

The Housing Authority of Prince George’s County

PHA Code: MD015

2024 Annual PHA Plan:

ADDENDUM

B.1 Revision of Existing PHA Plan Elements.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs

HAPGC administers the Public Housing and Housing Choice Voucher (HCV) programs to provide safe, decent, and affordable housing to low-income, very low-income, and extremely low-income households residing within Prince George’s County. HAPGC manages approximately 392 rental units, including five public housing residential sites with 376 units, and administers tenant-based and special-purpose vouchers to eligible households.

Households served through HAPGC programs are primarily extremely low-income. As of year-end 2019, the average annual income for HCV participants was \$21,072, and \$14,660 for Public Housing residents. Eighty-eight percent (88%) of Public Housing families are cost-burdened and have incomes below 30 percent of Area Median Income (AMI).

Housing needs among families residing within the jurisdiction and those on the Public Housing and HCV waiting lists include access to safe, decent, and affordable housing units, as well as units that are accessible and appropriately sized to accommodate persons with disabilities, live-in aides, or medical equipment. Approximately fifty percent (50%) of households on the Public Housing waiting list are elderly and families with disabilities. Seventeen percent (17%) of families on the HCV waiting list self-identify as disabled households, and thirty-five percent (35%) of households on the Public Housing waiting list receive Social Security, Supplemental Security Income (SSI), or Social Security Disability Income (SSDI).

Racial and ethnic composition data for Public Housing and HCV participants reflect participation by Black/African American, White, Asian, American Indian/Alaska Native, Pacific Islander, Hispanic, and non-Hispanic households, as detailed in the resident characteristics tables included in the Consolidated Plan (pages 61–62).

Countywide housing data indicates that fifty percent (50%) of renters pay more than thirty percent (30%) of their income toward rent and that there is an affordable housing supply gap of approximately 18,000 units. These conditions contribute to ongoing affordability, supply, accessibility, unit size, and location challenges for low-income households.

Strategy to Address Identified Housing Needs

To address identified housing needs in the upcoming year, HAPGC will continue to implement Public Housing and HCV admissions policies and waiting list procedures, including the operation of an Accessibility Waiting List to prioritize families requiring accessible housing units.

The Housing Authority of Prince George's County

PHA Code: MD015

2024 Annual PHA Plan:

ADDENDUM

HAPGC will continue to provide reasonable accommodation within the HCV program, including higher payment standards when necessary to enable persons with disabilities to obtain suitable housing, permitting authorized designees to participate in the application and certification process, and providing time extensions for voucher holders experiencing difficulty locating accessible or appropriately sized units.

HAPGC will also continue to support housing stability and self-sufficiency through asset-building services, including targeted job training, financial literacy, credit improvement, and savings opportunities through the Family Self-Sufficiency (FSS) Program, as well as case management and access to mental health and disability services for participating households.

These strategies are intended to improve affordability and access to safe, decent, and accessible housing for low-income, very low-income, and extremely low-income households residing within the jurisdiction served by the PHA and those on the Public Housing and HCV waiting lists.

Financial Resources

HAPGC has revised its financial resources to reflect updated FY2025 funding, including Capital Fund planning and expanded federal support. Total anticipated resources for FY2025 equal \$100,026,892, comprised of \$2.3 million in Public Housing Operating Funds, \$114,702 and \$988,883 in Capital Fund grants, \$86.8 million in Housing Assistance Payments, \$8.6 million in HCV administrative subsidies, and \$119,999 in Community Development Block Grant funds. Additional resources include \$964,895 in public housing rental income and \$34,000 in other income. These resources will be applied to public housing operations, capital improvements, and voucher program administration.

Operation and Management

- Updated operational priorities include:
 - Efficiency improvements in property management, unit turnaround, lease-up, and work order completion (e.g., addressing health/safety work orders within 24 hours).
 - Staff reorganization and training, including cross-training and best practices for HCV management.
 - Risk management through annual insurance risk control programs.
 - Energy conservation measures, such as green construction practices, use of renewable energy, Energy Star-certified products, and integrated pest.

The Housing Authority of Prince George’s County

PHA Code: MD015

2024 Annual PHA Plan:

ADDENDUM

Community Service and Self-Sufficiency Programs

- Revised to include the addition of a new ROSS (Resident Opportunities and Self-Sufficiency) grant program for FY 2024–2025.
- The plan highlights expected program outcomes such as increased resident participation and expanded access to supportive services.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

HAPGC is submitting its deconcentration policy to the HUD Field Office for review with this 2024 Annual Plan submission.

Additionally, HAPGC’s waiting list is in order to serve families with disabilities, and it has also updated admission preferences. Eligibility and 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 also unchanged.

Written agency documentation is made available for applicants, participants, and residents regarding information about the rules and occupancy of public housing include:

- HAPGC briefing seminars or written materials
- The HAPGC-resident lease
- The HAPGC’s Admissions and Continued Occupancy policy
- HAPGC’s HCV Administrative Plan (Housing Choice Voucher Program)
- Notification of Occupancy Rights under VAWA and VAWA Certification Form
- Reasonable Accommodation Rights/policy

B.2 New Activities

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization:

HAPGC has approved temporary vacancies in selected public housing units to facilitate modernization and rehabilitation activities at Marlborough Towne, Rollingcrest Villages, Kimberly Gardens, and Cottage City Towers. The scope of work includes accessibility upgrades,

The Housing Authority of Prince George’s County

PHA Code: MD015

2024 Annual PHA Plan:

ADDENDUM

infrastructure repairs, and system replacements consistent with HUD, ADA, and MDE standards. In addition, HAPGC may, as needed, request HUD approval to place units in a special vacancy category when units must be taken offline temporarily to complete modernization, rehabilitation, accessibility, or other capital improvements. HAPGC acknowledges that HUD approval is required before any change in unit status is made. All relocation and vacancy activities will be carried out in accordance with applicable HUD requirements, including URA requirements, resident protections, and the right to return, as applicable. These activities are consistent with HAPGC’s Five-Year Plan, the County’s Consolidated Plan, and HUD’s modernization objectives to enhance habitability, sustainability, and long-term affordability.

B.3 Progress Report

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

HAPGC continued to implement operational and capital improvements that support safe, healthy, and efficient housing for residents. The Authority implemented non-smoking policies across all AMPs in 2022 to promote healthier living environments for residents and staff. Between 2021 and 2024, HAPGC completed approximately \$8.7 million in modernization projects, including roof replacements, HVAC improvements, and accessibility upgrades, to preserve the physical condition, functionality, and long-term viability of its housing portfolio. In addition, HAPGC improved Housing Choice Voucher program performance by reducing the average HCV lease-up time from 120 days to 72 days over the 2021–2024 period, strengthening access to housing opportunities and improving service delivery to voucher participants.

B.4 Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

The Capital Fund Program (CFP) Five-Year Action Plan was submitted for 2024 and received HUD approval in April 2024.

B.5 Most Recent Fiscal Year Audit

(b)If yes, please describe:

The FY23 audit identified the following deficiencies:

Material weakness in internal control over financial reporting because HAPGC did not maintain adequate procedures to ensure the accuracy and timeliness of financial information. Weaknesses included delayed reconciliations, insufficient review of account balances, and reliance on audit adjustments to correct errors. These issues increased the risk of material misstatements in the financial statements.

The Housing Authority of Prince George’s County

PHA Code: MD015

2024 Annual PHA Plan:

ADDENDUM

Significant Deficiency Finding: HAPGC did not consistently maintain adequate documentation or internal control evidence to support eligibility determinations for program participants.

Significant Deficiency Finding: HAPGC did not consistently maintain sufficient documentation to demonstrate that new tenants were properly selected from the HCV waiting list in accordance with HUD requirements.

Significant Deficiency Finding: HAPGC did not consistently document or retain adequate evidence that reasonable rent determinations were performed for assisted units as required by HUD.

Significant Deficiency Finding: HAPGC did not consistently enforce Housing Quality Standards (HQS) requirements or maintain proper documentation showing that follow-up inspections and enforcement actions were completed on time.

C.1 Resident Advisory Board (RAB) Comments.

If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations

HAPGC’s original Annual Plan submission was not approved and therefore requires a revised submission and an additional public comment period in accordance with HUD requirements. In connection with the revised submission, the Authority will consult with the Resident Advisory Board (RAB) and incorporate all applicable comments received through the resident consultation process.

In accordance with HUD’s PHA Plan requirements at 24 CFR Part 903, HAPGC will provide public notice and make the draft revised Annual Plan available for resident and public review during the required 45-day public comment period. At this time, the required public notice has not yet been posted. The Authority will post the public notice and make the revised draft Annual Plan available for public inspection in advance of the commencement of the public comment period and will conduct the required public hearing upon conclusion of the comment period. HAPGC remains committed to providing meaningful opportunities for resident participation and public engagement in the development of its PHA Plans and related planning activities.

The Housing Authority of Prince George’s County

PHA Code: MD015

2024 Annual PHA Plan:

ADDENDUM

C.2 Certification by State or Local Officials.

Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

HAPGC’s Agency Plan is consistent with the Prince George’s County 2021–2025 Consolidated Plan. Both plans share aligned priorities that focus on addressing affordable housing shortages, supporting vulnerable and special needs populations, expanding opportunities for resident self-sufficiency, and preserving existing affordable housing stock. The certification is included as an electronic attachment.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations

Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.

HAPGC certifies compliance with all applicable civil rights requirements pursuant to Form HUD-50077-ST-HCV-HP. Since the last Annual Plan, HAPGC has revised its ACOP and HCV Administrative Plan to incorporate HOTMA requirements, including updated income exclusions and new waitlist management preferences. The Authority continues to implement the Voluntary Compliance Agreement (VCA) and DRM Settlement Agreement through expanded ADA/Section 504 accessibility and enhanced reasonable accommodation procedures. Revisions have also been made to strategies addressing housing needs, deconcentration, financial resources, and community service/self-sufficiency programs, including the addition of the ROSS Grant. These updates ensure that the Agency Plan remains consistent with HUD regulations, civil rights obligations, and the community's housing needs.

C.4 Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

In accordance with HUD’s PHA Plan requirements at 24 CFR Part 903, HAPGC will provide public notice and make the draft revised Annual Plan available for resident and public review during the required 45-day public comment period. At this time, the required public notice has not yet been posted. The Authority will post the public notice and make the revised draft Annual Plan available for public inspection in advance of the commencement of the public comment period and will conduct the required public hearing upon conclusion of the comment period.

The Housing Authority of Prince George’s County

PHA Code: MD015

2024 Annual PHA Plan:

ADDENDUM

Following completion of the public review and comment period and the public hearing, HAPGC will review and consider all written and verbal comments received from residents and members of the public, as applicable, and will revise the Annual Plan as necessary based on public input.

HAPGC remains committed to maintaining open and accessible opportunities for resident participation and public engagement as part of all future planning activities.

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

At the time of submission, HAPGC does not have a current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place.