with disabilities • Unaccompanied homeless youth and young adults	• Expanded partnerships and capacity • Additional supports for vulnerable residents • Increased housing stability

		homes (66% of all homes), suggesting a need for home modifications to help seniors age-in-place.		
Diverse, affordable rental and homeownership opportunities	**HIGH**	**Affordability is a major challenge for residents living in Prince George's County.** Prince George's County has a limited supply of homes priced for lower-income households. For instance, only 6 percent of all rental units are affordable to extremely low-income households. Currently, extremely low-income renters are concentrated within the Beltway, due to a shortage of affordable rental housing opportunities in areas outside the Beltway (2014 CHAS). Many residents and stakeholders noted the importance of having affordable housing options, including deeply subsidized units and those that align with households living on fixed incomes, as a critical part of meeting the needs of seniors and persons living with disabilities. In the for-sale market, there are limited for-sale housing options for households earning more than the area median income which creates greater competition for homes affordable to lower-income households (*Housing Opportunity for All*).	• Extremely low-income households • Very low-income households • Low-income households • Seniors • Persons living with disabilities	• Expanded partnerships and capacity • Increased housing stability • Increased access to jobs, goods, and services • Additional supports for vulnerable residents
Quality/condition of housing	**HIGH**	**The age and condition of homes suggests a need to improve the quality of existing properties in Prince George's County.** More than half of all owner-occupied homes (56%) and most rental properties were built before 1980 (66%). More than 1,000 homes in the County lack complete kitchen or plumbing facilities; these homes are overwhelmingly rental units (828 or 1,023 homes) Older properties can require extensive maintenance, including repairs to resolve code violations or upkeep to keep energy costs affordable. Since most owner- and renter-occupied homes were built before 1980, there's also a risk with lead-based paint in these properties. Stakeholders shared other concerns related to housing quality, including leaking roofs and pests.	• Extremely low-income households • Very low-income households • Low-income households • Seniors • Persons living with disabilities • Immigrants • Families with children	• Expanded partnerships and capacity • Increased housing stability • Additional supports for vulnerable residents

Housing instability among residents experiencing a housing crisis	**HIGH**	**A key indicator of housing stability is cost burden. By this measure, 43,293 low-income households in Prince George's County are living in unstable housing situations.** These households pay at least half of their income toward housing costs each month. Additionally, the number of cost-burdened households increased by about 11,700 households between 2000 and 2014 (2000 & 2014 CHAS; analysis completed for *Housing Opportunity for All*). This change roughly tracks with increases in home values (30 percent) and rents (29 percent) in Prince George's County between 2000 and 2015 and a decrease in household income, which dropped by 1 percent (2000 Decennial Census; 2011–2015 ACS 5-Year Estimates). During the Consolidated Plan period, the number of households experiencing a housing crisis will likely increase as a result of the Covid-19 pandemic.	• Extremely low-income households • Very low-income households • Low-income households • Seniors • Persons living with disabilities • Persons experiencing homelessness • Immigrants • Families with children • Unaccompanied homeless youth and young adults	• Increased housing stability • Additional supports for vulnerable residents
Loss of existing affordable housing opportunities	**HIGH**	**Prince George's County could lose existing affordable housing opportunities over the next several years, as market conditions change and federal subsidies expire.** Prince George's County could lose about 4,800 units by 2028 through expiring federal contracts (2017 National Housing Preservation Database). Additionally, the County is experiencing the sale of larger (20+ units) multifamily rental properties. In 2019, 24 properties were eligible for right-of-first refusal. Some of these properties offer affordable rents without a public subsidy and some are in areas with strong access to transit and other services. Anecdotally, these properties are a critical part of the County's affordable housing supply, as they often accept vouchers.	• Extremely low-income households • Very low-income households • Low-income households • Seniors • Persons living with disabilities • Persons experiencing homelessness • Immigrants • Families with children	• Expanded partnerships and capacity • Increased housing stability
High priority = Activities that will be funded with federal funds, either alone or in conjunction with other public or private funds, to address priority needs during the strategic plan program years. *Low priority = Activities that may be funded, either alone or in conjunction with other public or private funds, during the strategic plan program years. These needs have been categorized as lower priorities due to the availability of other local tools to address them (e.g., right of first refusal) and a focus on needs that create permanent housing opportunities.*				

Table 62 – Priority Needs Summary

Narrative

Priority needs

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

1. Connections between residents and businesses to services
2. Accessible homes and facilities
3. Affordable rental and homeownership opportunities
4. Quality/condition of housing
5. Housing instability among residents experiencing a housing crisis
6. Loss of existing affordable housing opportunities

These needs have been well-documented through complementary planning efforts over the last several years. These efforts include the FY2021-2025 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 51 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

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

Influence of Market Conditions

The FY2021-2025 Consolidated Plan and *Housing Opportunity for All* highlight how much Prince George's County's housing market has changed for long-time residents living in the County over the last decade or longer.

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; and the overall age and condition of housing suggest a need to focus on both the creation of new homes and stabilization and improvement of existing properties.

Due to changing market conditions, the need for emergency rental assistance and strategic acquisition has grown in importance over the last five years. As discussed in SP-25. Priority Needs, housing instability affects 43,293 low-income households in Prince George's County. Emergency housing assistance for households facing a crisis (via tenant-based rental assistance) would quickly stabilize them and help avoid homelessness. Increased public investment, including construction of a new light rail line, and vacant and obsolete properties throughout the County suggest a need for more strategic acquisition activities over the next five years.

Affordable Housing Type	Market characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA) or Emergency Assistance Payments	In previous program years, Prince George's County has not allocated federal funds for permanent, tenant-based rental assistance because of reductions in federal funding. Establishing a tenant-based rental assistance and/or emergency rental or mortgage assistance program would help households experiencing housing instability and underserved special needs populations living in Prince George's County. However, generally higher market-rate rents in some parts of the County; stronger demand for rental housing; and competition for a small number of affordable rental units may limit the ability of recipients of tenant-based rental assistance to successfully obtain rental housing.
TBRA for Non-Homeless Special Needs	Prince George's County no longer administers tenant-based rental assistance for non-homeless special needs populations (HOPWA). Tenant-based rental assistance would help underserved special needs populations living in Prince George's County. Higher market-rate rents in some parts of the County; stronger demand for rental housing; and competition for a small number of affordable rental units may limit the ability of recipients of tenant-based rental assistance to successfully obtain rental housing.
New Unit Production	Housing affordability is a major challenge, especially among extremely and very low-income households. Prince George's County only has a small number of rental units affordable and available to these households relative to need. New unit production is shaped by the increasing cost of construction materials and labor and growing need for more financial resources to close the gap between affordable rents and development costs in a high-cost region. Prince George's County is pursuing complementary local tools, including recapitalizing its Housing Investment Trust Fund and inclusionary zoning, to leverage federal resources and support new unit production.
Rehabilitation	The age and condition of homes suggests a need to improve the quality of existing properties in Prince George's County. More than half of all owner-occupied homes (56%) and most rental properties (66%) were built before 1980. Additionally, the County's aging households need assistance with home repairs and modifications. Prince George's County has funded these improvements through its Housing Rehabilitation Assistance Program. Historically, this program has served about 100 to 200 households in a year and its funds are used quickly due to high demand.
Acquisition, including preservation	The need for strategic acquisition and stabilization of rental properties has grown in the last decade, as median rent has increased by 29% between 2000 and 2015. Prince George's County could lose as many as 4,800 federally assisted units by 2028, and the County does not have the financial resources to preserve expiring units or properties eligible for right-of-first refusal under the County's local policy. Prince George's County is pursuing other ways to improve the implementation of its right-of-first refusal policy, as well as exploring the creation of a land bank, which would benefit from funding for acquisition.

Table 63 – Influence of Market Conditions

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

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	Demolition; Clearance; Acquisition; Rehabilitation; Economic Development; Public Improvements and Facilities; Commercial/Industrial Development; Public Services; Planning and Admin	$5,162,548 (CDBG)	$344,311		$5,506,859	$22,027,436	
HOME	Public-Federal	Acquisition Homebuyer Assistance Homeowner Rehabilitation Multi-family Rental Rehabilitation Tenant-based rental assistance	$2,133,152 *Voluntary Grant Reduction Plan: **($522,919 only for Year 1)**	$1,245,478		$2,855,711	$15,606,196 *For Years 2-5, total is inclusive of: ▪ Projected Annual Allocation: **$2,133,152** ▪ Completion of Voluntary Grant Reduction Plan in Year 1: **$522,919** ▪ Program Income: **$1,245,478**	
ESG	Public-Federal	Homeless Prevention; Rapid Re-housing; Rental Assistance; Transitional Housing	$441,932			$441,932	$1,767,728	

HOPWA*	Public-Federal	Permanent Housing; TBRA; Supportive Services; Transitional Housing	$2,001,848			$2,001,848	$8,007,392	
Section 108 Loan Guarantee Funds	Public-Federal	Special Economic Development; Acquisition of Real Property; Housing Rehabilitation	$25,117,740			$25,117,740	$25,117,740	The County is applying to HUD to establish a $25 million Section 108 Loan Guarantee Pool to support housing rehabilitation, economic development, and mixed-use and mixed-income housing development. Prince George's County will use approximately $12 to $14 Million of the requested amount, initially.

**HOPWA funds are based on the expected amount HAHSTA anticipates receiving for Prince George's County residents. Prince George's County's HOPWA Program is administered through DC Department of Health; however, funds support County residents.*

Table 64 - Anticipated Resources

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

HOME Investment Partnerships Program (25% Match Requirement) - The County uses multi-family bond proceeds, State funds, and waivers of state and local taxes, charges or fees, as contributions to housing total development costs pursuant to matching requirements.

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

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. The County currently projects a total of 62 units will be built utilizing this federal source in 2022, totaling approximately $20,000,000; and 311 units in 2023 totaling approximately $90,000,000. Based on the average of these two years, the County projects an additional 373 units utilizing approximately $110,000,000 in LIHTC funding over the three - year span of 2021 - 2023.

- Housing Investment Trust Fund (HITF): Local funds through the Housing Investment Trust Fund (HITF) will provide gap financing loans of up to $3 million for the new construction of rehabilitation of projects of scale. The County currently projects a total of 220 workforce units in 2022 that will be reserved for residents with household incomes between forty percent (40%) and eight percent (80%) of AMI.

- Housing Choice Voucher Program (HCV): The Housing Authority of Prince George's County administers the Housing Choice Voucher Program for the County which provides rent subsidies to 5,517 low income households. The County anticipates allocating $81,041,634 in FY 2021 and $324,166,536 for the remainder of the Consolidated Plan period.

- Public Housing: The U.S. Department of Housing and Urban Development provides funding to support management of the County's public housing sites: Owens Road (123 units); Marlborough Towne (63 units); Kimberly Gardens (50 units); Rollingcrest Villages (40 units); and Cottage City (100 units). Based on the Capital Fund Program (CFP) averaging over the last three years, the Housing Authority anticipates approximately $512,268 through HUD's CFP allocations on an annual basis throughout the remainder of the Consolidated Plan period.

Other CDBG Resources:

Neighborhood Stabilization Program (NSP)

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

Section 108 Loan Pool Summary

Prince George's County's population is growing. This puts a strain on the local housing market and creates a shortage of decent, safe and quality housing that is affordable to very low-income persons. Additionally, the County's housing stock is concentrated in a few price points (rental options are generally priced for households earning between 31 and 80 percent of area median income) and few building types (predominantly single-family housing). Where there are different housing options (e.g., townhomes or larger multi-family buildings), they tend to be clustered in a few areas of the County, primarily inside the Beltway and in the north central areas of the County. The County intends to apply for the maximum amount of Section 108 Loan Guarantee financing under existing authority, approximately $25 million, to establish a loan pool to support development projects. The County initially intends to use about $12 to $14 million of this funding. By leveraging Section 108 financing the County can support mixed-income and mixed-use developments, as well as economic development projects.

The County intends to submit a Generic Application to establish a Loan Pool. A Generic Application identifies a program, targeted areas for concentrated efforts of delivery, Eligible Activities and National Objectives the Loan Pool will fund. The application will enumerate specific Underwriting Guidelines governing credit and risk evaluation. As staff identifies prospective transactions, it will screen projects for compliance with eligibility and conformance to the low-to-moderate risk profile the Section 108 thresholds require. For projects surviving the screening process, staff will assemble an Eligibility Determination that documents program eligibility and credit and submit to the Area Office for approval.

Specifically, the purpose of the Section 108 Loan Pool is to assist with economic, housing, and community development activities in targeted areas. This will foster job creation and community and housing revitalization in these communities. Goals of the Section 108 Loan Pool include acquiring land for redevelopment and directly assisting businesses, nonprofits, and real estate development projects that produce a public benefit. Individual projects are proposed to be evaluated by a loan and investment committee involving County and subrecipient staff, as applicable, led by the County's Department of Housing and Community Development (DHCD). The Section 108 Loan Pool will be leveraged as a tool to bring real estate and community development projects to fruition in the County.

Section 108 National Objectives and Public Benefit Criteria

There are specific National Objectives, as defined by HUD, which this loan pool will address. Title 24 of the U.S. Code of Federal Regulations (CFR), Section 570.208, defines the criteria under which an activity may meet Section 570.200(a)(2), National Objectives. Section 570.200(a)(2) requires that all CDBG activities meet one of three national objectives. These objectives are to: 1) benefit low- and moderate-income families, 2) aid in the prevention or elimination of slums or blight, and 3) meet other urgent community development needs that pose a serious and immediate threat to the health or welfare of the community. Each project funded through the Section 108 Loan Pool will meet one of these National Objectives as detailed in Section 570.208. The primary national objective for Prince George's County's Section 108 Loan Pool will be the benefit of low- and moderate-income families using the housing occupancy criteria. Use of the urgent need national objective is not anticipated. Section 108 loans will also benefit the public directly and indirectly by allocating funds for redevelopment projects that would not occur in their absence.

Loan Activities

Section 108 funded projects will benefit residents of Prince George's County as they will either provide opportunities for low and moderate-income residents to access permanent residential housing or will permit other economic development activity to take place. Other economic development activity must be targeted either to citizens in a geographic area where at least 51 percent of residents are of low or moderate income or to groups of citizens residing anywhere within the County in which at least 51 percent of beneficiaries are of low or moderate income. The last possible usage of the loan pool is to provide jobs for individuals, of which at least 51 percent of said jobs employ persons of low or moderate income.

The Section 108 Loan Pool is intended to utilize three primary eligible activities:

- Special Economic Development (24 CFR 570.703(i) and 24 CFR 570.203/204)
- Acquisition of Real Property (24 CFR 570.703(a))
- Housing Rehabilitation (24 570.703(h))
- Public Facilities (570. 201(c))

As required by Title 24 of the CFR, Section 570.209, one of the underwriting objectives for the Section 108 Loan Pool is to avoid substituting CDBG funds for non-Federal financial support. Additionally, the creation of Prince George's County's Section 108 Loan Pool will create jobs for low- and moderate-income persons, provide services to a low-income area and/or eliminate conditions of blight in the County. The specific hiring parameters for jobs created or retained through Section 108 funds may not exceed $50,000 per full-time permanent job created by the CDBG assistance, or $1,000 per low- and moderate-income person aided by the creation of the activity. The goal of using Section 108 loan pool to lend to businesses that invest in real estate activities is to create net new jobs in County, especially on behalf of individuals meeting the low to moderate income criteria.

Section 108 loans will be used for traditional lending, in addition to short-term financing. An example of the type of loans that the Section 108 Loan Pool may provide is short-term monies dedicated to bridging a financial gap for economic development projects that will utilize local and state investments in the future, but which need immediate assistance in gathering initial financing.

Financial Guarantees, Reporting, and Usage

If the Section 108 Loan Pool is approved, any potential borrowers will be obligated to send quarterly reports to the County detailing job creation resulting from Section 108 Loan Pools. Collateral needed to secure a loan through the Section 108 Loan Pool includes real property assets, personal and/or corporate guarantees, and pledge of future CDBG allocation. However, the County anticipates that all loans, individual and collectively, will be self-supporting. In the event loan pool funds are used to support Public Facilities or infrastructure projects, the County may pledge other assets or income to secure the transaction.

For transactions (primarily economic development projects) subject to the Appropriateness Criteria (24 CFR 570.209), the Eligibility Determinations for individual projects will document conformance to the provisions of Appendix A (24 CFR 570.209(a)) and the Public Benefit standards (24 CFR 570.209(b)). Moreover, the County will establish a "systems" approach regarding delivery. Consequently, staff will set up "subsystems" for marketing, screening, packaging, approving, closing, disbursing and servicing loans.

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

Development Project for Low-Income and Market Rate Senior Community
1313 Southern Avenue, Oxon Hill, MD

This development concept will transform the former McGuire House site into a robust, thriving contemporary mixed-income senior housing community including a retail component that will serve the greater community. The property will be a major component for the revitalization of the Southern Avenue Green Line area. The developer has a proven history of creating and preserving high quality affordable housing communities which enhance resident services and programs.

The 163-unit mixed-income community will be age-restricted to households in which one member is 62 years and older. The apartment mix will consist of 20% market-rate apartments with the remaining apartments restricted to 50% of Statewide Median Income in accordance with the Partnership Rental Housing Program regulations, and 60% Area Median Income. There will also be 24 (15%} fully accessible units for persons with disabilities that will comply with Uniform Federal Accessibility Standards.
The proposed design allows the structure to create separate outdoor spaces, offering a variety of uses and amenities for residents. The building shape also helps create conditions where resident activities will be offered, including a community room and a centrally-located lobby.

Develop or Dispose of Authority Owned Property

- Plan to submit 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.

- 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Prince George's County Department of Housing and Community Development (DHCD) is the administrator of the entitlement funds allocated to the jurisdiction. The DHCD established a competitive process for the award of CDBG and HOME entitlement funds based on a Notice of Funding Availability (NOFA). The NOFA is issued annually for the CDBG Program. The DHCD accepts HOME Program applications on a rolling basis. Upon receipt of applications, a Proposal Advisory Group (PAG) evaluates each application to determine eligibility. Under the CDBG Program, applicants must provide a detailed project description, project budget, and implementation schedule. Recommendations for project funding are forwarded to the County Executive and County Council for approval. All Prince George's County projects are described in the Annual Action Plan and reported in the Consolidated Annual Performance Evaluation Report (CAPER).[65]

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, known as the Emergency Solutions Grant (ESG) Program, is administered by the Department of Social Services (DSS). As stated, the DSS oversees the Continuum of Care (CoC) for the homeless and coordinates the County's Homeless Services Partnership Program (HSP).

The table below reflects the entities, government offices and non-profit organizations which comprise the institutional delivery system for the County's CDBG Program.

[65] Prince George's County Department of Housing and Community Development Policies and Procedures Manual – Community and Planning Development Programs.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Prince George's County Department of Social Services	Homeless Continuum of Care	Creation, implementation, and monitoring of the County's comprehensive system of housing and support services designed to prevent and end homelessness	Entire County
Department of Community and Housing Development	Government	Affordable Housing Economic Development Homelessness Non-Homeless Special Needs Planning Public Facilities Public Services	Countywide
Department of Social Services Homeless Services Partnership (HSP)	Government Sub-recipient	Homelessness	Countywide
Housing Authority of Prince George's County	Government Sub-recipient	Affordable Housing	Countywide
Housing Initiative Partnership	Sub-recipient	Affordable Housing Public Services	Countywide
Prince George's County Redevelopment Authority	Sub-recipient	Affordable Housing	Countywide
United Communities Against Poverty, Inc.	Sub-recipient	Affordable Housing Public Services	Countywide
Village Green Mutual Homes, Inc.	Sub-recipient	Affordable Housing	Landover
Hyattsville Community Development Corporation	Sub-recipient	Economic Development	Hyattsville
Reid Community Development Corporation	Sub-recipient	Economic Development	Countywide
Human Services Coalition of Prince George's County	Sub-recipient	Planning	Countywide
Neighborhood Design Center	Sub-recipient	Planning	Countywide
City of College Park	Municipality	Infrastructure	College Park
Compass, Inc.	Sub-recipient	Public Facilities	Beltsville
Town of Edmonston	Municipality	Infrastructure	Edmonston
City of Greenbelt	Municipality	Infrastructure	Greenbelt
Town of Riverdale Park	Municipality	Infrastructure	Riverdale Park

White Rose Foundation Service Center	Sub-recipient	Public Facilities	Suitland
Casa de Maryland, Inc.	Sub-recipient	Public Services	Langley Park
Catholic Charities of the Archdiocese	Sub-recipient	Public Services	Langley Park
Centro De Apoyo Familiar	Sub-recipient	Public Services	Riverdale Park
Community Builders, LTD	Sub-recipient	Public Services	Temple Hills & Oxon Hills
Court Appointed Special Advocates	Sub-recipient	Public Services	Countywide
End Time Harvest Ministries, Inc.	Sub-recipient	Public Services	New Carrollton
First Generation College Bound, Inc.	Sub-recipient	Public Services	Countywide
Homefree USA	Sub-recipient	Public Services	Countywide
Housing Options & Planning Enterprises, Inc.	Sub-recipient	Public Services	Countywide
Korean Community Service Center of Greater Washington	Sub-recipient	Public Services	Countywide
Latin American Youth Center	Sub-recipient	Public Services	Riverdale
Laurel Advocacy and Referral Services, Inc.	Sub-recipient	Public Services	Laurel
Legal Aid Bureau, Inc.	Sub-recipient	Public Services	Countywide
Manna, Inc.	Sub-recipient	Public Services	Countywide
Prince George's Child Resource Center, Inc.	Sub-recipient	Public Services	Countywide
Prince George's County Department of Social Services	Government	Public Services	Countywide
Sowing Empowerment and Economic Development, Inc.	Sub-recipient	Public Services	Countywide

St. Ann's Center for Children, Youth and Families	Sub-recipient	Public Services	Countywide
United Communities Against Poverty, Inc.	Sub-recipient	Public Services	Countywide

Table 65 - Institutional Delivery Structure

The institutional structure for this Consolidated Plan is predicated upon compliance with the County's citizen participation process, requiring public input and notification. Local approval of the Plan is subject to the County Executive's Office review and submission to the County Council for final approval. As a participating jurisdiction under HUD's entitlement programs, the County has a history of coordinating with government offices, municipalities, agencies, and nonprofit organizations, comprising its institutional delivery system. The DHCD believes the institutional system does not have major gaps in service delivery; instead, it continues to seek opportunities to enhance and strengthen existing partnerships.

Prince George's County uses a Continuum of Care (CoC) approach which is a comprehensive system of housing and support services designed to prevent and end homelessness. The Homeless Services Partnership (HSP) is the CoC operating body in Prince George's County and is responsible for creation, implementation and monitoring of the County's 10-Year Plan to prevent and end homelessness including, but not limited to, needs assessments, gaps analysis, and establishment and oversight of policies governing all homeless services. The CoC has representation from over 100 organizations with knowledge of, or interest in, issues of homelessness and representation includes public, for profit and not-for-profit agencies, incorporated cities and townships, County Council, Office of the County Executive, faith-based entities, educational institutions, funders, and private citizens (including those who were previously homeless). New members are accepted continuously, and existing partners are surveyed frequently to identify gaps in membership. CoC products of import (i.e.; the 10 Year Plan to End Homelessness and the Point in Time Count) are posted on the County's website for public viewing and the CoC conducts annual surveys in all emergency shelters to solicit end user input into the design and implementation of CoC programs & policies. The Prince George's County Department of Social Services is the lead administering agency for the CoC. CoC organizations that support implementation include but are not limited to:

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PGCDSS	public	CoC administrator, HMIS administrator, Mainstream benefits coordination, ES/TH/PSH provider, food and utility assistance, RRH & Prevention assistance.	County-wide
PEP	Non-profit	Outreach, Behavioral Health, Vocational Services, PSH provider	County-wide
UCAP	Non-profit	Emergency shelter & PSH provider, Housing Counseling, Emergency food and rental assistance.	County-wide
CCSI	Non-profit	Hotlines (homeless & 211), Outreach, Diversion, Hypothermia Shelter, Emergency food and rental assistance	County-wide
JHP	Non-profit	Emergency and TH provider, Employment assistance, Emergency food and rental assistance	County-wide
VOA	Non-profit	Mental Health & PSH provider	County-wide
DHMH	Public	Mental Health & S+C provider	County-wide
Core Service Agency	Public/Private Partnership	Behavioral Health planning and coordination of services	County-wide
LARS	Non-profit	Transitional & PSH provider, Case Management, Counseling, Emergency food and rental assistance.	Laurel
QCI Behavioral Health	Private	Street Outreach, mental health services	County-wide
Crisis Response	Non-profit	Street Outreach, mental health services	County-wide
National Alliance for the Mentally Ill	Non-profit	Mental Health Resource	County-wide
Drug & Mental Health Courts	Public	Coordination returning citizens & Chronically homeless	County-wide
Friendship Place	Non-profit	Veteran housing & support services	County-wide
Vesta, Inc	Non-profit	Veterans Transitional Housing	County-wide
DLLR	Public	Employment	County-wide
Veterans Affairs	Public	Veterans	County
Easter Seals	Non-profit	Veteran housing & support services	County
US Vets	Non-profit	Veteran housing & support services	County
Kirstin's Haven	Non-profit	Veteran housing & support services	County
Housing Counseling Services	Non-profit	Housing and veteran support services	County
Catholic Charities	Non-profit	Supportive services	County
CAFY	Non-profit	DV Survivor resources	County
DASH	Non-profit	DV Resources & housing	County
Safe Passages	Non-profit	DV Resources emergency housing	County
Family Justice	Non-profit	DV Survivor resources	County
House of Ruth	Non-profit	DV Survivor resources	County
Courtney's House	Non-profit	DV Survivor resources	County
Adam's House	Public	Returning citizens	County

Corrections	Public	Returning citizens	County
St Ann's	Non-profit	Youth transitional housing	County
LAYC/MMYC	Non-profit	Youth housing	County
Sasha Bruce	Non-profit	Youth housing	County
PGC Public School	Public	Youth services	County
Covenant House	Non-profit	Youth services	County
PGC Community College	Public	Education / Vocational training	County
Chamber of Commerce	Private	Employment	County
Southern Mgmt	Private	Housing	County
Univ. of Maryland, College Park	Public	Education	County
Bowie State	Public	Education	County
CASA	Non-Profit	Youth Services	County

Assess of Strengths and Gaps in the Institutional Delivery System
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	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services		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		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 66 - 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)

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 non-profits, 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 is 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's plan includes creation of a publicly and privately funded and 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. People in the County in crisis have access 24/7/365 to the 2-1-1 hotline which can deploy resources to assist them. 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 (DV victims can get confidential help 24/7/365 through the County's 2-1-1 service). In addition, a County wide task force that includes decision making representatives from the state's attorney's office, the Court system, social service agencies, the CoC, the military, Crisis Response, DV shelters and public safety is developing a series of strategies for reducing new incidents of domestic violence and eliminating repeat episodes. The County has also established a Family Court and the Family Justice Center that have DV experts in place to assist with individual cases. Finally, 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 in the 2021-2025 consolidated plan.

- *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 2 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 3 as a federal Youth Homeless Demonstration Program site and is currently working on the Coordinated Community Plan, the goals, programs and strategies which are incorporated here by reference as County recognized priorities in the 2021-2025 consolidated plan.

- *Veterans*: 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. In addition, the County has a taskforce comprised of decision making representatives from the Veterans Administration, veteran services providers, HUD shelter providers, RRH and prevention assistance providers, the CoC, 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 CoC also has a coordinated entry team that ensures the most vulnerable veterans are immediately connected to appropriate housing and supportive services. Finally, the County has established a Veteran Court that will be integrally linked to these strategies.

- *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. In addition, the County has established a Threat Assessment Team that routinely looks at high risk cases identified by the police as well as a Behavioral Health taskforce comprised of decision making representatives from public safety, Corrections, the CoC, Health and Human Services agencies, the hospitals, Crisis Response, the public school system, post-secondary education institutions, mental health and substance abuse providers, medical providers and hospitals, and others is developing a series of strategies for

reducing behavioral health crisis and improving the overall health of all County residents. Finally, the County has established a Mental Health Court that strategically aligns legal response systems with the supportive services and housing response systems.

- *Returning citizens*: The County has established a re-entry taskforce comprised of decision making representatives from public safety, Corrections, the CoC, 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 as well as a series of strategies aimed at reducing repeat arrests typically plaguing the homeless including trespassing, vagrancy and public nuisance type charges and developing the system capacity break this cycle. The County has also established a Drug Court that will strategically align legal response systems with the supportive services and housing response systems.

- *Vulnerable Elderly and Aging*: This is a newly emerging sub-population that accounts for the largest subpopulation growth in the County's homeless population and the County has pulled together a workgroup comprised of the CoC, Health and Human Services agencies, aging services providers, adult protective services, and other experts to develop a series of policies and strategies aimed at preventing and resolving episodes of homelessness for this sub-populations including but not limited to access, social-emotional wellbeing, in-home supports that allow healthy / safe aging in place, affordable housing, and short and long term financial assistance.

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 extra resources and job leads for homeless job seekers, and 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 can't 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.

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 Homeless Service Providers (HSP) is tasked with assessing the strengths and gaps in the provision of homeless services in the County. As part of the County's 10-year plan to end homelessness, a comprehensive analysis of the homeless services system and its strengths and gaps was conducted. The HSP executive committee is responsible to ensuring continued implementation of the plan and the sub-committees, which were formed as part of the 10-year plan, are responsible for developing operational action plans at the beginning of the year with clear and quantifiable goals that support the larger plan.

These sub-committees are responsible for focusing on identified special needs populations as well as developing protocols for implementing best practices throughout the continuum. Key among the tasks of the subgroups is forging stronger and/or new partnerships with mainstream public agencies, community stakeholders, service providers and businesses aimed at reducing redundancies and increasing resources to address the needs of homeless persons in the County.

The County brings many strengths to its charge to end homelessness, including but not limited to: A large network of churches and non-profits dedicated to providing a safety net to those in need and the subsequent services that enable people to become self-sufficient; an ever increasing awareness of and responsiveness to the intersection of homelessness with behavioral health, public safety and child/adult welfare resulting in stronger cross-agency data sharing and collaboration; the 2-1-1 hotline which takes calls concerning utility and rental assistance, health, mental health and substance abuse, and homelessness and provides a central access point for persons who are homeless or at imminent risk of becoming homeless; recent investments in the development of a response system for youth and young adults in crisis; and an executive level commitment to transformation of the current system into a high performing system with greater resources and more flexibility to shift with the changing needs of newly emerging populations.

In addition, coordinated entry which provides an even more organized and efficient approach to helping families and individuals out of homelessness. By quickly matching a household's needs to provider strengths and utilizing the least invasive and least costly intervention, this approach has proven to more effectively shorten the path to permanent housing. As part of the coordinated entry system, the CoC has established a registry of all known homeless persons in the County. Concurrently, the County's correctional facility has created a list of people who have multiple intakes a year into their facility for misdemeanors – their "frequent flyers" – many of whom use the facility as a de-facto shelter. These lists

are frequently correlated to help identify the people who are the biggest users of resources within the system and the CoC is expanding this framework to include other costly institutions such as psychiatric and crisis bed facilities and hospitals.
Unfortunately, while the County has made considerable progress in expanding its capacity to address the needs of its homeless population over the past several years, the system still faces a number of challenges and service gaps that have been targeted for attention over the next five years, including:

- *Quick connections to resources*: While Prince George's County have many resources and service providers in place, they are not always evident or easy to access and their services are not always coordinated to correct for duplication of effort.

- *Expanded data sharing*: While there is often a case by case sharing of information regarding a particular resident in crisis and the County has a data sharing agreement in place that provides the framework for data integration, there is not currently a real time electronic system for active data sharing and data mining between the County's homeless services system and other systems impacted by the same population such as public safety, education, public housing and health infrastructures.

- *Outreach*: While the County has increased its efforts to identify and provide outreach to the chronically homeless, the existing street outreach system is very limited in size and scope which presents a challenge to consistent and routine engagement with the street homeless necessary to fully address their needs. This gap in the homeless system increases the cost for public safety and public health as these unengaged and sometimes unidentified chronically homeless persons often cycle through jails and hospitals to meet their critical needs.

- *Prevention, Diversion and Rapid Re-housing*: The mechanisms for a highly effective prevention and RRH response are tested and in place in the County but are currently severely underfunded based on the identified need; especially for those strategies that require the intervention that exceeds one month.

- *Employment and Education*: The high cost of housing compared to the average wage a County resident with a high school diploma or less (41% of those over 18) can earn, creates a barrier to permanent housing for the County's homeless. Most of the jobs available to this demographic have been low paying entry level jobs in the hospitality industry and do not support stable housing.

- *Permanent Housing*: The County currently lacks sufficient Permanent Supportive Housing resources to address the numbers of chronic homeless and non-chronic homeless with significant behavioral health issues needing housing.

Subpopulations:
Survivors of Domestic Violence, Human Trafficking and/or Sexual Assault: The County currently has 53 targeted emergency shelter beds available for women and children survivors of domestic violence at imminent risk of harm; representing only 1% of the domestic violence cases filed in district court (5,000) each year. The County has no beds currently dedicated to survivors of human trafficking or sexual assault.

Unaccompanied Youth and Young Adults: The County currently has no developmentally appropriate behavioral health or permanent supportive housing beds for youth.
Veterans: All current organizations federally funded to serve Prince George's County veterans are located outside of the geographic boundaries of the County and current housing vouchers dedicated to this population (VASH) require an honorable discharge which many of our most vulnerable veterans do not have.

Chronically homeless and persons with severe somatic and behavioral health challenges: Supportive services and housing for this subpopulation are insufficient to meet the demands and they tend to rely on emergency rooms for health care and public safety solutions (jail) or the woods for housing. In addition, there are no medical respite or behavioral health crisis beds in the County and access to immediate behavioral health services is not available. Finally, those residents needing intensive rehabilitation or nursing home care have little to no access to long term nursing supports as most nursing homes are not willing to accept Medicaid as the only method of payment.

Returning Citizens: Supportive services and housing for this subpopulation are insufficient and challenges to successful reentry and avoidance of homelessness include lack of living wage employment that disregards criminal history, inadequate discharge planning, lack of community based behavioral health provider or program for immediate treatment and follow-up post-exit, no re-entry specific bridge housing , and no second chance housing for persons with a criminal history that includes sex offenses, arson, car-jacking, armed robbery, distribution and other felonies or violent crimes.

Vulnerable aging and elderly: The County currently has insufficient affordable housing and assisted living / nursing home resources for persons on a fixed income and no flex funding for home modifications necessary to support aging in place.

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 CoC has identified a number of gaps in the County's current system of care that need to be addressed in order to meet the County's goals and provide the services that the homeless need in order to stabilize their lives, gain permanent housing and become as self-sufficient as possible. Some of the strategies identified to address those gaps include, but are not limited to:

- Multi-service homeless solutions centers that provide homeless people with a welcoming and stable place where they can begin the process of rebuilding their lives and garner the resources, they need to quickly resolve their housing crisis. The proposed centers would include laundry, showers, canteen, computer bank, mail distribution center, clothes closet, triage center (with representatives from Social Security, mental health, emergency assistance, and corrections), rapid re-housing services and case management, and a health clinic. Customers at the center will be able for apply for mainstream benefits such as food stamps and SSI/SSDI, replace lost identification, receive counseling and healthcare, fill out housing applications, meet with apartment complex managers and receive emergency rental assistance.
- Outreach: Development of a formal street outreach system to consistently and frequently engage with the street homeless 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.

- Prevention, Diversion and Rapid Re-housing: Significantly expand funding available to provide these lower cost, least restrictive housing interventions, create housing locator/landlord liaison positions, and identify a cohort of landlords willing to participate.
- Employment and Education: The influx of new businesses to the County offers a huge opportunity for training and job development for the homeless population in the burgeoning fields of technology, trades and health care, all of which provide living wage jobs. In addition, Community Benefit Agreements with large developers and other contracting initiatives that require a percentage of a project's employees to be County residents and offer ladders for entry-level employers to advance will play a critical role in the longer-term solution.
- Permanent Housing: The HSP is pursuing several strategies to increase permanent housing in the County including conversion of traditional transitional housing units to PSH, property owner tax credits and landlord incentives, application for new vouchers, and re-prioritization of the homeless in assignment of housing vouchers by the Housing Authority.
- Crisis Beds (medical respite and psychiatric)
- Emergency shelter beds for survivors of human trafficking, sexual assault, and non-intimate partner violence
- Expanded housing options for CoC special sub-populations

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Through its FY2021–2025 activities, Prince George's County aims to accomplish the following goals:

1. Increase supply of affordable rental homes
2. Stabilize and improve rental properties
3. Increase homeownership opportunities
4. Increase supply of accessible and affordable homes
5. Prevent displacement of long-time residents
6. Support independent living for seniors and persons living with disabilities
7. Prevent homelessness
8. Increase access to job training and economic development assistance
9. Improve quality of life/livability
10. Support high-quality public infrastructure improvements
11. Improve communications and information-sharing

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. Prince George's County estimates it will be able to serve more than 116,000 low- and moderate-income households through its programs between FY 2021 and FY 2025.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator*
1	Increase supply of affordable rental homes	FY2021	FY2025	New Unit Production	County-wide	Diverse, affordable rental and homeownership opportunities	HOME	Number of rental units constructed: 260 units
2	Stabilize and improve rental properties	FY2021	FY2025	Rehabilitation Acquisition, including preservation	Targeted	Diverse, affordable rental and homeownership opportunities Quality/condition of housing Loss of existing affordable housing opportunities	HOME CDBG	Number of rental units rehabilitated: 105 units
3	Increase homeowner-ship opportunities	FY2021	FY2025	New Unit Production	County-wide	Diverse, affordable rental and homeownership opportunities	HOME	Number of households receiving direct financial assistance: 300 households
4	Increase supply of accessible and affordable homes	FY2021	FY2025	Rehabilitation	County-wide	Accessible homes and facilities Diverse, affordable rental and homeownership opportunities	HOME CDBG	Number of households served: 200 households

5	Prevent displacement of long-time residents	FY2021	FY2025	Rehabilitation Tenant Based Rental Assistance (TBRA) Emergency Rental Assistance (in response to Covid-19 pandemic)		Accessible homes and facilities Diverse, affordable rental and homeownership opportunities Quality/condition of housing Housing instability among residents experiencing a housing crisis Loss of existing affordable housing opportunities	HOME CDBG ESG	Number of rental units rehabilitated: 200 units Number of households assisted via emergency assistance payments: 110-150 households
6	Support independent living for seniors and persons living with disabilities	FY2021	FY2025	Rehabilitation	County-wide	Connections between residents and businesses to services Accessible homes and facilities Diverse, affordable rental and homeownership opportunities	HOME CDBG	Number of households served: 300 households

7	Support persons experiencing homelessness	FY2021	FY2025	Homelessness	County-wide	Housing instability among residents experiencing a housing crisis	ESG CDBG	Persons or households assisted: 885 persons or households
8	Increase access to job training and economic development assistance	FY2021	FY2025	Non-Housing Community Development	Targeted	Connections between residents and businesses to services	CDBG	Number of jobs created: 45 jobs Number of businesses assisted: 20 businesses
9	Improve quality of life/livability	FY2021	FY2025	Rehabilitation Non-Housing Community Development	Targeted	Connections between residents and businesses to services Quality/condition of housing	CDBG	Persons assisted via public improvements: 114,000 Number of infrastructure projects:
10	Support high-quality public infrastructure improve-ments	FY2021	FY2025	Non-Housing Community Development	Targeted	Connections between residents and businesses to services	CDBG	Persons assisted via public improvements: 114,000
11	Improve communications and information-sharing	FY2021	FY2025	Non-Housing Community Development	County-wide	Connections between residents and businesses to services	CDBG	Participation in federally funded programs: 2-3% increase (compared with FY2016–FY2020)
**Note that some goal indicators overlap; a detailed discussion of each goal indicator is summarized below.*								

Table 67 – Goals Summary

Goal Descriptions

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 91.315(b)(2)

- HOME funds will assist 465 low- and moderate-income households through the production of new rental units and direct financial assistance for homeownership in FY2021–FY2025. For new production, early implementation of *Housing Opportunity for All* has emphasized the importance on targeting new rental units to extremely and very low-income households, whereas homeownership opportunities will extend to low- and moderate-income households. Prince George's County has a goal for at least half of new rental units (53 in FY2021–FY2025) to serve extremely or very low-income households.
- HOME and CDBG funds used in combination will assist 560 low- and moderate-income households through the rehabilitation of rental and homeownership units to increase their habitability and accessibility.
- CDBG and HOME funds will provide tenant-based or emergency rental or mortgage assistance to approximately 150 households experiencing a housing crisis as a result of the Covid-19 pandemic.
- CDBG funds will be used to support businesses and job creation, with a goal to assist 20 businesses and create 45 jobs in FY2021–FY2025. CDBG-funded public infrastructure improvements will benefit 114,000 low- and moderate-income households in FY2021–FY2025.
- ESG funds will assist 885 households or persons through homelessness services, such as rapid re-housing and emergency shelter. A majority of these funds will support extremely and very low-income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of Prince George's County (HAPGC) recently addressed all compliance findings, as identified by HUD, however, the need to increase the number of accessible units was not required. To satisfy Section 504 of the Rehabilitation Act Voluntary Compliance Agreement, the HAPGC executed the following actions in 2014:

- Create interior and exterior UFAS accessibility routes, parking lots and features;
- Installed fire doors;
- Maintained ramps for accessibility and performed routine inspections;
- Performed a self-evaluation of current policies and practices, and executed corrective steps to remedy any discrimination, as appropriate;
- Subject to approval of its Reasonable Accommodation Policy, posted a copy of the policy and provided notice to tenants;
- Provided a copy of complaint and grievance procedures to tenants, subject to approval;
- Provided training to all employees with direct contact with tenants, including maintenance staff, regarding the federal Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act; and
- Displayed fair housing posters in all locations where business is conducted.

Activities to Increase Resident Involvements

The HAPGC executes the following actions to increase resident involvement:

1. **Resident Boards & Councils**
    - Board meetings are periodically held at public housing properties as a mechanism for increasing resident involvement.
    - Monthly Resident Advisory Board and Resident Council meetings are held by the residents.

2. **Resident Services**
    - Resident Services staff team members work to provide a comprehensive network of supportive services through collaboration with County agencies and community-based organizations. Services are targeted for at-risk seniors and individuals with disabilities at four (4) public housing properties.
    - Operating as Family Resource Academies, the HAPGC has converted community spaces into effective enrichment activities, primarily geared to school-age children. Major projects include computer classes with trained certified instructors, youth councils, and structured leisure and recreational activities.

Is the public housing agency designated as troubled under 24 CFR part 902?

The HAPGC is designated as a standard performer. A plan to remove the 'troubled' designation is not applicable

Plan to remove the 'troubled' designation: N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing
Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As stated, the County is committed to executing actions to affirmatively further fair housing. The public policies of Prince George's County that affect the incentives to develop, maintain, or improve affordable housing are as follows:

- Limited housing typologies and price points restrict affordable and workforce housing throughout the County.
- Underdevelopment of Affordable Housing Near Public Transit. Proposed changes to the Zoning Code and Zoning Map currently under consideration by the County Council should provide more opportunity for mixed-use development near transit.
- Within the private sector, mortgage loan denials and high-cost lending continue to disproportionately affect minority applicants in Prince George's County.
- In 2012, Prince George's County Council approved CB-21-2012, amended through County Bill CB-57-2017, which established a Housing Investment Trust Fund (Fund), specifying the purposes and use of the Fund. The Fund was capitalized in FY 2018 with approximately $5.1 million dollars with an additional $2.5 million allocated in FY 2019. The Housing Opportunities for All Commission is considering options on a dedicated source of funding for the Trust Fund and is weighing options on targeting housing for certain groups especially low-income families, seniors, and persons with disabilities.
- Community opposition and additional development barriers in some communities known as NIMBY (Not in My Backyard) deter development by increasing including permit processing and development costs. Additional legal fees and time increase development costs of affordable and work force housing.
- The Prince George's County Human Relations Commission (HRC) is the County's civil rights education and enforcement agency. The thirteen-member commission does not have the authority to investigate and adjudicate complaints of discrimination in housing.
- The County's new Source of Income discrimination law passed in October 2019 has the potential to provide additional protection to renters seeking housing especially those with HUD Housing Choice Vouchers

Preliminary Recommendations

- Support the Human Relations Commission's plan to seek approval by the County Council to revise its discrimination enforcement provisions (Division 12) to enable the Commission to investigate and adjudicate housing discrimination complaints as well as become certified by HUD under its Fair Housing Assistance Program (FHAP) to investigate complaints on behalf of the agency. The HRC should focus its early efforts on investigating complaints from the disabled community and those with language access complaints.
- Provide additional funds to existing HUD certified counseling agency or seed a new organization to provide fair housing training and education through multi-lingual campaigns throughout the County as well as assist individuals with housing complaints and disparate impact claims to the HRC, the state, or HUD.
- HAPGC must confirm the 504 Coordinator full-time position
- The County should provide more capacity building and revise its entitlement funding application

and review processes to provide greater opportunity for smaller organizations that serves protected classes to access HUD funds.

- Increase County funding to add bilingual inspectors for multi-family units who are also trained in working with Spanish speaking clients who may have lack trust or fear government officials.
- Increase funding for educations for tenants on their rights regarding housing conditions
- Increase efforts to implement a Limited English Proficiency plan that includes bilingual staff, marketing materials and collateral, website, application materials, and outreach plan through trusted Latino-serving organizations.
- Increase funding for housing counseling as well as for the County's Pathways to Purchase homeownership program improving outreach to protected classes on program requirements and applications deadlines.
- Balance funding of redevelopment and revitalization activities with investments in areas of higher opportunity with better schools and access to jobs
- Continue funding senior housing projects particularly in locations with access to transportation, retail, and services. Consider new housing typologies that reflect the changing needs of a larger active senior population and greater housing choice providing opportunities for multi-generational living.
- Support housing preservation efforts and new affordable housing development along the Purple Line and other transit corridors as described in the Purple Line Corridor Coalition Housing Action Plan and the Comprehensive Housing Strategy.
- Consider environmental justice concerns in the siting and location when placing affordable housing developments as well as opportunities for the relocation of affected lower-income residents particularly elderly and children with health concerns.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Prince George's County's Ten Year Plan to Prevent and End Homelessness is designed to**:**

- Prevent homelessness whenever possible and when it is not possible, to ensure that episodes are brief and one time only;
- Ensure easy access to communitywide, culturally competent, safe and effective housing and homeless services;
- Ensure people exit homelessness as quickly as possible;
- Connect people to communities and the resources needed to thrive; and
- Build and sustain the political will and community support needed to permanently end homelessness.

As part of the County's Strategic Plan, the CoC is focusing on six (6) key strategies that have proven to be effective in reducing homelessness: 1. coordinated entry, 2. prevention assistance, 3. shelter diversion, 4. rapid re-housing, 5. permanent housing, and 6. improved data collection and performance measures. These strategies are carefully designed to achieve purposeful and intentional reduction in the incidents of homelessness and collectively they form a plan that aligns County efforts with federal goals, shifts system focus from "shelter" to "housing", prioritizes programming for special populations, enhances system accountability, builds on success, and provides flexibility and opportunity.

Meeting people where they are—geographically, philosophically, and emotionally—is the first step in actively engaging people experiencing homelessness and creating the relationships needed to allow them to trust, understand and accept help. To streamline that connection, the County has two primary methods of outreach – an in-person system of street outreach and a centralized homeless hotline which operates 24/7/365.

Street Outreach: Outreach workers are often the first and only point of contact for people who might otherwise be disconnected and there are several ways in which the County currently engages its homeless - the annual Point in Time (PIT) Count, the Veterans Stand Down and Homeless Resource Day (VSDHRD), the SOAR team, Crisis response teams, faith ministries, Warm Nights (the County's hypothermic church based shelter), Soup kitchens and other individual outreach to known encampments. Unfortunately, while these efforts have helped homeless service providers to begin developing trust among many of the CoC's unsheltered, the CoC currently lacks the funding necessary without reducing other services to support a permanent and highly trained street outreach team and ensure the type of engagement that has proven so successful in other parts of the Country. Expansion of this team is a CoC priority.

Centralized intake and assessment / Homeless Hotline: The County's Homeless Hotline provide additional opportunities for identification of those who are homeless or at imminent risk of becoming homeless. This process, available 24/7/365, has standardized the intake and assessment process for accessing homeless assistance and housing services, creates a faster match between a household's needs and the program that fits those needs best, and moves households quickly from a state of housing crisis to permanent housing whenever possible. The hotline is staffed by trained workers capable of conducting an initial intake, connecting callers (clients and providers), and entering initial data into HMIS. Staff are trained on a regular basis to ensure they are aware of all the resources available for

callers' needs and can act quickly to resolve crisis situations (e.g., for households fleeing domestic violence). The hotline also provides 2-1-1 diversion and prevention services.

Once a person has entered the homeless system, shelter personnel are responsible to rapid exit strategies designed to move individuals and families into stable housing as quickly and efficiently as possible. In the event these efforts are unsuccessful, the CoC then relies on its Coordinated Entry system to engage in a higher level of acuity testing and prioritization to ensure that those with the highest intervention needs are served first when more permanent system resources become available. The CoC's Coordinated Entry Team provides an in-depth and individualized analysis of each homeless household and establish a uniform way for the CoC to evaluate them 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 process also helps evaluate the system's ability to serve consumers properly by tracking where households were sent and whether the selected intervention was successful. This data is vital to the CoC's ability to identify and address potential system gaps in services and programming and to find the fastest path out of homelessness with the lowest level intervention possible for each and every person.

Finally, the CoC is working on a plan to open one or more drop in centers 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 critical physical location for providing 1-on-1 assessments that will enhance the "warm hand-off and referral" process. The primary purpose of this effort will to be triage and facilitate the quickest route to permanency for all consumers. It is important to note that the County currently has very limited prevention and diversion resources as well as a severe lack of funding for Rapid Re-housing efforts where the subsidy lasts for more than one month; both of which are widely recognized as the most cost-effective solution to homelessness for most individuals. This is a challenge that will need to be addressed in order to fully reap the benefits of a coordinated entry and assessment system and ensure these particular goals in the County's 10-year plan are reached.

Addressing the emergency and transitional housing needs of homeless persons

The County currently operates 266 regular emergency shelter beds (142 for families, 54 for individuals, 20 for unaccompanied youth, 15 for veterans and 35 overflow for individuals and families during the hypothermic season), 53 domestic violence survivor emergency shelter beds (all for families), 153 transitional shelter beds (85 for families, 12 for individuals, and 56 for unaccompanied youth), and 190 rapid re-housing beds (150 for families, 31 for singles and 9 for veterans). Unfortunately, while this network is strong, it is insufficient to meet the daily demands of persons in crisis; sheltering less than 40% in any given year, and while there is clearly a place within the Continuum of Care for emergency and transitional sheltering, they are not universally necessary in everyone's journey from homelessness to permanent housing. Rather they are seen as one of many possible system responses to homelessness and deployment is entirely dependent on individual circumstances. It is hoped that as additional alternative housing responses are implemented, some shelter savings will occur which can be reallocated to service gaps that remain in the system.

There are several efforts underway to reframe this segment of the County's response system to add bed space and more effectively meet the changing dynamics of the County's current homeless population. These efforts include, but are not limited to: 1. Funding in the County's capital improvement budget for replacement and redesign of two older emergency facilities as well as a new building for homeless youth which provides the CoC with a unique opportunity to design emergency shelters that are highly flexible, aligned with the 10-Year Plan, and eliminate design barriers currently inhibiting certain services and/or

population mixes inherent in the older facilities; 2. A strategic focus on lower cost and often more effective alternatives to traditional shelter including prevention, diversion, rapid re-housing and housing first strategies as well as housing solutions targeted to special populations presenting unique challenges to the Continuum; 3. Increase in deeply affordable permanent housing opportunities, particularly for the CoC priority sub-populations; and 4. Increased access to housing vouchers to support CoC move on strategies from its' PSH programs.

Under the current CoC system, the shelter pathway is no longer be linear. The household is now at the center of the response system and the initial intervention identified is intended to be their last whenever possible. The CoC uses a combination of tools including the locally developed Housing Prioritization Tool and the Vi-SPDAT as a part of the assessment process for anyone requesting housing assistance in the County. These tools help the CoC identify which intervention(s) are most likely to produce results in the least amount of time for the least amount of money. For those that score into a permanent supportive housing response, an additional vulnerability index will be calculated that prioritize that subset by level of risk and likelihood of imminent mortality.

The CoC relies on three strategic priorities to ensure long term success: 1. Centralized triage to facilitate timely assessment and placement in the quickest route to permanency ; 2. Significantly increased funding for prevention and rapid re-housing that provide decreasing subsidies on a medium to long term basis (up to 24 months) and creation of strong trusting relationships with landlords willing to provide second chance leases that are so vital to households whose debt history is either non-existent or severely compromised; and 3. Expansion of permanent housing options for persons with significant challenges to long term stability.

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.

Shelters of any kind are never a replacement for a home and homelessness is not limited to a unique place or class of people. It is an outward symptom of a wide array of socio-economic, episodic factors that result in people facing the loss of shelter. Since "one size does not fit all", the County's plan contains a range of options that are needed – some of which are in place and others which are targeted for development – to reduce the amount of time a household remains homeless, expedite their transition to permanent housing and independence, and prevent recidivism.

Using best practices learned from communities nationwide, this part of the County's plan focuses on three key strategies; diversion/prevention, rapid re-housing (RRH) and permanent housing (PH). In addition, accommodations are made for six subpopulations that are identified by the CoC as presenting unique challenges under these three strategies: Unaccompanied youth; Veterans; Chronically homeless and persons with severe somatic and behavioral health challenges; Survivors of Domestic violence, human trafficking and sexual assault; Vulnerable elderly and disabled; and Returning residents. To that end, the CoC has created subcommittees for each of these populations and each subcommittee is charged with designing and implementing additional sustainable strategies that address the unique barriers to permanent housing for their particular sub-population. Finally, the County has a small housing retention initiative (2Resident Advocates) that follow up with households for up to 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 the continued reduction in recidivism.

Rapid Re-Housing: Recognizing that RRH is a national best practice with a high level of success at a lower cost than traditional shelter-based interventions and bolstered by experience gained during the CoC's implementation of a stimulus funded RRH program (963 households were diverted at an average per household cost of $2,580 with a recidivism of less than 1%), the County's plan contains strategies for significant expansion of funding for its current RRH response including:

- Identification of new or expansion of existing funding opportunities including but not limited to the Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF) and Housing Opportunities for Persons with AIDS (HOPWA) funding;
- Evaluation of current sheltering funds for potential re-allocation;
- Improved utilization of the County's Community Benefits Agreement (CBA) legislation;
- Targeted landlord outreach and partnerships, including a damage mitigation fund; and
- Reunification when possible (in certain cases, the best PH solution may be reunification with a family member, friend, or other person; especially in the case of an unaccompanied youth);

Keys to the success of this approach include, but are not limited to: a well-developed housing barrier assessment process, good relationships with landlords, the presence of staff skilled in negotiation, housing location, and case management, and the availability of funds for short-to-medium rental and utility subsidies, landlord mitigation, and other costs associated with moving to – and sustaining – stable housing.

Permanent Housing: The longer a household remains in a state of homelessness, the less likely they are to prevent the cycle from re-occurring and the greater their risk for recidivism so timely and appropriate intervention is critical. While all housing solutions are important, the County's plan focuses on two priority areas of permanent housing - subsidized housing and permanent supportive housing (PSH) - both of which are designed to address the complex needs of those identified as least likely to be successful without a long-term sustainable housing solution and for whom multiple RRH interventions have failed. These solutions are yet one more way to "open the back door" of the homeless assistance system and have proven very successful in providing a permanent solution to homelessness for chronically homeless households and other households with very high barriers. By pairing a housing subsidy with wraparound services as long as it's necessary for the household, these solutions provide a supportive setting for these households while significantly reducing the costs to other systems (i.e.; jails and emergency rooms). To ensure these housing solutions are targeted appropriately and are as effective as possible, the County's plan includes:

- Administration of a vulnerability test and case review by a centralized multi-disciplinary team that targets deeply, ensuring higher-barrier and chronically homeless households are prioritized for vacant units and the highest risk is served first;
- Creation of new units including: Expansion of voucher set asides and/or priorities, property owner tax credits and landlord incentives, and application for new vouchers including mainstream, 811 and other federal opportunities; and
- Utilization of Medicaid reimbursable activities to fund PSH activities and expand units.

Special Populations: Permanent Housing for these populations presents a unique set of barriers that further complicate services to persons who are homeless and require additional strategies that are customized to remove these challenges and facilitate transition to permanency.

- *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 6 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[66], 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 2 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 3 as a federal Youth Homeless Demonstration Program site and is currently working on the Coordinated Community Plan, the goals, programs and strategies which are incorporated here by reference as County recognized priorities in the 2021-2025 consolidated plan.

- *Chronically homeless and persons with severe somatic and behavioral health challenges*: Studies show that although chronically homeless people represent a small share of the overall homeless population, their effect on the homeless system and the community is considerable. Emergency shelters are not designed to address the extensive needs of people with serious mental illness or other disabilities and they tend to be difficult to place in permanent housing without supportive services. The result is they stay homeless in shelters for long periods of time and use a disproportionate amount of shelter resources. Further, many individuals in these subpopulations do not access emergency shelter because they are not willing or cannot comply with the shelter regulations. Strategic efforts to provide permanent housing for this subpopulation include: Development of a registry of all homeless individuals who are chronic and/or experiencing a behavioral health crisis that prevents them to maintaining housing stability without intense intervention and support; County-wide implementation of the vulnerability index and multidisciplinary review panel to determine placement prioritization; Creation of crisis beds (medical and psychiatric); and Development of high acuity housing options for high system utilizers (i.e.; Pay for Success).

- *Veterans*: Prince George's County has the largest number of veterans in the State and yet few access the homeless services system. Out of nearly 70,000 veterans living in the County only 28

[66] Report of the SB764/HB823 Task Force to Study Housing and Supportive Services for Unaccompanied Homeless Youth, Governor's Office for Children, November 1, 2013.

were identified as homeless during the FY 2019 Point in Time count. There is a national commitment to end homelessness among veterans and the County's plan includes strategies designed to help achieve this goal, including: Collaborative relationships with the VA, community colleges, workforce organizations, housing developers and service providers which put the County in position to take advantage of upcoming funding opportunities; A single point of access to veteran service providers - including Supportive Services for Veteran Families (SSVF), Homeless Veterans' Reintegration program (HVRP) and Grants Per Diem (GPD) grantees - that enable veterans to easily access supportive and housing support services and link simultaneously to multiple service organizations; Application for new Veterans Affairs Supportive Housing Program (VASH) vouchers and other housing subsidies; landlord approved leasing discounts for veterans; and expansion of private donations supporting rapid re-housing assistance specifically for veterans.

- *Re-Entry*: Approximately 4,000 inmates are released from the Department of Corrections each year and when this occurs without a structured reentry plan, they place additional stress on communities and service systems that are ill-equipped and/or lack funding to support them. Many do not go back to family or friends, resulting in homelessness and/or an increased risk for returning to a life of crime. The County's plan calls for a collaboration of criminal justice agencies, community organizations and service providers to promote successful re-integration of returning citizens facing homelessness and includes strategies that include: A structured and coordinated re-entry process that prioritizes planning for returning citizens whose were identified as homeless at the time of arrest and who are likely to remain in a County facility (many of those who are incarcerated will be sentenced to a facility outside of the County); Establishment of a County discharge plan that ensures returning citizens are not discharged into homelessness; Applications for new funding opportunities focused on this sub-population; and Development of relationships with an increased number of landlords willing to offer second chance housing to residents with a criminal history typically precluded from traditional housing resources.

- *Survivors of domestic violence, human trafficking and sexual assault*: There is a significant lack of emergency shelter beds for domestic violence survivors in general and a complete lack of specialized shelter for survivors who meet the following criteria: human trafficking, sexual assault, undocumented immigrant populations, domestic violence by a non-partner and LGBTQ domestic violence survivors. In fact, in 2018-2019 the specialized shelter was only able to serve 65 survivors while the regular shelter system served an additional 214 survivors in the same reporting period demonstrating the significant need for additional resources for these residents. The County's plan includes strategies designed to address those challenges and ensure every person trying to flee domestic violence has a safe, secure place to stay regardless of their family configuration, and include: Simplified access to services and housing; Re-design of existing shelter facilities to include un-served populations; Trauma-informed training for housing providers to create competency within the regular homeless system to address the unique needs of survivors; Application for new CoC funding and/or other housing subsidies for survivors; and 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 in the 2021-2025 consolidated plan.

- *Vulnerable Elderly and Aging:* Elderly and aging accounts for the largest subpopulation growth in the County's homeless population (a 72% increase in 2019 alone which is significantly above the national average of 30%) and the oldest unsheltered person identified by the street outreach team last year was 83 years old. Elderly persons experiencing homelessness face unique vulnerabilities due to health or mobility limitations. They may also have more significant health concerns not typically seen in homeless services systems, such as Alzheimer's disease or cancer causing significant system challenges related to supporting aging in place within a traditional homeless shelter setting and leading to a significant surge in cost increases associated with health care and housing needs (estimated at more than 5 billion dollars a year). It's important to note that older adults experiencing homelessness already have medical ages that exceed their biological ages. Multiple studies have demonstrated that older adults experiencing homelessness have age-related medical conditions, such as decreased mobility and cognitive decline, on par with housed counterparts who are 20 years older. The average life expectancy of a person experiencing homelessness is estimated between 42 and 52 years, compared to 78 years in the general U.S. population. While relatively new, this local trend is not unique to Prince George's. National demographic trends suggest that there will be a dramatic increase in the number of people age 65 or older as the Baby Boomer generation reaches retirement age and the National Alliance to End Homelessness projects that homelessness among the elderly may "more than double between 2010 and 2050, when over 95,000 elderly persons are projected to be homeless." To combat this, the CoC is pursuing a number of housing interventions—including home modification funding, permanent supportive housing and rapid re-housing—which could offset issues of homelessness, declining health statuses, and excessive health care spending.

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 first defense against homelessness is prevention and/or diversion both of which are highlighted as priorities in the County's strategic plan. It is much more cost effective for many households to keep them housed rather than take them into the homeless emergency system and then re-house them. The County has a very strong system of prevention and intervention but unfortunately does not have the funding necessary to fully realize its potential in the fight to end homelessness. Currently, individuals and families at risk of becoming homeless can request help and receive support 24/7/365 through the County's 211 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 emergency. In the event diversion is not possible, direct case management and financial assistance can often be provided (rental arrears and utility assistance) to resolve the crisis and prevent homelessness from occurring.

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 households most at risk of homelessness, and coordination with mainstream agencies that may be able to provide financial support to homeless households.

Prince George's County envisions a comprehensive housing crisis response system through which homelessness can be prevented, and when this is impossible, episodes of homelessness can be quickly ended. The plan is designed to identify and align homeless support systems to meet the distinct needs of people at risk of, or experiencing homelessness, make additional affordable housing resources available either through development and/or subsidy programs, realign existing resources with prevention and rapid re-housing initiatives, and target permanent supportive housing for those deemed most vulnerable.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards
Currently, there is no statewide requirement for universal blood lead testing of children in the State of Maryland. However, in accordance with Maryland's "Targeting Plan for Areas At-Risk for Childhood Lead Poisoning," children are required to have a blood lead test at one and two years of age, subject to any of the following criteria: (1) Live in an identified "at-risk" zip code, (2) Participate in Maryland's "MEDICAID" Early and Periodic Screening, Diagnostic and Treatment (EPSDT) Program, and (3) Have a positive response to the "Risk Assessment Questionnaire" conducted at regular medical checkups on children up to six years of age.

Additionally, the County's Health Department participates with Maryland's State Elimination Plan, which calls for zero new cases of blood lead levels of > 10 ug/dL[67]. The plan focuses on primary prevention while maintaining well established secondary and tertiary prevention efforts in the State.

Primary prevention requires owners of pre-1950 rental dwelling units (Affected Properties) to reduce the potential for child exposure to lead paint hazards by performing specific lead risk reduction treatments prior to each change in tenancy. As a result, there is a continued reduction in children identified with blood lead levels in compliant "Affected Properties" that have met the required risk reduction standards required at the change of tenancy.

The second element of the State Elimination Plan is to identify children who may be at risk of lead exposure. Children ages one and two, because of their mouthing behavior, are most likely to be exposed to lead. The State of Maryland requires testing children at the ages of one and two.

The last element, tertiary prevention, involves well-established case management guidelines and environmental investigation follow-up protocols for children with elevated blood lead levels.

How are the actions listed above related to the extent of lead poisoning and hazards?
Children living in "at-risk" areas, or areas with a high proportion of pre-1950 housing units, are more likely to be exposed to lead than children living in other areas. The State of Maryland has a targeted plan that identifies

How are the actions listed above integrated into housing policies and procedures?
In 2012, the Maryland General Assembly passed House Bill 644. This Bill requires owners of rental properties built before 1978, when the use of lead paint was prohibited, to register their properties and take steps toward reducing the risk of lead poisoning beginning January 2015. The legislation also allows Maryland Department of the Environment (MDE) to seek delegation to administer a U.S. Environmental Protection Agency rule that regulates training of contractors, renovations, repairs, and painting in rental and occupied homes built before 1978. The regulations also apply to pre-1978 facilities

[67] The U.S. Centers for Disease Control and Prevention (CDC) defines a blood lead of 10 micrograms (ug) per deciliter of blood (dL) as a level of concern. The threshold of 10 ug/dL was established because scientists studying large populations observed adverse health effects, including problems with learning and behavior, in groups of children with blood lead elevations at or above this level. For children with persistent blood lead levels above 10 ug/dL, CDC recommends further testing along with steps to reduce ongoing lead exposure.

with young children.

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, which requires owners of rental properties built before 1950 to register the units with the Maryland Department of the Environment MDE), distribute specific educational materials, and meet specific lead paint risk reduction standards at certain triggering events.

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.

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.
- 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 and testing for uninsured children;
    - Environmental assessments of residences for the presence of lead, in response to confirmed medical reports of elevated blood levels in children and adults;
    - Referrals to the Maryland Occupational Safety and Health (MOSH) Program, as
    - necessary, when adult lead exposure is suspected in the workplace;
    - Educational programs concerning potential lead exposure and safe lead paint abatement techniques;
    - Telephone consultations on asthma triggers, mold and other indoor air contaminants; and,
    - Telephone consultations regarding lead in drinking water.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families
How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The Office of Management and Budget (OMB) Statistical Policy Directive 14 and the Census Bureau uses a set of money-income thresholds based on family size and composition to determine poverty. If a family's total income is less than the family's threshold, that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically; they are updated for inflation using the Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or non-cash benefits (such as public housing, Medicaid, and food stamps).

Over nine percent (9.3%) of Prince George's County's population have incomes below the poverty level, which affects 82,328 people. With the exception of the District of Columbia where more than 17.4% of the population have incomes below poverty, the incidents of poverty is severe in the County compared to our other neighbors[68]. To address poverty and help families and individuals move toward self-sufficiency, 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. The County administers programs that aim to mitigate poverty and its associated problems. Among others, these programs include public housing for seniors, a Section-8 Housing Voucher Program, and rental assistance through Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funding.

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: 1) programs that may include multiple contracts, contracts with parts of HUD funding of public or residential construction projects; 2) services and professional service activities generated by construction, such as roads, sewers, sidewalks, community centers, etc; and 3) 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, DHCD 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.

The County also seeks to strengthen its current Section 3 policies with the addition of a Section 3 certification registry program, to review and certify contractors for a one-year period. The DHCD also seeks opportunities to partner with County agencies and stakeholders including Prince George's

[68] Source: 2013-2017 American Community Survey 5-Year Estimates; 2009-2013 American Community Survey

Community College, the Housing Authority of Prince George's County, Office of Central Services' Supplier Diversity Division, and the County Chamber of Commerce. Additionally, DHCD seeks to partner with the Prince George's County Economic Development Corporation's (EDC) Workforce Services Division to assist contractors identify 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.

The intergovernmental resources include the Department of Housing and Community Development (DCHD) that serves as the grantee of federal funds (CDBG, ESG and HOME); and the Housing Authority of Prince George's County (HAPGC), where funds are utilized for housing, economic development and public service activities that meet the needs of LMI persons and/or households and LMI concentrated geographic areas.

In addition to the DHCD and HAPGC, the Department of Social Services (DSS) has direct contact with LMI persons and households seeking assistance and provides temporary cash assistance, food supplement programs, medical assistance and emergency assistance (shelter, rental and utilities assistance), which is funded in part through state, local, and CDBG and ESG funds. DSS ensures a coordinated Continuum of Care system and a 24-hour Homeless Hotline which is toll free in the State of Maryland. DSS has also sought to reduce the poverty level by promoting workshops such as the Prince George's County Veterans Stand Down & Homelessness Resource Day to inform the local veterans regarding available resources. Ultimately, this program is part of DSS's mission to provide opportunities for residents of the County to become independent, responsible and stable members of the community, which is accomplished by identifying the barriers to independence and then providing resources for individuals affected by them.

The Department of Family Services (DFS) provides programs to strengthen families and individuals, to enhance their quality of life. The Department is comprised of three administrations that serve the aging, mentally-ill, disabled, children, youth, families, and 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, and to the children's fathers. Services include prenatal support, and 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 (5). 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. This program helps strengthen the family structure and provide a better long-term prognosis for the success of these families traditionally affected most by poverty.

The Prince George's County Human Relations Commission (The Commission), through education and affirmatively furthering fair housing, engages and educates the public through outreach efforts. The Commission's work includes hosting or participating in Housing Fairs and Fair Housing Seminars for mortgage and foreclosure counselors, attending community sponsored events and collaborating with organizations like CASA de Maryland (CASA), a non-profit organization whose mission is to improve the quality of life and legal justice for Latinos and low-income families through education, training and advocacy services. 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, actually 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.

The combined efforts of all the above listed programs work 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.

SP-80 Monitoring – 91.230

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 regarding program effectiveness and management efficiency. It also helps in identifying 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 Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, the Housing Opportunity Program for People with HIV/AIDS (HOPWA) and the Emergency Solutions Grant (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. The following describes the type of documentation maintained in the project files:

Project Files: 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.

Program Management: A tracking system, using a data base compatible with HUD's IDIS software will be used to record the current 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 permits 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 methodology 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 funds allocated 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 DHCD 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 timely. 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. DHCD 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 identified in a monitoring report, an action plan is requested to cure the concerns and/or findings.

Appendices

Overview and summary of comments received for Prince George's County Five-Year Consolidated Plan and 2021 Annual Action Plan

Overview
As part its community engagement for its Five-Year Consolidated Plan, Prince George's County's Department of Housing and Community Development hosted one public meeting (December 5, 2019);three community forums (January 27, 2020; January 29, 2020; and January 31, 2020); and solicited public comments (from March 19 to April 17).

Each forum focused on understanding the needs or challenges (including any priorities) and solutions for a specific topic: housing; economic development; and quality-of-life. 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 four 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' open-ended 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, these in-person, public meetings collected input from more than 120 residents, Prince George's County staff, and local and regional stakeholders, including subrecipients of federal funds from Prince George's County. 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) accessibility and independent living; 3) transportation access, comfort, and safety; 4) housing quality and safety; 5) school quality and educational attainment; and 6) limited knowledge about existing housing and economic development resources. Each theme is summarized in more detail below.

- ***Housing affordability for renters and homeowners*** – Participants shared concerns about the cost of homes, including increasing rents and property taxes, for both renters and homeowners living in Prince George's County. They see few opportunities for first-time homebuyers to purchase a "turnkey" home and more development being built at higher-price points (possibly to cater to Washington, DC residents seeking comparably lower-cost housing). Participants said it is especially difficult to find a safe, affordable home for persons receiving social security benefits (SSI or SSDI); households that qualify as extremely low-income (among others); persons living with a disability; and immigrants.

- ***Transportation access, comfort, and safety*** – Participants shared that limited transportation access, comfort, and safety—particularly for people using public transit—is affecting economic

development opportunities and residents' quality-of-life. Participants cited a mismatch between where jobs are located and areas where public transit goes (in addition to the frequency and convenience of that service). One participant noted that many of Prince George's County's public housing sites are not easily accessible without a car. They also expressed concerns about pedestrian safety, road maintenance, and the ease and comfort of using public transit when facilities, such as bus shelters, working streetlights, and sidewalks, are not present.

- ***Housing quality and safety*** – Housing quality and safety was cited consistently by participants. They shared concerns ranging from overcrowded conditions; pests and rodents; lack of running water; and overall property maintenance and upkeep. To address housing quality, participants proposed improved code enforcement, including more code enforcement inspectors. Other participants raised housing safety as a need among seniors aging in place, especially when their homes have not been retrofitted with accessibility and other aging-in-place modifications.

- ***School quality and educational attainment*** – Participants said that school quality and educational attainment affects both the housing market in Prince George's County and its economic development prospects. In terms of the housing market, participants cited that the quality (or perception of quality) of public schools in Prince George's County requires residents to make tradeoffs on where they locate in the county or stay in the county over time. One participant spoke about the county's public schools in a more positive way, citing programs being offered by Prince George's County Public Schools to bridge school and community life. In terms of economic development, participants shared that there's a disconnect between education (including job readiness among high schoolers) and available and/or higher paying employment opportunities.

- ***Limited knowledge about existing housing and economic development resources –*** Many participants said that Prince George's County—through its various departments and agencies—offers a wealth of housing and economic and workforce programs to individuals, families, nonprofits, and businesses. Participants, however, agreed that more needs to be done to increase awareness of and participation in these programs. Participants said more should be done to get the word out about available programs and resources and to provide support to help people or organizations effectively use them.

Participants at community forums shared additional needs beyond these common themes. Other needs shared by participants were as follows:

- Homelessness and emergency housing services (including rental assistance)
- Barriers to entering/re-entering the workforce
- Access to healthy food (including access to grocery stores and improved offerings through service providers)
- Zoning/diverse housing types
- Community image/perception
- Business attraction/higher wage jobs
- Financial literacy and counseling
- Recreation/community facilities
- Barriers to starting a business
- Mental/behavioral health

- Supportive housing and services
- Location of homes
- Housing discrimination
- Investor-owned real estate
- Language access
- Expiring housing subsidies
- Location of businesses and amenities relative to homes and transit service
- Lack of a comprehensive workforce strategy
- Capacity of existing businesses
- Fees associated with new development

When asked for ways to address the needs they shared, participants' ideas ranged from using land differently (through a community land trust; maximizing community benefits on publicly owned property; and landbanking) to increasing opportunities for volunteering and intergenerational interactions to passing legislation to raise the minimum wage in Prince George's County. Participants recommended policies such as tenant protections and inclusionary zoning. They also advocated for increased resources such as more tenant-based rental assistance and funding to support first-time homebuyers.

Participants said it was important to have clear preferences for specific populations when using resources or screening residents for publicly assisted housing. Seniors and persons living with disabilities were two groups cited frequently. However, some participants emphasized the intersectionality across populations (for example, a person living with a disability may also be veteran) and asked that programs and policies not limit these preferences to one group at the exclusion of others and their needs.

A common refrain was the importance of publicizing available housing, workforce, and economic development programs and removing barriers, such as only offering materials in English or the location of services relative to transit service, so people can access and effectively use available resources Participants also emphasized the role that capacity-building and partnerships—with nonprofits, anchor institutions like hospitals and universities, the school district, and community members (especially as volunteers)—could play in addressing the needs they discussed at the public meeting and forums.

Key themes from each community forum

Each forum focused on understanding the needs or challenges (including any priorities) and solutions for a specific topic: housing; economic development; and quality-of-life. Individual themes from each public forum are summarized in Table 1.

Table 1. Key themes from Five-Year Consolidated Plan community forums
Prince George's County, MD, January 2020

Economic Development Forum	Quality of Life Forum	Affordable Housing Forum
Housing: • Low income housing for seniors and individuals with disabilities • Property standards and code enforcement **Workforce:**	**Housing:** • Low income housing for seniors and individuals with disabilities • Property standards and code enforcement **Community development:**	**Housing:** • Barriers to using vouchers (legal status, documentation) • Loss of affordable units • Quality of housing (safety, age) • Lack of affordable units (accessibility, alignment with

• Educated/better trained workforce • Increase business incubators and accelerators • Good paying jobs (above minimum wage) • More opportunities for re-entering citizens **Community development:** • Quality food access • Beautification and overall look of the county • Transportation – pedestrian safety, cost and accessibility • More investment in schools' infrastructure, staff and programs (i.e., STEM programs) • Increase commercial activity for more foot traffic and consumer buying • Increase existing and incoming small businesses (specifically M/WBE investments and incentives) **Other:** • Information and awareness of programs and community events • Private and public partnerships • Accountability among political officials	• Access to healthier food options • Better transportation (i.e. safety, cost and accessibility) • Beautification of streets	people's earnings or other issues) • Higher taxes among homeowners • Improvements to voucher administration and use • Resources for code enforcement and property standards • More quality, energy efficient and cost-effective development **Workforce:** • Overall earnings/need for more businesses to support workforce and county's tax base **Partnerships:** • Get community members/citizens involved • Municipalities in the county that don't control their zoning **Other:** • Better data that represents low-income communities

Summary of written public comments received
The following is a summary of the written comments submitted to the County during the public comment period.

- ***Organization:*** Independence Now
  Comment Summary**:** Clarify reference to goals associated with 91.315(e) and 91.220 (2). Independence Now fully supports the recommendation on page 148 to create a Full-time 504 coordinator for the Department. This would be an excellent addition and allow for an expert to be hired for this position who could then focus on accessibility issues.

  County's response: All comments received have been accepted and considered in the development of the FY 2021 – 2025 Consolidated Plan and FY 2021 Annual Action Plan.

- ***Organization:*** Housing Initiative Partnership, Inc.
  ***Comment Summary*:** HIP recommends the following:
    - Add “blight” to eligible uses for CDBG
    - Allow “uncapped” limits for all CDBG homeownership programs, consistent with HOME funds
    - Consider income support for seniors and persons with disabilities
    - Continue to support homeownership through acquisition and rehabilitation of distressed single-family homes using HOME and CDBG
    - Continue funding Housing Rehabilitation Assistance Program (HRAP) to meet very strong demand among low-income homeowners for home repairs
    - There is a need for robust housing counseling, including: homebuyer education, foreclosure prevention, and eviction prevention for renters
    - Clarify hiring requirement under Section 3
    - Establish preferences for non-profits on local hiring contracts
    - Streamline environmental review process

  County’s response: All comments received have been accepted and considered in the development of the FY 2021 – 2025 Consolidated Plan and FY 2021 Annual Action Plan.

- ***Organization:*** Youth Homelessness Demonstration Program, DSS
  ***Comment Summary*:**
    - We are strongly requesting that unaccompanied homeless youth and young adults be included in each of the population listings.
    - Update language describing the Institutional Delivery Structure to be consistent with description in Annual Action Plan
    - We recommend adding a goal to Increase the supply of housing, counseling and outreach support to young unaccompanied homeless people
    - We want to express our support for organizations and projects supporting unaccompanied homeless youth

  County’s response: All comments received have been accepted and considered in the development of the FY 2021 – 2025 Consolidated Plan and FY 2021 Annual Action Plan.

DR-2

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2012 Legislative Session

Bill No. CB-112-2012

Chapter No. 94

Proposed and Presented by Council Member Franklin

Introduced by Council Member Franklin

Co-Sponsors

Date of Introduction October 23, 2012

BILL

AN ACT concerning

Five-Year Consolidated Housing and Community Development Plan

For the purpose of amending the provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended; and generally relating to housing and community development in the County.

BY repealing and reenacting:

SUBTITLE 15A. CONSOLIDATED HOUSING
AND COMMUNITY DEVELOPMENT PLAN.
Sections 15A-103, 15A-104, 15A-105 and 15A-106
The Prince George's County Code
(2007 Edition, 2010 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 15A-103, 15A-104, 15A-105 and 15A-106 of the Prince George's County Code be and the same is hereby repealed and reenacted:

SUBTITLE 15A. CONSOLIDATED HOUSING
AND COMMUNITY DEVELOPMENT PLAN.

* * * * * * * * *

Sec. 15A-103. Five-Year Consolidated Housing and Community Development Plan, [and] Annual Action Plan and Section 3 Action Plan.

(a) Pursuant to applicable Federal regulations the County Executive shall prepare on behalf of Prince George's County and submit to the County Council for approval:

(1) A Five-Year Consolidated Housing and Community Development Plan, commencing in July 1995 and each fifth year thereafter; and

(2) An annual Action Plan and Statement of Community Development Objectives and Projected Use of Funds, which shall constitute the County's Housing and Community Development Program and activities to address the needs of the homeless, and applications for securing federal funds under the terms of the Housing and Community Development Act of 1974, as amended, the Cranston-Gonzalez National Affordable Housing Act of 1990, and the Stewart B. McKinney Homeless Assistance Act of 1988.

(3) A Section 3 Action Plan, to implement Section 3 of the Housing and Urban Development Act of 1968 as amended, (12 U.S.C. 1701u and implementing regulations at 24 CFR 135), which shall establish the strategies and goals to be followed to ensure that the objectives of Section 3 are met in the use of applicable federal funds in the County, including the objectives of promoting local economic development, neighborhood economic development, local hiring and employment, local procurement opportunities and individual self-sufficiency. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible , and consistent with existing Federal, State and local laws and regulations, be directed to very low, low and moderate income persons living in Prince George's County, particularly those who are (1) recipient of government assistance for housing, and (2) to business concerns which provide economic opportunities to very low and low income persons. The mission of Section 3 is to utilize existing federal programs to maximize economic for very low, low and moderate income persons. A Section 3 Action Plan when properly crafted at the grantee level can help address unemployment, underemployment, and economic poverty. Section 3 as national policy addresses issues such as housing affordability, employment status, and individual earnings. Section 3 requirements apply to HUD grantees and applies to all contractors and subcontractors performing work in connection with projects and activities funded by federal community development assistance covered by Section 3. The enactment of a Section 3 Action Plan is not a requirement

of Section 3 of the Housing and Urban Development Act of 1968, but is a tool to assist jurisdictions in facilitating its implementation.

Sec. 15A-104. Consolidated Housing and Community Development Plan -- content.

(a) The Five-Year Consolidated Housing and Community Development Plan shall include, but is not limited to, the following:

(1) A comprehensive assessment of housing and community development needs within appropriate subareas of the County (such as neighborhoods, census tracts, or other convenient statistical areas), including consideration of such factors as the distribution of residents with limited incomes (as defined by Federal regulations), over-crowded housing conditions, and substandard housing units, as well as areas of racial and ethnic concentration; and

(2) A comprehensive strategy for meeting the neighborhood revitalization, housing, and economic development needs including:

(A) A housing and homeless needs assessment that addresses the needs of households that are of low and moderate income, and homeless households and individuals with special needs;

(B) A housing market analysis that describes the number and type of housing units available to persons of limited income, as well as the homeless and special needs populations;

(C) Strategic plans for adequate housing, homeless households, persons with special needs, persons living in public housing;

(D) Strategic plans for community development including criteria for establishing priority needs and rationale for selecting priority projects in the areas of public facilities improvements, economic development, and public service activities; and

(E) The priorities for the use of federal entitlement funds under such programs as Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions Grant, Housing Opportunities for Persons with Aids, Neighborhood Stabilization Grant Program, and HUD Section 108 Loan Guarantee Program.

(3) An identification, by name and geographical boundaries, of the areas recommended for concentrated improvement efforts, together with statements of justification for each of the areas recommended for improvement;

(4) Legible maps that shall show such information as:

(A) The distribution of low and moderate income households;

(B) Extent and location of households experiencing housing cost burdens;

(C) The location of all [proposed block grant funded] federal community development assistance projects and other federally-funded projects which show a coordinated use of federal funds;

(D) Geographic targeting of federal funds in neighborhood strategy areas.

(b) Beginning in 2015 the Five-Year Consolidated Housing and Community Development Plan shall include a Section 3 Action Plan that addresses policies and procedures for all HUD covered activities such as: (1) programs that may include multiple contracts, contacts with parts of HUD funding of public or residential construction projects; (2) services and professional services activities generated by construction, such as roads, sewers, sidewalks, community centers, etc; and (3) all public housing authority covered activities such as maintenance, development, modernization, and operations.

Sec. 15A-105. Annual Housing and Community Development Action Plan -- content.

(a) The annual Housing and Community Development Action Plan shall be generally consistent with the Strategic Plans contained in the Five-Year Consolidated Housing and Community Development Plan and the Annual Statement of Community Development Objectives and shall include:

(1) A detailed description of recommended housing and community development activities proposed for implementation during the succeeding program year;

(2) The estimated cost of each project proposed in the subject program year, and the total cost to bring the project to completion if it is a multiyear project, together with an identification of the sources of such funds;

(3) The geographical boundaries, locations, and targeting where applicable;

(4) Identification of the agency or combination of agencies responsible for administering and/or implementing the recommended activities;

(5) Identification of priority housing activities and federal resources to address the needs of low and moderate income households, as well as special needs populations;

(6) Identification of priority activities in areas that address underserved housing needs which include, but are not limited to: maintaining adequate housing; removing barriers to

adequate housing; evaluating and reducing lead-based paint hazards; reducing the number of poverty level families; developing institutional structures; enhancing coordination between public and private housing, and social services agencies; and fostering public housing improvements and resident initiatives; and

(7) Submission of a combined application for use of federal entitlement funds for programs such as Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant, Neighborhood Stabilization Grant Program, and HUD Section 108 Loan Guarantee Program.

Sec. 15A-106. Review and approval of the Five-Year Consolidated Housing and Community Development Plan and Annual Action Plan.

(a) The County Executive shall forward each proposed Five-Year Consolidated Housing and Community Development Objectives Plan, the Section 3 Action Plan, and each Annual Action Plan and Statement of Community Development Objectives to the County Council on or before March 15. Upon receipt, the County Council shall cause to be published, in the county newspapers of record, notice of one or more public hearings to be held on the proposed Consolidated Housing and Community Development Plan and each Annual Action and Section 3 Action Plan. After the public hearing(s), the County Council may amend any part of the Consolidated Housing and Community Development Plan or Annual Action Plan and the Section 3 Action Plan and shall act by resolution on each Consolidated Housing and Community Development Plan, each Annual Action Plan and the Section 3 Action Plan not later than sixty (60) calendar days after receipt thereof. Following approval, the County Council shall forward each approved Consolidated Housing and Community Development Plan and each approved Annual Action Plan and the Section 3 Action Plan to the County Executive who shall furnish copies thereof to all agencies of government having responsibility for administering and/or implementing activities identified therein. In submitting the annual expense budget, capital budget, and capital program to the County Council for the succeeding fiscal year following the date of approval of each Annual Action Plan, the County Executive shall state to what extent said documents implement each approved annual plan and shall identify related budgetary and capital program items.

(b) Upon approval of each five-year plan, each Annual Action Plan and the Section 3 Action Plan, the County Executive shall transmit them to the designated federal and state agencies for review and approval together with other necessary documentation and certifications.

* * * * * * * * *

SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45) calendar days after it becomes law.

Adopted this 20th day of November, 2012.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

BY: Andrea C. Harrison

Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: 12-6-2012

BY:

Rushern L. Baker, III
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged

Prince George's County Council
Agenda Item Summary

Meeting Date:	11/20/2012
Reference No.:	CB-112-2012
Draft No.:	2
Proposer(s):	Franklin
Sponsor(s):	Franklin
Item Title:	An Act concerning the Five-Year Consolidated Housing and Community Development Plan for the purpose of amending the provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended; and generally relating to housing and community development in the County.
Drafter:	Todd M. Turner, Legislative Officer
Resource Personnel:	Brendon Laster,Legislative Aide District 9

LEGISLATIVE HISTORY:

Date Presented:		**Executive Action:**	12/6/2012 S
Committee Referral:	10/23/2012 - THE	**Effective Date:**	1/22/2013
Committee Action:	11/8/2012 - NR		
Date Introduced:	10/23/2012		
Public Hearing:	11/20/2012 - 10:00 AM		
Council Action (1)	11/20/2012 - ENACTED		
Council Votes:	WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:
15A-103, 15A-104, 15A-105, 15A-106

COMMITTEE REPORTS:

THE Committee Report **Date 11/8/2012**
November 8, 2012

Committee Vote: No Recommendation, 5-0 (Council Members Olson, Toles, Davis, Lehman and Patterson)

The Legislative Officer provided a summary of the bill and referral comments that were received. CB-112-2012 concerns the Five-Year Consolidated Housing and Community Development Plan ("Five-Year Con Plan") for the purpose of amending the provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended; and generally relating to housing and community development in the County.

The Legislative Officer review of CB-112-2012, which would amend Article 15A of the County Code to require a Section 3 Plan as part of the Five-Year Con Plan and each Annual Action Plan goals and strategies for compliance

with the requirement of Federal Law for low and very-low income persons for employment and businesses in the County that receive federal funding. The Legislative Officer and staff provided additional information to the Committee and in response to questions by members.

Council Member Franklin, bill sponsor, provided the rationale for the legislation and reviewed a Proposed Draft 2 with amendments discussed with the County Executive and the Department of Housing and Community Development (DHCD). The Legislative Officer advised that the Committee could not vote on any proposed amendments prior to the scheduled public hearing and any non-substantive amendments could be considered prior to enactment.

DHCD Director Eric Brown and Deputy Director Estella Alexander provided comments and answered questions by the members of the Committee regarding the bill. With several amendments discussed and proposed by the bill sponsor, they were supportive of the bill.

The Office of Law determined that CB-112-2012 was in proper legislative form but provided additional information and clarification on the legislative intent of the bill to be effective upon the adoption of the next Five-Year Con Plan expected in FY 2015.

The Office of Audits and Investigation indicated there should be a minimal negative fiscal impact on the County as a result of adopting CB-112-2012 because of the administrative and operational requirements for compliance.

BACKGROUND INFORMATION/FISCAL IMPACT:
(Includes reason for proposal, as well as any unique statutory requirements)
This legislation seeks to amend provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended.

11/20/2012: CB-112-2012 was amended on the floor; CB-112-2012 (DR-2) was enacted.

CODE INDEX TOPICS:

INCLUSION FILES:

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2011 Legislative Session

Bill No. CB-17-2011

Chapter No. 37

Proposed and Presented by Council Members Franklin and Harrison

Introduced by Council Members Franklin, Harrison, Turner, Patterson, Olson and Lehman

Co-Sponsors

Date of Introduction October 18, 2011

BILL

AN ACT concerning

Economic Development and Local Employment

For the purpose of enhancing the County's economic development by creating bidding preferences and participation requirements for County-based businesses and County-based small businesses on certain procurement contracts for goods and services with the County; establishing a First Source Hiring Program; requiring "best efforts" for meeting a certain local hiring percentage goal for positions on certain procurement projects funded by the County, requiring submission of quarterly audit reports, maintaining a first source registry, providing for penalties and exemptions to the program; authorizing the use of Community Benefit Agreements on County assisted developments that receive a public benefit of a value greater than $3,000,000 with certain exceptions; authorizing Labor Peace Agreements for developments receiving a public benefit of a value greater than $1,000,000 with certain exceptions; giving priority to County-based Minority Business Enterprises in all Minority Business Enterprise goals for minority contracting and purchasing; requiring subcontracting plans for certain contracts and generally relating to economic development in the County.

BY repealing and reenacting with amendments:

SUBTITLE 10A. PURCHASING.

Sections 10A-101, 10A-136,

The Prince George's County Code

(2007 Edition, 2010 Supplement).

BY adding:

SUBTITLE 10. FINANCE AND TAXATION.
Sections 10-283, 10-284, 10-285, 10-286,
The Prince George's County Code
(2007 Edition, 2010 Supplement).

BY adding:

SUBTITLE 10A. PURCHASING.
Sections 10A-157, 10A-158, 10A-159, 10A-160, 10A-161, 10A-162, 10A-163, 10A-164, 10A-165, 10A-166, 10A-167, 10A-168, 10A-169, and 10A-170
The Prince George's County Code
(2007 Edition, 2010 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 10A-101 and 10A-136 of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 10A. PURCHASING.

DIVISION 1. ADMINISTRATIVE PROCEDURES.

Sec. 10A-101. Definitions.

(a) The words defined in this Section shall have the meanings set forth below whenever they appear in this Subtitle unless the context in which they are used clearly requires a different meaning or a different definition is prescribed for a particular provision.

* * * * * * * * *

(4.1) **Certified County-based business participation** means the percentage of the total contract dollars paid to businesses certified as County-based businesses.

(4.2) **Certified County-based small business participation** means the percentage of total contract dollars paid to businesses certified as County-based small businesses.

(4.3) **Certified sheltered workshop** means an agency that is:

(A) Organized under the laws of the United States or the State of Maryland;

(B) Certified as a sheltered workshop by the Wage and Hour Division of the United States Department of Labor;

(C) Accredited by the Division of Vocational Rehabilitation of the Maryland Department of Education;

(D) Operated in the interest of individuals who have a mental or physical disability, including blindness, that constitutes a substantial handicap to employment and prevents the individual from engaging in normal competitive employment; and

(E) The net income of which does not inure wholly or partially to the benefit of any shareholder or other non-disabled individual.

* * * * * * * * *

(13) **County-based business** means a business whose principal place of operation is located within Prince George's County, that meets the requirements of Section 10A-161(a), and whose application for certification as a County-based business is approved by the Purchasing Agent. Principal place of operation shall be determined by factors as set forth in the regulations.

(13.1) **County-based business preference** means a business preference given to a bid or proposal pursuant to Section 10A-158.

(13.2) **County-based small business** means a business that meets the requirements of Section 10A-161(b) and whose application for certification as a County-based small business is approved by the Purchasing Agent.

(13.3) **County** or **The County** means Prince George's County, Maryland.

(13.4) **County agency** means any department, office, division, administrative unit, or agency of the Prince George's County government or any other entity created or authorized to be created, whether expressed or implied, by the Charter or the Code, including any council, board, bureau, commission, institution, tribunal, government corporation, public authority, or other instrumentality thereof or thereunder.

* * * * * * * * *

(14.1) **County resident** means a person whose domicile is located in Prince George's County, Maryland, as determined by standards set forth by the Purchasing Agent, and who either:

(A) Filed a Maryland state income tax return that establishes a Prince George's County domicile for the most recent full calendar year;

(B) Is claimed as a dependent on a Maryland state income tax return that establishes

a Prince George's County domicile for the most recent full calendar year filed by the person's parent, legal guardian, or spouse; or

(C) Was not required to file a federal or Maryland state income tax return for the most recent calendar year because the person was not legally liable for income tax pursuant to Section 10-809, Tax-General Article, Annotated Code of Maryland, but was legally domiciled in Prince George's County for the most recent full calendar year, and signs an attestation under oath to this effect on a form provided by the Purchasing Agent.

The County Executive, the County Executive's designee, and the Purchasing Agent are authorized to verify a person's County residency status pursuant to this definition in relation to Division 7 of this Subtitle.

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(16.2) **Domicile** means the place of a person's true, fixed, permanent home, without any present intention of completely abandoning that home, and to which the person has the intention of returning whenever absent. **Domicile** does not include a temporary dwelling unless there is a present intention to abandon permanently or indefinitely the former domicile.

* * * * * * * * *

(30) **Procure** means to buy, rent, lease, lease-purchase, or otherwise obtain any supplies, services, or construction. **Procurement** (or a **procurement**) is the noun form of this term. It includes all functions that pertain to the obtaining of any public procurement, including description of requirements, selection and solicitation of sources, and preparation, [and] award and execution of contract. The term does not include the making of any grant or donation.

* * * * * * * * *

(32.1) **Public benefit** means contracts, grants, conditional loans, tax abatements, land transfers for public redevelopment, or tax increment financing from a County agency or the County government. This definition also includes grants or conditional loans from a third party that receives more than 50% of its annual budget in the most recent fiscal year from funds received from or administered by a County agency or the County government and indirect grants or conditional loans from a County agency or the County government that are facilitated by a third party. This definition does not include funds from the Community Development Block Grant ("CDBG") program or tax credits awarded under Subtitle 10 of the Code. The application of this definition is subject to the restrictions of federal and state law.

* * * * * * * * *

(35) **Purchasing Agent** means the Director of Central Services or the Director of Central Services' designee.

* * * * * * * * *

DIVISION 6. SPECIAL PROVISIONS.

Subdivision 1. Minority Business Opportunities Program.

Sec. 10A-136. Assistance to minority business enterprises; certification and decertification.

(a) The Purchasing Agent shall structure the procurement procedures and activities of the County to facilitate and encourage the award of at least thirty percent (30%) of the total dollar value of all County contracts awarded, directly or indirectly, to County-based minority business enterprises or minority business enterprises. The value of subcontracts with County-based minority business enterprises or minority business enterprises shall be included in the computation of the above total dollar value.

(b) In all bids for the construction of public works, if the work is to be subcontracted by the bidder, every bidder, in order to be considered a responsive bidder, shall be required to subcontract with County-based minority business enterprises or minority business enterprises for at least twenty percent (20%) of the total dollar volume of the contract price unless such bidder is itself a minority business enterprise or County-based minority business enterprise.

(c) In determining the lowest responsible and responsive bidder, for contracts valued at One Million Dollars ($1,000,000) or less, the Purchasing Agent shall adjust the bid price(s) submitted by a County-based Minority Business Enterprise or a minority business enterprise, for the purposes of evaluation and award only, by reducing the bid price(s) of such firm by the application of bonus factors according to the following schedule:

BID OF LOWEST RESPONSIVE BIDDER	MINORITY BUSINESS ENTERPRISE	PRINCE GEORGE'S BASED MINORITY BUSINESS ENTERPRISE BONUS FACTOR
Factored by:	.05	[.10] .15

(d) For contracts valued greater than One Million Dollars ($1,000,000), the Purchasing Agent shall adjust the bid price submitted by a County-based Minority Business Enterprise or a Minority Business Enterprise for the purpose of evaluation and award only by reducing the bid price(s) of such firm by the application of an Evaluation Bonus according to the following schedule:

	MINORITY BUSINESS ENTERPRISE	PRINCE GEORGE'S BASED MINORITY BUSINESS ENTERPRISE BONUS FACTOR
Bid Price Subtracted by:	$50,000.00	[$100,000.00] $150,000.00

(e) Bids or proposals are entitled to receive the greater of the preference points or percentages allowed under either this Section or Section 10A-158, as applicable. The preferences allowed under this Section and Section 10A-158 shall not be applied cumulatively.

(f) [(e)] The Purchasing Agent shall, for all contracts, consult with the Minority Business Development Division in order to determine whether subcontracting is appropriate. If subcontracting is determined to be appropriate, the Purchasing Agent [may] shall include a mandatory minority business enterprise and County-based minority business enterprise subcontract clause that requires up to twenty percent (20%) of the contract's total value be performed by one or more minority business enterprises[.] or County-based minority business enterprises. A contract with a total value of $500,000 or greater that includes a mandatory minority business enterprise and County-based minority business enterprise subcontract clause shall also include compliance with a mandatory subcontracting plan as a condition of the contract, the requirements of which shall be determined by the Purchasing Agent, and which applies for the full term of the contract. The Purchasing Agent shall require that the mandatory subcontracting plan, at a minimum, provides verification of the percentage of the contract's total value that is subcontracted to County-based minority business enterprises or minority business enterprises throughout the full term of the contract. Any change to the mandatory subcontracting plan must be approved by the Purchasing Agent and notice of such a change shall be given by the Purchasing Agent to the MBE Compliance Officer of the County Council within seven (7) calendar days after the date the change is approved. The Purchasing Agent may include a mandatory minority business enterprise and County-based minority business enterprise subcontracting goal that is less than (20%) of the contract's total value only:

(1) After consultation with the Minority Business Development Division;

(2) Upon a determination that a twenty percent (20%) mandatory minority business enterprise and County-based minority business enterprise subcontracting goal is not able to be obtained at a reasonable price; and

(3) Upon a determination that the public interest is served.

(g)[(f)] In making the determinations that the public interest is served, under Subsection [(e)] (f), the Purchasing agent shall obtain the concurrence of the Executive Director and may consider engineering estimates, the general market availability of minority business enterprises to provide the services requested, other bids and offers, the cost of the contract, and any other relevant factor.

(h)[(g)] If, for any reason, a bidder is unable to achieve a subcontract goal for Minority Business Enterprise and County-based Minority Business Enterprise participation as required by the Purchasing Agent, the bidder may request, in writing, a waiver of the goal with justification to include the following:

(1) A detailed statement of the efforts made to select portions of the work proposed to be performed by minority business enterprises and County-based minority business enterprises in order to increase the likelihood of achieving the stated goal;

(2) A detailed statement of the efforts made to contact and negotiate with minority business enterprises and County-based minority business enterprises including:

(A) The names, addresses, and telephone numbers of minority business enterprises and County-based minority business enterprises and the dates such minority businesses and County-based minority business enterprises were contacted, and

(B) A description of the information provided to minority business enterprises and County-based minority business enterprises regarding the plans, specifications, and anticipated time schedule for portions of the work to be performed;

(3) As to each Minority Business Enterprise or County-based Minority Business Enterprise that placed a subcontract quotation or offer which the bidder considered not to be acceptable, a detailed statement of the reasons for this conclusion; and

(4) A list of Minority Business Enterprise and County-based Minority Business Enterprise subcontractors found to be unavailable to perform under the contract.

The Purchasing Agent may grant the waiver only upon a reasonable demonstration by the bidder that the Minority Business Enterprise or County-based Minority Business Enterprise participation goal is unable to be obtained at a reasonable price and if the Purchasing Agent determines that the public interest will be served.

(i)[(h)] Whenever the County procures goods or services in accordance with Section 10A-113 of this Code and weighted evaluation points are used, up to 15% of the total scored evaluation points shall be [awarded] given for Minority Business Enterprise[s] or County-based Minority Business Enterprise participation unless the Purchasing Agent elects to restrict the procurement pursuant to Subsection (i) of this Section. [below.]

(j)[(i)] The Purchasing Agent may, after consultation with the Minority Business Development Division, require that the competitive bidding of contracts be restricted to minority business enterprises or County-based minority business enterprises owned by minority individuals as defined in Section 10A-101(a), provided there are at least three (3) minority business enterprises or County-based minority business enterprises that are providers in the trade of goods or services for which the contract is advertised. No contract shall be awarded pursuant to this provision if the resultant low bid exceeds by fifteen percent (15%) the most recent unit price for the same or most recently comparable goods or services, unless the Minority Business Development Division determines that prices in the relevant market have increased for all vendors without regard to minority status beyond fifteen percent (15%) since the last time similar goods or services were procured.

(k)[(j)] The Purchasing agent shall consider the following criteria in determining whether to utilize a procurement method authorized by either Subsections (c), (d), (h)[(g)], (i)[(h)], and (j)[(i)] of this Section or Section 10A-113:

(1) Whether the procedure selected is likely to increase the number of minority business enterprises or County-based minority business enterprises responding to the County's procurement requirements;

(2) Whether the procedure selected is likely to increase the dollar value of procurement awards to minority business enterprises or County-based minority business enterprises;

(3) Whether the procedure selected is likely to further the County's goals under this Division 6 of the Code without unnecessarily interfering with the efficient operation of the County government; and

(4) Whether the procedure selected is the most effective alternative available which will further the goals stated in this Section.

(l) The Purchasing Agent shall require that a bidder uses its "best efforts" to first use County-based minority business enterprises to fulfill any of the minority business enterprise goals and requirements of this Section. If not enough County-based minority business enterprises are demonstrated to be available after "best efforts" are exercised in the judgment of the Purchasing Agent, the Purchasing Agent may then allow the bidder to meet any of the minority business enterprise goals and requirements of this Section with minority business enterprises, if available. In this Section, the term "best efforts" means efforts to the maximum extent practicable have been made to meet the goal or requirement.

* * * * * * * * *

SECTION 2. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 10-283, 10-284, 10-285, and 10-286 of the Prince George's County Code be and the same are hereby added:

SUBTITLE 10. FINANCE AND TAXATION.

DIVISION 16. COMMUNITY BENEFIT REQUIREMENTS.

Sec. 10-283. Definitions.

(a) The words defined in this Section shall have the meanings set forth below whenever they appear in this Division unless the context in which they are used clearly requires a different meaning or a different definition is prescribed for a particular provision.

(1) **Community Benefit Agreement** means a project-specific, negotiated agreement between one or more developers and a community coalition selected pursuant to Section 10-284 that outlines the project's "community benefits" or commitments to the community.

(2) **Community Coalition** means a group of stakeholder representatives selected by eligible community stakeholders pursuant to Section 10-284.

(3) **County assisted development** means a development or project that is awarded a public benefit of a value greater than One Million Dollars ($1,000,000) in any twelve (12) month period.

(4) **Eligible community stakeholder** means

(a) a homeowners or civic organization registered with the Maryland-National Capital Park and Planning Commission;

(b) a tax-exempt entity under Section 501(c) of the United States Internal

Revenue Code;

(c) a parent teacher organization ("PTO"), parent-teacher association ("PTA"), or parent-teacher-student association ("PTSA") affiliated with the Prince George's County Public Schools ("PGCPS"); or

(d) an incorporated municipal government.

An eligible community stakeholder under 4(a) or 4(b) of this Section must be incorporated at an address or represent homeowners or tenants living at an address that is within a three (3) mile distance of the County assisted development (as measured from the outer boundary of the development site in any direction) for at least twelve (12) consecutive months immediately prior to the County Council's selection of the eligible stakeholders by resolution under Section 10-284. An eligible community stakeholder under 4(c) of this Section must be affiliated at a school that is within a three (3) mile distance of the County assisted development (as measured from the outer boundary of the development site in any direction).

(5) **Labor Peace Agreement** means an agreement as defined by Section 10-285(c)(1).

(6) **Public benefit** means contracts, grants, conditional loans, tax abatements, land transfers for public redevelopment, or tax increment financing from a County agency or the County government. This definition also includes grants or conditional loans from a third party that receives more than 50% of its annual budget in the most recent fiscal year from funds received from or administered by a County agency or the County government and indirect grants or conditional loans from a County agency or the County government that are facilitated by a third party. This definition does not include funds from the Community Development Block Grant ("CDBG") program or tax credits awarded under Subtitle 10 of the Code. The application of this definition is subject to the restrictions of federal and state law.

(7) **Stakeholder representative** means a person selected by an eligible community stakeholder to represent the stakeholder in the community coalition.

Sec. 10-284. Community Benefit Agreements authorized.

(a) On a case by case basis, as a condition of a public benefit, the County Executive may require the developer(s) of a County assisted development that is awarded a total public benefit of a value greater than Three Million Dollars ($3,000,000) to enter into a Community Benefit Agreement with the County.

(b) A community coalition, comprised of stakeholder representatives of eligible

community stakeholders selected by a resolution proposed by the County Executive to the County Council, shall negotiate a recommendation to the County Council for a Community Benefit Agreement with the developer(s) of a County assisted development. A recommended Community Benefit Agreement may be amended and must be approved by resolution of the County Council, signed by the County Executive, and signed by the developer(s) of a County assisted development in order to become a legally binding Community Benefit Agreement between the County and the developer(s).

(1) An eligible community stakeholder selected by County Council resolution under this Subsection is entitled to select only one (1) individual to be a stakeholder representative and member of the community coalition on its behalf. The eligible community stakeholder may replace or remove this stakeholder representative from the community coalition at any time.

(2) A stakeholder representative shall only have one vote on any decision or action made by a community coalition.

(3) Any vote or other action taken by a community coalition must be made at a public meeting of the community coalition, which shall not occur unless public notice of the meeting has been posted for at least five (5) calendar days.

(4) An agreement between the developer(s) of the County assisted development and a majority of the community coalition shall be required in order to make a recommendation for a Community Benefit Agreement to the County Council.

(5) A community coalition is a public body under the applicable laws of Prince George's County, Maryland.

(6) Other procedures for the operation and function of a community coalition, including the selection and authority of officers of the community coalition, may be set forth in regulations as authorized in Section 10-286.

(c) A community coalition and the developer(s) with whom the coalition is negotiating under this Section shall recommend a Community Benefit Agreement within ninety (90) days of the effective date of the County Council resolution establishing the coalition's community stakeholders pursuant to Subsection (b) of this Section. In the event a community coalition and the developer(s) of a County assisted development subject to this Section do not recommend a Community Benefit Agreement to the County Council within this ninety (90) day period, the County Council may adopt a resolution establishing and approving the terms of the Community

Benefit Agreement. Such an agreement must be signed by the County Executive and signed by the developer(s) of the County assisted development subject to this Section in order to become a legally binding Community Benefit Agreement between the County and the developer(s).

(d) The aggregate monetary value of the community benefits required to be proffered in a Community Benefit Agreement by the developer(s) of a County assisted development subject to this Section shall be no greater than ten percent (10%) of the total value of the public benefit awarded to the developer(s) for the County assisted development, as valued by the County's Office of Management and Budget.

(e) A violation of a Community Benefit Agreement by the developer(s) of a County assisted development subject to this Section may result in a fine of up to five percent (5%) of the monetary value of the received public benefit for each violation or, for repeated violations, a complete refund of the value of the received public benefit and cancellation of the remaining public benefit award, as determined by the County Executive or the County Executive's designee. Compliance with this Section shall be included as a condition of the Community Benefit Agreement or the agreement shall be void.

(f) Nothing in this Section shall be interpreted to preclude the inclusion of a Community Benefit Agreement for a development or project not covered by the requirements of this Division.

(g) Any County Council resolution enacted to establish a Community Benefit Agreement under this Section shall be proposed and adopted on the public record at a public hearing in compliance with Section 15-807 of the State Government Article of the Annotated Code of Maryland.

Sec. 10-285. Labor Peace Agreements authorized.

(a) Legislative findings and policy.

(1) In the course of managing real property that it owns or in otherwise carrying out its functions in the public interest, the County may participate in real property developments as a property owner, lessor, proprietor, lender, or guarantor, facing similar risks and liabilities as other business entities participating in such ventures. As a result, the County has an ongoing proprietary interest in these developments and a direct interest in their financial performance.

(2) The County must make prudent management decisions, similar to any private business entity, to ensure efficient management of its business concerns and to maximize

benefits and minimize risks. One risk is the possibility of labor-management conflict.

(3) A major potential outcome of labor-management conflict is economic action by labor unions against employers. Experience of municipal and other investors demonstrates, for example, that organizing drives pursuant to the formal and adversarial union certification process often deteriorate into protracted and acrimonious labor-management conflict. Labor-management conflict can result in construction delays, work stoppages, picketing, strikes, consumer boycotts, and other forms of adverse economic pressure. Such conflict may adversely affect the County's financial or other proprietary business interests by causing delay in the completion of a project, reducing the revenues or increasing the costs of the project, and by generating negative publicity.

(4) One method of reducing the risk to the County's proprietary interests is to require, when reasonable and prudent, as a condition of the County's investment or other economic participation in a development project, that employers taking part in the development project seek agreements with labor organizations in which the labor organizations agree to forbear from adverse economic action against the employers' operations.

(b) Determination of need for labor peace agreement.

(1) For each development project, the County Executive shall determine whether Prince George's County has a proprietary interest in the development project and whether a Labor Peace Agreement would be appropriate. The factors to be taken into account when determining the existence of a proprietary interest will include:

(A) Through a lease of real property that is owned by Prince George's County and used for the development project, receives ongoing revenue, excluding government fees, tax revenue, or assessment revenue, or similar fees and revenues, except for tax revenue under the circumstances specified in Subparagraphs (B) and (C) of this Paragraph;

(B) Receives ongoing revenue from the project to repay loans provided by the County to assist in the development of the project, including incremental tax revenues generated by the project;

(C) Receives ongoing revenue from the project to pay debt service on bonds provided by the County to assist in the development of the project, including incremental tax revenues generated by the project;

(D) Has significant assets at risk because it has agreed to underwrite or guarantee

the development of the project or loans related to the project; or

(E) Has a significant ongoing economic and nonregulatory interest at risk in the financial success of a project which is likely to be adversely affected by labor-management conflict, except that no interest shall be considered economic and nonregulatory if it arises from the exercise of regulatory or police powers such as taxation (except as set forth in Subparagraphs (B) and (C) of this Paragraph), zoning, or the issuance of permits or licenses.

(2) (A) If the County Executive determines that the County has a proprietary interest at risk in a development, the County Executive shall require that the developer(s) of the project, including the developer(s)' tenants, subtenants, contractors, or subcontractors, demonstrate that they have entered into a labor peace agreement with the labor organization(s) which seek to represent, or might seek to represent, workers on the project, prior to, and as a condition precedent of, the County's award of a public benefit to the development project.

(B) For the purposes of this Section:

(i) **Contract** means a written agreement, including a management agreement, service agreement, loan, bond, guarantee, or other similar agreement, to which the County is a party and in which the County has a proprietary interest;

(ii) **Employer** means any person, corporation, company, association, limited or general partnership, joint venture, contractor, subcontractor, or other entity that employs individuals at the site of a development project; provided, that the term "employer" shall not include the United States, Prince George's County, a wholly owned government corporation, a Federal Reserve Bank, or a state or other political subdivision;

(iii) **Labor organization** shall have the same meaning as under 29 U.S.C. §152(5).

(iv) **Labor peace agreement** means a written agreement between an Employer and a Labor Organization, enforceable under Section 301 of the Labor Management Relations Act, 29 U.S.C. § 185, that contains, at a minimum, (1) a provision prohibiting the Labor Organization and its members from engaging in any picketing, work stoppage, boycott, or other economic interference with the employer's operations in which the County has a proprietary interest, for the duration of the interest; and (2) provides that any services to be performed by employees of the employer's tenants, subtenants, contractors, or subcontractors will also be done under agreements containing the same labor peace assurance.

(v) **Services** means construction, janitorial, security (but not national security), building and grounds maintenance, warehousing and distribution, mechanics and truck services, hotel (and any restaurant connected thereto), and grocery sales.

(c) Exceptions.

The requirements to enter into a labor peace agreement shall not apply to:

(1) An employer at the development project that meets the definition of a "small business" pursuant to the Code of Maryland Regulations ("COMAR") 21.01.02.01(80);

(2) A development project that is not awarded a total public benefit of a value greater than One Million Dollars ($1,000,000);

(3) A residential development project;

(4) A development project that receives only conduit bond financing from the County, in which the County does not retain a proprietary interest; or

(5) A development project involving a historically designated building.

(e) Limitations.

(1) Nothing in this Section requires an employer to recognize a particular labor organization.

(2) Nothing in this Section requires an employer to enter into a collective bargaining agreement establishing the substantive terms and conditions of employment.

(3) This Section is not intended to, and shall not be interpreted to, enact or express any generally applicable policy regarding labor-management relations or to regulate those relations in any way.

(4) This Section is not intended to favor any particular outcome in the determination of employee preference regarding union representation.

(5) Nothing in this Section permits or requires the County or any employer to enter into any agreement in violation of the National Labor Relations Act of 1935, approved July 5, 1935 (49 Stat. 449; 29 U.S.C.S. § 151 et seq.).

(f) Requirement of County notice.

A request for proposals or invitation to bid or similar document regarding a development project subject to this Section shall include a summary description of and reference to the requirements of this Section. Failure to include a description or reference to this Section in the document shall not exempt an employer otherwise subject to the requirements of this Section.

Sec. 10-286. Regulations authorized.

The County Executive may promulgate regulations to govern the implementation of this Division, provided that such regulations are consistent with the provisions of this Division. Any such regulations must be approved by the County Council.

SECTION 3. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 10A-157, 10A-158, 10A-159, 10A-160, 10A-161, 10A-162, 10A-163, 10A-164, 10A-165, 10A-166, 10A-167, 10A-168, 10A-169, and 10A-170 of the Prince George's County Code be and the same are hereby added:

SUBTITLE 10A. PURCHASING.

DIVISION 7. ECONOMIC DEVELOPMENT.

Sec. 10A-157. Legislative findings and policy.

(a) The County government finds that the public interest will be served by encouraging businesses to locate and remain in Prince George's County through the provision of local bid and proposal preferences and participation requirements for County-based businesses and County-based small businesses in the award of contracts in direct government procurement.

(b) The County government finds that the local bid and proposal preferences and local participation requirements in direct government procurement prescribed in Subdivision 1 of this Division will serve the public interest because the resulting growth and development of County-based businesses and County-based small businesses will have a significant, positive impact on the economic health of the County by, among other things, increasing the County's commercial tax revenue and improving access to good paying careers for local residents. This will help achieve the public interest objective of diversifying and enlarging the County's tax base that funds vital public services, which is currently overly reliant on residential property taxes.

(c) The County government finds that the local bid and proposal preferences and local participation requirements in direct government procurement prescribed in Subdivision 1 of this Division will serve the public interest objective of rewarding those businesses which contribute the most to the County's economy, especially County-based small businesses, which are the most likely businesses to create jobs for County residents.

(d) The County government finds that because of the lack of local career opportunities for County residents, only forty percent (40%) of the jobs in the County are held by County residents (sixty percent (60%) are held by non-County residents) and approximately sixty percent

(60%) of the County's resident workforce works outside of the County on a daily basis, the highest percentage of out-migration of a local workforce of any jurisdiction in the Washington DC Metropolitan Statistical Area (MSA), which:

(1) Leads to insufficient and inconsistent daytime consumer spending in local businesses, including retail and professional services, which hurts the County's commercial tax base; and

(2) Causes longer commute times for local residents and contributes to worsening traffic congestion, which is among the worst in the nation; expensive road repair and maintenance costs to county taxpayers; and reduced time for parental supervision of county school-aged children by working parents.

(e) The County government finds that the lack of local career opportunities for County residents contributes to the County having the highest poverty and unemployment rates among suburban jurisdictions in the Washington DC MSA and having the highest foreclosure and uninsured rates of any jurisdiction in the State of Maryland. The lack of nearby career opportunities limits access to employment for low-to-moderate income County residents who have more limited transportation options.

(f) The County government finds that too few of the existing career and business opportunities related to government funded projects benefit County residents, which contributes in part to the overall lack of employment and business opportunities in the County for County residents, particularly low-to-moderate income residents, County-based businesses, and County-based small businesses. Further, the County government finds that from 2000 to 2011, there was little to no new net job creation in the County, despite nearly an 8% increase in the County's population.

(g) The County government finds a substantial reason and basis for the County resident hiring goals prescribed in Subdivision 2 of this Division, including the goal that at least fifty-one percent (51%) of the work hours on direct government procurement, be worked by County residents, because the County resident hiring goals will serve the County's public and proprietary interest by:

(1) Reducing the out-migration of the local workforce, which will increase local consumer spending in county businesses and increase the County's commercial tax base;

(2) Helping reduce the County's worsening traffic congestion, road repair costs, and

commute times for working parents; and

(3) Increasing access to nearby career opportunities for County residents with jobs paying a prevailing wage and likely to include health and other benefits, which will reduce the County's unemployment, uninsured, foreclosure, and poverty rates and assist County residents in affording the high cost of living in the Washington DC MSA.

(h) The County government finds that the County resident hiring goals prescribed in Subdivision 2 of this Division, including the goal that at least fifty-one percent (51%) of the work hours on direct government procurements be worked by County residents, will not unduly burden or unreasonably restrict access to employment in the County for out of state residents. Because Subdivision 2 of this Division only requires a demonstration of "best efforts" to meet the local hiring goals (rather than requiring employers to meet the local hiring percentages themselves), in addition to including the appropriate exceptions, the provisions of Subdivision 2 of this Division are not unnecessarily broad and are sufficiently flexible and tailored to achieve the public interest objectives outlined in this Section.

Subdivision 1. County-Based Business Assistance.

Sec. 10A-158. County-based business preferences.

(a) On any procurement for which a County agency or the County government secures competitive bids or proposals, including, but not limited to, competitive bids secured pursuant to Section 10A-112 or competitive proposals pursuant to Section 10A-113, the Purchasing Agent shall:

(1) Apply a bid or proposal preference of ten percent (10%) to any County-based business that submits an approved certification as set forth in Section 10A-161(a) and fifteen (15%) percent to any County-based small business that submits an approved certification as set forth in Section 10A-161(b).

(2) For bids or proposals that are not made entirely by County-based businesses, apply a bid or proposal preference at an increasing rate of one percent (1%) for every ten percent (10%) increment of certified County-based business participation. Bids or proposals with one hundred percent (100%) certified County-based business participation shall receive the maximum ten percent (10%) bid preference.

(3) For bids or proposals that are not made entirely by County-based small businesses, apply a bid or proposal preference at an increasing rate of one and a half percent

(1.5%) for every ten percent (10%) increment of certified County-based small business participation. Bids or proposals with one hundred percent (100%) certified County-based small business participation shall receive the maximum fifteen percent (15%) bid preference.

(4) Bids or proposals are entitled to receive the greater of the preference points or percentages allowed under either this Section or Section 10A-136, as applicable. The preferences allowed under this Section and Section 10A-136 shall not be applied cumulatively.

(b) The Purchasing Agent may determine not to apply a bid or proposal preference under this Section if the Purchasing Agent certifies that such a preference would result in the loss of federal or state funds, subject to the approval of the County Executive. The Purchasing Agent shall transmit a copy of any such determination to the County Council no later than thirty (30) calendar days following the date of the procurement award.

(c) The requirements of this Section shall apply to the procurement of vendors retained by a County agency or the County government to assist in the financing and sale of County government debt. The requirements of this Section shall also apply to the procurement of brokerage firms, investment banking firms, investment management firms, consultants, and other vendors retained to manage or invest funds controlled or administered by a County agency or the County government. The application of this Subsection is subject to the requirements and restrictions of federal and state law.

(d) A business may opt to not receive a County-based preference under this Section.

(e) For the purposes of this Division, the term "competitive bids or proposals" means any bids or proposals for procurement funded or administered by a County agency or the County government except for procurement awards made pursuant to Section 10A-114.

Sec. 10A-159. County-based business participation requirements.

(a) For any procurement that is greater than One Hundred Thousand Dollars ($100,000) in total value for which a County agency or the County government secures competitive bids or proposals, including, but not limited to, competitive bids secured pursuant to Section 10A-112 or competitive proposals pursuant to Section 10A-113, the Purchasing Agent shall require the following:

(1) At least forty percent (40%) certified County-based business participation; provided, that the costs of materials, goods, and supplies shall not be counted towards the 40% participation requirement, unless such materials, goods, and supplies are purchased from County-

based businesses; and

(2) A bid or proposal responding to a solicitation shall be deemed nonresponsive and shall be rejected by the Purchasing Agent if it fails to meet the forty percent (40%) minimum certified County-based business participation requirement in Paragraph (1) of this Subsection, unless the participation requirement is waived and adjusted pursuant to Subsection (b) of this Section.

(3) Any existing procurement contract or agreement for which a County agency or the County government secured competitive bids or proposals, including, but not limited to, any procurement contract that was awarded pursuant to Section 10A-112 or Section 10A-113, and including any existing multiyear contract or extended contract, which does not include at least forty percent (40%) certified County-based business participation as prescribed in this Subsection at the time of any contemplated exercise of an option, extension, or renewal, including automatic extensions or renewals (e. g. "evergreen" contracts or agreements), shall not be renewed or extended.

(b) If the Purchasing Agent determines that there are insufficient responsible County-based businesses to completely fulfill the requirement of Paragraph (1) of Subsection (a) for a particular procurement or if the requirement would result in the loss of federal or state funds or grants, the Purchasing Agent may waive the requirement and adjust the minimum participation percentage, subject to the approval of the County Executive. For procurement contracts or agreements subject to approval by legislative act under Section 819 of the Charter, a waiver and/or percentage adjustment authorized by this Subsection must also be approved by the County Council. For procurement contracts or agreements not subject to approval by legislative act under Section 819 of the Charter, notice of a waiver and/or percentage adjustment authorized by this Subsection must be sent to the County Council by the Purchasing Agent by no less than fourteen (14) calendar days prior to the decision being made to waive the requirement and adjust the minimum participation percentage in Paragraph (1) of Subsection (a).

(c) Failure to apply the applicable provisions of Section 10A-158 and this Section to a procurement award, subject to the waivers and adjustments authorized by this Division, shall render the procurement award and/or contract or agreement void.

(d) On a case by case basis, for any procurement subject to the requirements of Subsection (a) of this Section, the Purchasing Agent may require more than forty percent (40%)

certified County-based business participation if the Purchasing Agent determines that there is a sufficient number of County-based businesses to justify a higher certified County-based business participation requirement.

Sec. 10A-160. County agency local procurement goals

(a) Each County agency, including, but not limited to, each County agency that procures in whole or in part through the Office of Central Services, shall use its "best efforts" to exercise its procurement authority so as to meet, on an annual basis, the goal of procuring at least fifty percent (50%) of the dollar volume of its goods and services, including, but not limited to, construction goods and services, to County-based businesses and at least thirty percent (30%) to County-based small businesses; and

(b) The dollar volume referenced in Subsection (a) of this Section shall be based on the expendable budget of the County agency.

(c) For any procurement with a total value equal to or less than One Hundred Thousand Dollars ($100,000) for which a County agency secures competitive bids or proposals, including, but not limited to, competitive bids pursuant to Section 10A-112 or competitive proposals pursuant to Section 10A-113, each County agency shall set-aside the procurement only for bids or proposals from County-based small businesses, subject to Paragraphs (1) – (4) of this Subsection.

(1) A County agency shall not be required to set aside a procurement for County-based small businesses under this Subsection if there are not at least two (2) County-based small businesses that can sufficiently provide the services or goods which are the subject of the procurement. A County agency may also refuse to set aside a procurement for County-based small businesses under this Subsection if the agency determines, after applying any applicable preferences, that the lowest County-based small business bid or proposal price is believed to be twelve percent (12%) or more above the likely price on the open market. An agency shall not make such a determination unless the County-based small business with the lowest bid or proposal price has been given the opportunity to win the procurement by offering a bid or proposal price less than twelve percent (12%) higher than the likely price on the open market identified by the agency. If the County agency makes a determination under this Paragraph not to set aside a procurement for County-based small businesses, then the County agency must adhere to the requirements of Paragraph (2) of this Subsection.

(2) If there are not at least two (2) County-based small businesses that can sufficiently provide the services or goods which are the subject of a procurement under Paragraph (1) of this Subsection, the County agency shall set-aside the procurement only for bids or proposals from County-based businesses, unless there are not at least two (2) County-based businesses that can sufficiently provide the services or goods which are the subject of the procurement. A County agency may also refuse to set aside a procurement for County-based businesses under this Paragraph if the agency determines, after applying any applicable preferences, that the lowest County-based business bid or proposal price is believed to be twelve percent (12%) or more above the likely price on the open market. A County agency shall not make such a determination unless the County-based business with the lowest bid or proposal price has been given the opportunity to win the procurement by offering a bid or proposal price less than twelve percent (12%) higher than the likely price on the open market identified by the agency.

(3) Only if a County agency satisfies the requirements of both Paragraphs (1) and (2) of this Subsection and receives approval from the Purchasing Agent may the County agency thereafter issue the procurement in the open market, subject to all of the other applicable preferences and participation requirements prescribed in this Subdivision. If a County agency, after receiving approval of the Purchasing Agent, makes a determination not to set aside a procurement under either Paragraphs (1) and (2) of this Subsection and opts to issue the procurement in the open market, the County agency must transmit in writing its determination and the reasons for the determination to the County Executive and County Council no later than fourteen (14) calendar days after the date of the determination's approval by the Purchasing Agent.

(4) Any existing contract or agreement, including any existing multiyear contract or extended contract, for a procurement funded by a County agency or the County government with a total value equal to or less than One Hundred Thousand Dollars ($100,000) that was not set-aside for County-based small businesses or County-based businesses pursuant to the requirements of this Section, and for which a County agency or the County government secured competitive bids or proposals, including, but not limited to, any procurement contract that was awarded pursuant to Section 10A-112 or Section 10A-113, at the time of any contemplated exercise of an option, extension, or renewal, including automatic extensions or renewals (e. g.

"evergreen" contracts or agreements), shall not be renewed or extended. This Paragraph shall not apply to a contract or agreement for a procurement with fifty percent (50%) or greater certified County-based business participation.

(d) The Purchasing Agent may waive the requirements of Subsection (c) of this Section for a procurement if the Purchasing Agent certifies that such a requirement would result in the loss of federal or state funds, subject to the approval of the County Executive. The Purchasing Agent shall transmit a copy of any such determination to the County Council no later than seven (7) calendar days following the date of the procurement award.

(e) Each County agency shall submit a written report to the Purchasing Agent and to the County Auditor within thirty (30) calendar days after the end of each quarter after the beginning of the fiscal year that provides:

(1) The percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation in the most recent three (3) month period from the County agency's procurements, including reporting the percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation for the period from the beginning of the fiscal year to the reporting date;

(2) The name and principal place of operation of each business receiving payment under a procurement from the County agency in the most recent three (3) month period, including the U.S. dollar value and percentage of the total procurement dollars paid in the most recent three (3) month period to each business; and

(3) For the 4th Quarter of the fiscal year only, the expected percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation in the next twelve (12) month period.

(f) If a County agency fails to meet any of the goals set forth in Subsection (a) of this Section, the County Executive, or the County Council by resolution, may require that a portion of the agency's procurements be made part of a set-aside program for County-based businesses and/or County-based small businesses.

(g) As a condition of receiving funding from the County government, a non-County agency or entity that receives more than fifty percent (50%) of its annual budget in the most recent fiscal year from funds received from or administered by a County agency or the County

government shall comply with the same goals and requirements as a County agency under Subsections (a), (b), (e), and (f) of this Section, unless the non-County agency or entity certifies in writing to the County Council and the County Executive that such compliance would violate federal or state law.

Sec. 10A-161. County-based business certification requirements.

(a) A business that seeks to be certified as a County-based business shall make application to the Purchasing Agent on a form provided by the Purchasing Agent. Such an application shall not be approved by the Purchasing Agent unless the business:

(1) Requires that its chief executive officer and the highest level managerial employees of the business maintain their offices and perform their managerial functions in the County;

(2) Files a written certificate that the business is not delinquent in the payment of any County taxes, charges, fees, rents or claims;

(3) Files a tax return filed with the State of Maryland establishing that the business has operated within the County within the preceding twelve (12) months;

(4) Files documentation showing that during the preceding twelve (12) months the business has continuously maintained a valid business license or permit;

(5) Files documentation showing that during the preceding twelve (12) months the business has continuously occupied an office within the County, as its principal place of operation; and

(6) Files documentation showing that:

(i) More than fifty percent (50%) of the business' full-time employees are County residents; or

(ii) The owners of more than fifty percent (50%) of the business are County residents; or

(iii) More than (fifty percent) 50% of the assets of the business, excluding bank accounts, are located in the County; or

(iv) More than (fifty percent) 50% of the total sales or other revenues of the business are derived from transactions of the business in the County.

(b) A business that seeks to be certified as a County-based small business shall make an application to the Purchasing Agent on a form provided by the Purchasing Agent. Such an

application shall not be approved by the Purchasing Agent unless:

(1) The business meets the requirements of Section 10A-161(a); and

(2) The business meets the definition of "small business" pursuant to the Code of Maryland Regulations ("COMAR") 21.01.02.01(80); or

(3) For a business classified as being in the construction industry by Sector 23 of the current edition of the NAICS, the business meets the federal definition of "small business concern" in Part 121 of Title 13 of the Code of Federal Regulations.

(c) Once an application for certification is approved under this Section by the Purchasing Agent, a copy of the approved application shall be expeditiously transmitted to the County Auditor.

(d) A business whose application is approved for certification as a County-based small business is automatically certified as a County-based business.

(e) Nonprofit entities that satisfy the applicable requirements of this Section are eligible to be certified as County-based businesses and County-based small businesses.

(f) A business that is certified as a County-based business or County-based small business shall meet the requirements of certification under this Section continuously after the date the business's application for certification is approved by the Purchasing Agent or the business's certification shall be void. In such instances, the business must re-apply pursuant to the requirements of this Section to be certified as a County-based business or a County-based small business.

Sec. 10A-162. Enforcement of County-based business assistance.

(a) For the entire duration of the procurement contract or agreement, any vendor given a County-based business preference under Section 10A-158 or subject to the County-based business participation requirements under Section 10A-159 shall maintain no less than the percentage of certified County-based business participation or certified County-based small business participation stated in the winning bid or proposal. At the discretion of the Purchasing Agent, failure to comply with this Section may subject any vendor given a business preference under Section 10A-158 or subject to the County-based business participation requirements under Section 10A-159 to a penalty, to include monetary fines of up to five percent (5%) of the value of the contract for each violation, or a cancellation of the contract or agreement.

(1) A vendor may request a waiver of the requirements of this Subsection by the

Purchasing Agent. On a case by case basis, such a waiver request may be granted by the Purchasing Agent with the approval of the County Executive, if "best efforts" by the vendor to comply have been demonstrated as prescribed in Subsection (e) of this Section.

(2) For procurement contracts or agreements subject to approval by legislative act under Section 819 of the Charter, a waiver and/or percentage adjustment authorized by this Subsection must be approved by the County Council. For procurement contracts or agreements not subject to approval by legislative act under Section 819 of the Charter, notice of such a waiver and/ or percentage adjustment, including the information provided to the Purchasing Agent pursuant to Paragraphs (1) – (4) of Subsection (e) of this Section, must be sent to the County Council by the Purchasing Agent by no less than fourteen (14) calendar days prior to the date of the County Executive's approval of the Purchasing Agent's decision.

(b) Any vendor given a County-based business preference under Section 10A-158 or subject to the County-based business participation requirements of Section 10A-159 shall submit a quarterly report within thirty (30) calendar days after the end of each quarter to the Purchasing Agent, the County Auditor, and a compliance manager designated by the County Council that provides:

(1) The percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation in the most recent 3 month period, including reporting the percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation for the period from the beginning of the calendar year to the reporting date;

(2) The name and principal place of operation of each business receiving payment under the procurement in the most recent 3 month period, including the U.S. dollar value and percentage of the total contract dollars paid in the most recent 3 month period to each business; and

(3) The expected percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation in the next 12 month period.

(c) At the discretion of the Purchasing Agent or the County Auditor, any vendor given a County-based business preference under Section 10A-158 or subject to the County-based business participation requirements of Section 10A-159 shall be subject to an audit of documents

or other information deemed necessary by the Purchasing Agent or the County Auditor to verify compliance with this Section upon thirty (30) calendar days written notice, including, but not limited to, copies of any contracts with subcontractors or other vendors.

(d) The Purchasing Agent shall make compliance with this Subdivision a condition of any contract or agreement for a procurement funded by a County agency or the County government or any such contract or agreement shall be void. This requirement does not apply to procurements awarded pursuant to Section 10A-114.

(e) In this Subdivision, the term "best efforts" means efforts to the maximum extent practicable have been made to meet the requirement. A vendor given a County-based business preference under Section 10A-158 or subject to the County-based business participation requirements under Section 10A-159 shall not be deemed to have demonstrated "best efforts" under Subsection (a) of this Section where there is a sufficient number of County-based businesses or County-based small businesses to enable the vendor to meet the requirements of Subsection (a) of this Section. The Purchasing Agent shall not grant a waiver authorized by Paragraph (1) of Subsection (a) of this Section unless the vendor seeking the waiver:

(1) Provides a detailed written statement of the reasons the vendor is unable to maintain its percentages of County-based business or County-based small business participation;

(2) Provides a detailed written statement of its efforts to maintain its percentages of County-based business or County-based small business participation, including its efforts to contact and negotiate with County-based businesses or County-based small businesses including:

(A) The names, addresses, and telephone numbers of the County-based businesses or County-based small businesses that were contacted and the dates such County-based businesses were contacted, and

(B) A description of the information provided to County-based businesses or County-based small businesses regarding the descriptions of services or goods sought for the procurement, including plans, specifications and anticipated time schedule for any portions of the work to be performed, where applicable;

(3) As to each County-based business or County-based small businesses that placed a subcontract or other quotation or offer which the vendor considered not to be acceptable, a detailed written statement that includes sufficient reasons for this conclusion; and

(4) A written list of County-based businesses or County-based small businesses found to be unavailable to perform under the procurement.

Based on an analysis of the information provided by the vendor seeking a waiver authorized by Paragraph (1) of Subsection (a) of this Section and an analysis by the Purchasing Agent of the availability of County-based businesses or County-based small businesses that provide services or goods that are the subject of the procurement, the Purchasing Agent shall determine whether "best efforts" to comply have been demonstrated by the vendor and whether to grant the vendor's request for a waiver authorized by Paragraph (1) of Subsection (a) of this Section, subject to the approvals and notice required by this Section. If the Purchasing Agent does grant a waiver authorized by Paragraph (1) of Subsection (a) of this Section, the Purchasing Agent shall select a new minimum percentage requirement for County-based business participation or County-based small business participation for the vendor's procurement based on the availability of County-based businesses or County-based small businesses that provide services or goods that are the subject of the procurement, subject to the approvals and notice required by this Section.

Sec. 10A-163 Unbundling required.

The County Executive or the County Executive's designee shall establish procedures to ensure that solicitations are subdivided and unbundled and that smaller procurements are created to the extent feasible and fiscally prudent.

Sec. 10A-164 Compliance of Existing Contracts at Renewal or Extension

At the time of any contemplated exercise of an option, extension, or renewal, including automatic extensions or renewals (e. g. "evergreen" contracts or agreements), the Purchasing Agent shall require that any existing contract or agreement for a procurement funded by a County agency or the County government, including any existing multiyear contract or extended contract, be amended to comply with the requirements of this Subdivision or the contract or agreement shall not be renewed or extended by the County government or County agency. This requirement does not apply to procurements awarded pursuant to Section 10A-114.

Sec. 10A-165. Regulations authorized.

The County Executive may promulgate regulations to govern the implementation of this Subdivision, provided that such regulations are consistent with the provisions of this Subdivision. Any such regulations must be approved by the County Council.

Subdivision 2. First Source Hiring Program and Local Hiring Requirements.

Sec. 10A-166. First Source Registry created.

(a) The Prince George's County Economic Development Corporation's Workforce Services Division shall maintain a First Source Registry. The First Source Registry shall consist of the names of veterans, unemployed, low-to-moderate income (defined as being within three hundred percent (300%) of federal poverty guidelines), and general job-seeking individuals who are County residents. The Registry shall be the first source for hiring all new hire positions on procurement projects funded by a County agency or the County government. The Prince George's County Economic Development Corporation's Workforce Services Division may require from residents seeking to be listed in the First Source Registry such documentation that it deems necessary to verify unemployment, income, veteran-status, and residency information (pursuant to the requirements set forth in Section 10A-101(14.1)) for the purposes of this Subdivision. The Prince George's County Economic Development Corporation's Workforce Services Division shall give the Purchasing Agent constant access to the information in the First Source Registry and access upon request to any information provided by residents pursuant to this Subsection.

(b) In compiling and maintaining the First Source Registry, the Prince George's County Economic Development Corporation's Workforce Services Division shall contact community organizations, organized labor locals, civic and citizens associations, and nonprofit institutions for names and other relevant contact information of unemployed, low-to-moderate income, and general job seeking County residents. Only County residents are eligible to be listed or included in the First Source Registry.

Sec. 10A-167. First Source and Local Hiring Agreements required; local hiring requirement.

(a) The Purchasing Agent shall include for every government-assisted project, including as a condition of any contracts or agreements for procurements funded by a County agency or the County government, at the time of initial contract execution or, effective as of January 1, 2014, at the time of any exercise of contract renewal, option, or extension (including automatic renewal or extension), a requirement that the business enter into a First Source and Local Hiring Agreement with the County which states that:

(1) The first source for finding employees to fill all jobs created by the government-

assisted project shall be the First Source Registry;

(2) The first source for finding employees to fill any vacancy occurring in all jobs covered by a First Source and Local Hiring Agreement will be the First Source Registry; and

(3) Compliance with this Section is a condition of the First Source and Local Hiring Agreement.

(b) In selecting qualified County residents from the First Source Registry for interviews or other consideration for employment for all jobs covered by each First Source and Local Hiring Agreement, the Prince George's County Economic Development Corporation's Workforce Services Division shall give first priority to referring veterans who are County residents, second priority to referring unemployed County residents, third priority to referring County residents within three hundred percent (300%) of federal poverty guidelines, and then fourth priority to referring other job-seeking County residents.

(c) Each business that is a signatory to a First Source and Local Hiring Agreement under a procurement contract shall submit to the Prince George's County Economic Development Corporation's Workforce Services Division and the Purchasing Agent, by the fifth business day of every month following the execution of the First Source and Local Hiring Agreement, an agreement compliance report for the project that includes the:

(1) Number of employees needed;

(2) Number of current employees transferred;

(3) Number of new job openings created;

(4) Number of jobs openings listed with the Prince George's County Economic Development Corporation's Workforce Services Division;

(5) (A) For the reporting period (during the previous calendar month), the total number of County residents employed, including new County resident hires, and total hours worked by County residents, and

(B) For the calendar year, the cumulative total number of County residents employed, including cumulative new County resident hires, and cumulative work hours by County residents; and

(6) (A) For the reporting period (during the previous calendar month), the total number of employees employed, including new hires, and total employee hours worked, and

(B) For the calendar year, the cumulative total number of employees hired,

including cumulative new hires, and cumulative employee hours worked, including, for each employee:

(A) Name;

(B) Job title;

(C) Hire date;

(D) Residence; and

(E) Referral source for all new hires.

(d) At least ten (10) calendar days prior to announcing an employment position, a business that is a signatory to a First Source and Local Hiring Agreement under a procurement contract shall notify the Prince George's County Economic Development Corporation's Workforce Services Division of the available positions. If the County resident interviewed or otherwise considered for the position is not hired, the business shall provide reasons why the referred County resident was not hired. A good faith effort is required to hire the referred County resident, if sufficiently qualified for the available position.

(e) The requirements of Section 10A-166 and Subsections (a) through (d) of this Section, except for the reporting requirements of Paragraphs (5) and (6) of Subsection (c) of this Section on a form provided by the Purchasing Agent, shall not apply to procurement contracts in the construction industry, as defined by Sector 23 of the current edition of the North American Industry Classification System ("NAICS"), for procurements funded by a County agency or the County government if the procurement contract or agreement is governed by a project labor agreement. The remaining requirements of this Subdivision shall apply to such procurement contracts, agreements, or awards.

(f) The Purchasing Agent shall require "best efforts" to reach a minimum goal that at least fifty-one percent (51%) of the annual man/woman hours (work hours), on both a total work hour and trade by trade basis, be worked by County residents as a condition of any contract or agreement for a procurement funded by a County agency, including requiring "best efforts" to reach a minimum goal that at least fifty-one percent (51%) of the annual apprenticeship work hours on such contracts or agreements be worked by apprentices who are County residents. The requirements of this Subsection extend to hiring by contractors and subcontractors on procurements funded by a County agency under the supervision or control of the contractors and subcontractors.

(1) In procurements funded by a County agency or the County government, competitive bids or proposals responding to a bid or proposal solicitation, including, but not limited to, competitive bids pursuant to Section 10A-112 or competitive proposals pursuant to Section 10A-113, may be deemed nonresponsive and rejected by the Purchasing Agent if the bid or proposal fails to demonstrate adequate capacity to meet the annual County resident hiring goals of this Subsection in the judgment of the Purchasing Agent.

(2) If a procurement subject to this Subsection fails to reach the minimum goal that at least fifty-one percent (51%) of the annual man/woman hours (work hours) or fifty-one percent (51%) of the annual apprenticeship work hours be worked by County residents, a waiver must be granted pursuant to Subsection (h) of this Section or the procurement is subject to the penalties of Subsection (i) of this Section.

(3) In order to meet the "best efforts" requirements of this Subsection, an employer required to comply with the annual County resident hiring goals of this Subsection shall require any worker it employs that it deems to be a County resident for the purposes of meeting the annual County resident hiring goals to submit documentation by the end of the calendar year to the employer necessary to establish the worker's County residency pursuant to the requirements set forth in Section 10A-101(14.1), including a copy of a filed Maryland state income tax return as prescribed in Section 10A-101(14.1)(A) – (B) or an attestation as prescribed in Section 10A-101(14.1)(C) establishing a Prince George's County domicile for the worker for the most recent full calendar year, unless the worker has already submitted such documentation during the calendar year to the Prince George's County Workforce Services Division pursuant to Section 10A-166(a). The employer shall transmit the documentation required by this Paragraph submitted by its workers during the calendar year to the Prince George's County Workforce Services Division and the Purchasing Agent by the tenth (10^{th}) business day of the subsequent calendar year or the employer shall be in noncompliance with the "best efforts" requirements of this Subsection and subject to the penalties of Subsection (i) of this Section.

(g) For procurements funded by a County agency or the County government, including, but not limited to, procurements awarded pursuant to Section 10A-112 or Section 10A-113, the Purchasing Agent shall require compliance with this Subdivision as a condition of the procurement contract or agreement or any such contract or agreement shall be void.

(h) On a case by case basis, at the request of an employer required to comply with

Subsection (f) of this Section, the Purchasing Agent may waive the annual County resident hiring goals of Subsection (f) of this Section if the Purchasing Agent finds that "best efforts" to comply with the annual County resident hiring goals by the employer requesting the waiver have been demonstrated as prescribed in Paragraph (2) of this Subsection. An employer is only allowed to request and the Purchasing Agent is only allowed to grant a waiver authorized by this Subsection after the end of the calendar year for which the employer seeks the waiver and the waiver, if granted, shall only apply for that calendar year.

(1) For procurement contracts or agreements subject to approval by legislative act under Section 819 of the Charter, a waiver authorized by this Subsection must be approved by the County Council. For procurement contracts or agreements not subject to approval by legislative act under Section 819 of the Charter, notice of such a waiver, including the information provided to the Purchasing Agent pursuant to Subparagraphs (A) – (D) of Paragraph (2) of this Subsection, shall be sent to the County Council by the Purchasing Agent by no less than fourteen (14) calendar days prior to the date of the County Executive's approval of the Purchasing Agent's decision to waive the provisions of Subsection (f) of this Section.

(2) The term "best efforts" in this Subdivision means efforts to the maximum extent practicable have been made to meet the requirement. "Best efforts" by an employer required to comply with Subsection (f) of this Section shall not be found and a waiver authorized by this Subsection shall not be granted unless the employer provides written documentation to the Purchasing Agent demonstrating that:

(A) Whenever employment opportunities became available during the calendar year, the employer made good faith efforts to hire each County resident who applied or was referred for employment;

(B) The employer sent written notifications during the calendar year to the Prince George's County Workforce Services Division and community, labor, and workforce-related organizations and institutions identified by the County Executive or the County Executive's designee whenever employment opportunities became available;

(C) For each County resident who applied or was referred for employment during the calendar year, but was not hired, the employer maintained written documentation that includes a sufficient explanation of the reason(s) the County resident was not hired; and

(D) The employer met other requirements during the calendar year determined

by the Purchasing Agent.

Based on an analysis of the information provided by the employer seeking a waiver authorized by this Subsection and an analysis by the Purchasing Agent of the sufficiency of the County's labor market, the Purchasing Agent shall determine whether "best efforts" to comply have been demonstrated by the employer and whether to grant the employer's request for a waiver authorized by this Subsection, subject to the approvals and notice required by this Subsection. An employer must be in compliance with Paragraph (3) of Subsection (f) of this Section in order to receive a waiver authorized by this Subsection. A waiver decision by the Purchasing Agent authorized by this Subsection must be approved by the County Executive.

(i) Failure to comply with this Section, for a procurement funded by a County agency or the County government, may subject a signatory to a First Source and Local Hiring Agreement or any other entity required to comply with this Subdivision to a penalty, to include monetary fines of up to twenty percent (20%) of the value of the direct and indirect labor costs of the contract, as determined by the Purchasing Agent. For repeated violations of this Section, a signatory to a First Source and Local Hiring Agreement or any other entity required to comply with this Subdivision may be subject to a cancellation of the procurement contract or agreement, as determined by the Purchasing Agent.

(j) At the discretion of the Purchasing Agent or the County Auditor, any business that is a signatory to a First Source and Local Hiring Agreement or any other entity required to comply with this Subdivision shall be subject to an audit of documents or other information deemed necessary by the Purchasing Agent or the County Auditor to verify compliance with this Section upon thirty (30) calendar days written notice.

(k) Immediately upon execution, the Purchasing Agent shall expeditiously transmit a paper or electronic copy of any signed First Source and Local Hiring Agreement to the Prince George's County Economic Development Corporation's Workforce Services Division.

Sec. 10A-168. Compliance of existing contracts at renewal or extension.

For any existing contract or agreement for a procurement funded by a County agency or the County government, including any existing multiyear contract or extended contract, the Purchasing Agent shall require the inclusion of a condition in the contract or agreement requiring best efforts to meet the annual County resident hiring goals of Subsection (f) of Section 10A-167 and requiring compliance with the other applicable provisions of this Subdivision, at the time of

any contemplated exercise of an option, extension, or renewal, including automatic extensions or renewals (e. g. "evergreen" contracts or agreements), or the contract or agreement shall not be renewed or extended by the County government or County agency.

Sec. 10A-169. Reports.

The Prince George's County Economic Development Corporation's Workforce Services Division shall submit quarterly reports to the County Auditor, the Purchasing Agent, and a compliance manager designated by the County Council verifying the requirements in Section 10A-167. The reports shall also detail the number of government-assisted projects for which First Source and Local Hiring Agreements were executed, the number of jobs that result from the First Source and Local Hiring Agreements, the number of County residents actually employed in government-assisted projects, and the number of unemployed County residents on the First Source Registry. The format of the reporting under this Section shall be determined by the County Executive or the County Executive's designee.

Sec. 10A-170. Regulations authorized.

The County Executive may promulgate regulations to govern the implementation of this Subdivision, provided that such regulations are consistent with the provisions of this Subdivision. Any such regulations must be approved by the County Council.

SECTION 4. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

SECTION 5. BE IT FURTHER ENACTED that Sections 10-283, 10-284, 10-285, 10-286, 10A-101, and 10A-161 of this Act shall take effect on January 1, 2013, with the remainder of this Act taking effect on July 1, 2013, except for Sections 10A-159(a)(3), 10A-160(a) and (b), 10A-160(c)(4), 10A-164, and 10A-168, which shall take effect on January 1, 2014.

Adopted this 15th day of November, 2011.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

BY: Ingrid M. Turner
Ingrid M. Turner
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: December 7, 2011 BY:
Rushern L. Baker, III
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

Prince George's County Council
Agenda Item Summary

Meeting Date:	11/15/2011
Reference No.:	CB-017-2011
Draft No.:	4
Proposer(s):	Franklin, Harrison
Sponsor(s):	Franklin, Harrison, Turner, Patterson, Olson, Lehman
Item Title:	An Act concerning Economic Development and Local Employment enhancing the County's economic development by creating bidding preferences and participation requirements for County-based businesses and County-based small businesses on certain procurement contracts for goods and services with the County; establishing a First Source Hiring Program; requiring "best efforts" for meeting a certain local hiring percentage goal for positions on certain procurement projects funded by the County, requiring submission of quarterly audit reports, maintaining a first source registry, providing for penalties and exemptions to the program; authorizing the use of Community Benefit Agreements on County assisted developments that receive a public benefit of a value greater than $3,000,000 with certain exceptions; authorizing Labor Peace Agreements for developments receiving a public benefit of a value greater than $1,000,000 with certain exceptions; giving priority to County-based Minority Business Enterprises in all Minority Business Enterprise goals for minority contracting and purchasing; requiring subcontracting plans for certain contracts and generally relating to economic development in the County.

Drafter:	Colette R. Gresham, Legislative Officer
Resource Personnel:	Brendon Laster,Legislative Aide District 9

LEGISLATIVE HISTORY:

Date Presented:	5/17/2011	**Executive Action:**	12/7/2011 S
Committee Referral:	5/17/2011 - PSFM	**Effective Date:**	1/1/2013
Committee Action:	10/12/2011 - FAV(A)		
Date Introduced:	10/18/2011		
Public Hearing:	11/15/2011 - 10:00 AM		
Council Action (1)	11/15/2011 - ENACTED		
Council Votes:	WC:A, DLD:A, MRF:A, AH:A, LJ:-, ML:A, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:	Secs. 10-283, 284, 185, 286, 10A-101, 161 effective 1/1/2013 Secs. 10A-136, 157, 158, 160(c)(1)(2)(3)(d)(e)(f), 162, 163, 165, 166, 167, 169, 170 effective 7/1/2013 Secs. 10A-159 (a)(3), 160(a)(b), 160(c)(4), 164 effective 1/1/2014		

AFFECTED CODE SECTIONS:

10-283, 10-284, 10-285, 10-286, 10A-101, 10A-136, 10A-157, 10A-158, 10A-159, 10A-160, 10A-161, 10A-162, 10A-163, 10A-164, 10A-165, 10A-166, 10A-167, 10A-168, 10A-169, 10A-170, 10A-171, 10A-172, 10A-173, 16-102, 16-150.01, 16-150.02

COMMITTEE REPORTS:

Public Safety and Fiscal Management **Date 10/12/2011**

Committee Vote: Favorable as amended 3-0 (In Favor: Council Members Campos, Franklin, and Patterson)

This bill will create new County-based procurement assistance by establishing a 10% preference for County-based businesses and a 15% preference for County-based small businesses; an escalating 1% preference (10% maximum) for bids or proposals for each additional 10% increment of County-based business participation; and an 1.5% preference (15% maximum) for bids or proposals for each additional 10% increment of County-based small business participation. The legislation increases County-based business participation by requiring a 40% minimum for bids or proposals on procurements above $100,000 and a 50% minimum goal for each County Agency for annual procurement awards. The bill would also increase County-based small business participation by creating a Local Small Business Reserve Program; require new County resident hiring goals for County funded projects; establish a First Source Hiring Program; require a community benefit agreement between developers and community stakeholders as a condition of any development receiving $1 million or more in County assistance; require labor peace agreements to prohibit work stoppages; and strengthen the County Minority Business Enterprise (MBE) Program by utilizing County-based MBEs with goals increased from 30% to 35% and per contract goal from 20% to 25%.

The Committee met on July 6th and was given a brief overview of the legislation. During the worksession the sponsor of the bill noted that there would be amendments forthcoming and requested the bill be held. The Committee met again on October 5th and October 12th to discuss possible amendments to the bill based on public input and conversations with the County Executive's Office. The amendments discussed consisted of the following: the meaning of and process for determining "best efforts" to meet local hiring and procurement goals; strengthening the definition of "County resident"; ensuring that requirements apply at the time of any renewal or extension; incorporating a "Significant Economic Opportunities" clause that allows, on a case by case basis, the County Executive, with Council approval, to waive or adjust requirements; removal of County assisted development; more attention to how the Community Benefit Agreement process works and incorporating municipalities; and revising bill effective dates for certain Sections. During the worksession there was testimony in support of the bill including representatives from the United Food Workers and the Human Services Coalition. A representative from Associated Builders and Contractors spoke in opposition. Brad Frome from the County Executive's Office stated the Administration supports the bill as amended.

The Office of Law has reviewed this legislation and finds it to be in proper legislative form with no legal impediments to its enactment.

There should be an overall positive fiscal impact on the County as a result of enacting CB-17-2011 by providing opportunities for County business expansion and employment for County residents. County commercial base revenues and personal income tax revenues should increase with these opportunities. The overall positive fiscal impact cannot be determined at this time due to unknown factors regarding business expansion, the number of residents gaining employment and the level of any penalties imposed from non-compliance.

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

The proposed legislation will enhance job creation in the County and put in place incentives over the long-term that would utilize County tax dollars as an economic engine for wealth creation. The legislation would create a local hiring preference, a first source hiring program, an apprenticeship program, require community benefit agreements, require County agency local hiring goals, and require County-based MBE goals for minority contracting and purchasing.

11/15/2011: CB-17-2011 (DR-3) was amended on the floor as follows:
1. On page 4, line 30 and page 10, line 22, after "credits" delete "or benefits".
2. On page 19, line 21, after "funded" insert "or administered"
3. On page 29, line 27, delete "July 1, 2013" and insert "January 1, 2014"
4.On page 35, delete lines 25 through 28 and insert "SECTION 5. BE IT FURTHER ENACTED that Sections 10-283, 10-284, 10-285, 10-286, 10A-101, and 10A-161 of this Act shall take effect on January 1, 2013, with the remainder of this Act taking effect on July 1, 2013, except for Sections 10A-159(a)(3), 10A-160(a) and (b), 10A-160(c)(4), 10A-164, and 10A-168, which shall take effect on January 1, 2014."
CB-17-2011 (DR-4) was subsequently enacted.

CODE INDEX TOPICS:

INCLUSION FILES:

FOR MORE INFORMATION

Copies of the FY 2021-2025 Consolidated Plan for Housing and Community Development are available on the County's website at www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports. To obtain a copy of the Plan, contact the Community Planning and Development Division at: 301-883-5570 or 301-883-5540.

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