

The Housing Authority of Prince George’s County

PHA Code: MD015

2026 Annual PHA Plan:

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B. 1

(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

Based on information provided in the *Prince George’s County Consolidated Plan (FY 2026–2030)* and HUD data, HAPGC has identified significant housing needs among low-income, very low-income, and extremely low-income households residing within its jurisdiction and among families on the Public Housing and Housing Choice Voucher (HCV) waiting lists. Extremely low-income households ($\leq 30\%$ AMI) represent the greatest level of need, comprising approximately 97% of families on waiting lists for both Public Housing and HCV assistance.

Demand for affordable housing exceeds available supply, as evidenced by approximately 3,505 applicants on the public housing waiting list and 775 applicants on the HCV waiting list, both of which are currently closed due to demand.

The highest demand for public housing units is for studio units (1,464 applicants), as well as for two-, three, and four-bedroom units, each with more than 600 applicants. Families with children represent the largest household type on the HCV waiting list (62 percent) and 52 percent of households on the public housing waiting list.

Elderly families and households that include persons with disabilities have significant housing needs. Approximately 27 percent of households on the HCV waiting list and 34 percent of households on the public housing waiting list are households that include persons with disabilities. Additionally, more than 4,600 residents with disabilities have requested accessibility features in their units.

Housing needs exist across households of various races and ethnic groups, with the majority of assisted households identifying as Black or African American, as reflected in resident demographic data in the Consolidated Plan.

Voucher holders also experience challenges in locating units due to landlords' refusal to accept vouchers, limited time to find housing before voucher expiration, and financial barriers in the private rental market.

PHA Strategy

To address these housing needs to the maximum extent practicable, HAPGC will continue to administer its Public Housing and HCV programs to provide safe, decent, and affordable housing to eligible low-income households, including elderly families and households that include people with disabilities

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Through continued administration of these programs, HAPGC will provide housing assistance to eligible families with incomes at or below 50 percent of AMI and support access to housing units of varying sizes to meet the needs of families residing within the jurisdiction and those on program waiting lists. Additionally, HAPGC is committed to increasing affordable housing through repositioning, leveraging project-based vouchers, and developing.

Financial Resources

HAPGC has revised its FY2027 financial resources to reflect updated funding levels, including Capital Fund planning and expanded federal support. Total anticipated resources for FY2027 equal \$118,305,103 million.

Projected funding sources include \$2.1 million in Public Housing Operating Funds, \$1 million in Capital Fund grants, \$215,000 in Family Self-Sufficiency (FSS) grant funds, \$450,678 in Radon Grant funds, \$100.8 million in Housing Assistance Payments, \$9.4 million in Housing Choice Voucher (HCV) administrative subsidies, and \$400,000 in Community Development Block Grant (CDBG) funds. Additional resources include \$1.1 million in public housing rental income, \$37,400 in other income, \$110,200 in bond program support, and a State Voucher Program grant in the amount of \$2.1 million.

These financial resources will be applied to support public housing operations, capital improvements, service coordination, environmental safety, and voucher program administration.

Safety and Crime Prevention

The Housing Authority of Prince George's County (HAPGC) recognizes the need for robust safety measures in our housing developments, driven by our priority to create a secure living environment for all residents. Higher crime rates in urban areas necessitate proactive measures to deter criminal activity and foster a sense of community well-being. Enhancing safety in our housing developments is crucial to maintaining residents' quality of life and ensuring their peace of mind.

To proactively address safety concerns, the Housing Authority plans to implement the following crime prevention activities:

1. **Occupancy by Police Officers:** During the FY27, HAPGC will introduce the idea of residency for police officers within public housing developments as a strategy to deter crime and enhance community policing efforts. This presence will aim to foster stronger relationships between law enforcement and residents, creating a safer environment. Activities related to this goal are further described in section B.2.

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2. **Community Engagement Programs:** Organizing regular safety workshops and community meetings to educate residents about crime prevention strategies and encourage active participation in community safety efforts.
3. **Coordination with Police Precincts**

Our strategy hinges on effective coordination with local police precincts to ensure seamless execution of crime prevention measures including:

 - **Regular Communication:** Establishing regular communication channels with police precincts to share information, assess safety concerns, and develop tailored crime prevention strategies.
 - **Safety Patrols and Initiatives:** Partnering with police officers for safety patrols and initiatives, strengthening the visible law enforcement presence in our developments.
 - **Training and Workshops:** Collaborating with police departments to conduct training sessions and workshops for residents and staff, focused on crime prevention and emergency response protocols.

The Housing Authority of Prince George's County remains steadfast in its commitment to ensuring the safety and security of public housing residents. Through strategic partnerships, innovative crime-prevention activities, and comprehensive support for survivors of violence, we aim to create a safe and supportive environment for all residents. Our approach is consistent with federal civil rights obligations and strives to foster a community where every individual feels safe and valued.

Significant Amendment/Modification

See attached, which includes: HAPGC's Capital Fund Program 5 Year Action Plan Statement of Significant Amendment, HAPGC's Rental Assistance Demonstration Statement of Significant Amendment, and HAPGC's Requirements for Significant Amendments to the PHA Annual Plan dated 4/4/26.

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

HAPGC will submit its deconcentration policy to the HUD Field Office for review with the 2024 Annual Plan resubmission. HAPGC has adopted and implemented a deconcentration policy to reduce poverty concentration and promote income mixing across its developments. To achieve this, HAPGC, in a uniform and nondiscriminatory manner, selects families from the waiting list out of order to ensure balanced income distribution. The Authority affirmatively markets its housing to all eligible income groups and does not steer applicants based on income level. Prior to each fiscal year, HAPGC analyzes resident incomes by development, census tract data from surrounding areas, and the incomes of families on the waiting list to guide marketing strategies and determine appropriate deconcentration incentives. Incentives are offered to encourage

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families whose income classifications help meet deconcentration goals, and these incentives are applied consistently and without discrimination.

B.2 New Activities.

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities.

Occupancy by Police Officers

HAPGC continues to prioritize strengthening safety and security measures across its public housing developments and recognizes the potential benefit of implementing an Occupancy by Police Officers program consistent with HUD requirements. During the upcoming plan year, HAPGC will collaborate with the Prince George’s County Police Department to identify appropriate units, develop Memoranda of Understanding (MOUs), and establish written terms and conditions of tenancy for sworn officers residing on-site. Once finalized, these designations and agreements will be incorporated into a future Annual Plan submission for HUD review and approval, in accordance with PIH Notice 2024-03 and 24 CFR 960.505. Until formally approved, no units will be designated or occupied under this category.

Project-Based Vouchers

HAPGC will continue to expand its use of Project-Based Vouchers (PBVs) to preserve affordability and support mixed-finance redevelopment activities, including RAD and Section 18. HAPGC will project-base up to the allowable program cap, currently 1,197, in support of preservation and development activities.

PBVs will be allocated to PHA-owned developments without competition as allowed under HOTMA, when awarded as part of the repositioning efforts described above or to other qualifying PHA-owned, affiliated, or controlled projects. HAPGC will also award other developments identified through competitive selection that support and further the Agency’s mission. These actions will provide long-term affordability for low- and very low-income households while leveraging LIHTC and bond financing. All applicable relocations will comply with the applicable HUD relocation requirements.

The PBV expansion aligns with the County’s Consolidated Plan and HUD’s repositioning priorities to modernize affordable housing and enhance community outcomes

For all PBV units (RAD and traditional), HAPGC will develop and utilize tenant selection and waiting list strategies that are appropriate for the development based on ownership, management, and occupancy requirements. HAPGC may utilize any combination of PHA-maintained, site-based, and owner-maintained waiting lists. Preferences for individual projects will be identified during the selection phase and included in the HAPGC administrative plan as appropriate.

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Units with Approved Vacancies for Modernization

HAPGC has received HUD approval for temporary vacancies at select developments to facilitate modernization and rehabilitation activities. Projects include Owens Road, Marlborough Towne, Rolling Crest Village, Kimberly Gardens, and Cottage City Towers. Work will address infrastructure, system replacement, and accessibility upgrades under the Capital Fund Program and CDBG initiatives. All activities are conducted in accordance with HUD modernization and the applicable HUD relocation requirements, ensuring full resident protection. These efforts align with the County’s Consolidated Plan and HUD’s modernization objectives to improve safety, accessibility, and sustainability within HAPGC’s public housing portfolio.

B.3 Progress Report

HAPGC has continued to make measurable progress, as listed below, in advancing the mission and goals identified in its Five-Year and Annual Plans.

Goal 1 – Expand the Supply of Assisted Housing

- Undertaking portfolio repositioning efforts through Rental Assistance Demonstration (RAD) conversions and Section 18 blends to preserve and modernize the Authority’s housing stock.
- Achieving 100 percent utilization of Housing Choice Voucher (HCV) budget authority to maximize available rental assistance and expand access to affordable housing opportunities.
- Expanding landlord participation in the HCV program to increase available assisted housing units within the private rental market.

Goal 2 – Improve the Quality and Management of Assisted Housing

- Implementing capital improvements to modernize housing units and improve overall property conditions.
- Enhancing accessibility and expanding ADA/Section 504-compliant units in accordance with the mandates of the Voluntary Compliance Agreement (VCA) and the Consent Settlement Agreement with Disability Rights Maryland (DRM).
- Strengthening property management practices across the portfolio.
- Maintaining compliance with HUD reporting requirements and NSPIRE inspection standards to ensure safe, decent, and well-managed housing.

Goal 3 – Promote Resident Self-Sufficiency and Economic Opportunity

- Expanding resident participation in the Family Self-Sufficiency (FSS) program.
- Increasing engagement in the Resident Opportunities and Self-Sufficiency (ROSS) program.

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- Reinstating resident councils to promote leadership, engagement, and community participation.
- Delivering supportive services that support employment readiness, financial independence, and pathways to homeownership.

Goal 4 – Ensure Fair Housing and Equal Opportunity

- Implementing affirmative fair housing measures.
- Providing ongoing staff training on fair housing requirements and responsibilities.
- Complying with federal accessibility standards, including ADA and Section 504 requirements.
- Advancing equal housing access through implementation of obligations outlined in the VCA and DRM settlement agreement.

Goal 5 – Promote Safe, Sustainable, and Energy-Efficient Communities

- Incorporating sustainability practices into housing operations.
- Implementing energy-efficiency upgrades through capital improvement activities.
- Advancing green-building initiatives that support long-term environmental and financial sustainability.
- Promoting community stability through investments that enhance safety, livability, and resilience.

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.

HAPGC has not yet submitted its Five-Year Action Plan for the Capital Fund Program (CFP). The Agency anticipates resubmitting its Fiscal Year 2024 and 2025 Annual Plans, Five-Year Plan, 2025-2030, and 2026 Annual Plan to HUD for review and approval. Upon HUD approval of these plans, HAPGC will prepare and submit the corresponding Five-Year Action Plan in accordance with HUD regulations and applicable submission requirements.

B.5 Most Recent Fiscal Year Audit.

At the time of publication of this Plan for public comment, the Authority's audit for the applicable fiscal year remained in progress and is expected to be completed by the end of February 2026. As a result, audit findings, if any, were not available for inclusion. The Authority will evaluate the final audit results upon issuance, include in the final plan for submission and take any required corrective actions consistent with HUD regulations and reporting requirements.

C.1 Resident Advisory Board (RAB) Comments.

At the time this draft Annual Plan was made available for public review and comment, the Resident Advisory Board (RAB) had not yet completed its review; therefore, no RAB comments

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are included. HAPGC will solicit and consider comments from the RAB in accordance with HUD requirements. Any comments received from the RAB will be summarized and addressed in the final Annual Plan submitted to HUD, as applicable.

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 2026–2030 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. His

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.

HAPGC certifies compliance with all applicable civil rights requirements in accordance with Form HUD-50077-ST-HCV-HP. Since the last Annual Plan, HAPGC has revised its ACOP and HCV Administrative Plan to incorporate HOTMA provisions, updated waitlist management preferences, and strengthened reasonable accommodation and Section 504 procedures. The Authority continues to implement the VCA and DRM Settlement Agreement and has added the ROSS program to ensure alignment with HUD regulations and civil rights obligations.

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.

No challenges to the Plan elements had been received when the draft Annual Plan was issued for public comment. Any challenges received during the comment period will be addressed and included in the final submission of the Annual Plan to HUD, as required.

C. 5 Troubled PHA.

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

Yes. Below are the goals, plans, and milestones exactly as set forth in the Agreement

OVERARCHING RECOVERY GOALS

HAPGC is required to:

- **Correct all HUD-identified deficiencies** through implementation of the Agreement

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Recovery Agreement - MD015 - V3...

- Improve PHAS performance by:
 - **At least 50% of the difference** between its failing PHAS score (18) and the score needed to remove the Troubled designation
 - **By the first PHAS assessment for fiscal years ending on or after June 30, 2024**
 - Achieve an **overall PHAS score of at least 60% of total points available**
 - **By the next sequential fiscal year PHAS assessment**

PERFORMANCE PLANS / REQUIRED ACTIONS

1. Increase Occupancy

HAPGC must:

- Increase low-rent public housing occupancy to **at least 95%**
- Calculated using:
 - Unit Months Leased (FDS line 11210)
 - Unit Months Available (FDS line 11190)
- Applicable to the **Fiscal Year Ending June 30, 2025**

2. Improve Physical Condition of Units

HAPGC must:

- Increase the **Physical Sub-Indicator (PASS)** score on the PHAS assessment
- To **at least 60%**
- **By June 30, 2025**

3. Improve Financial Performance

HAPGC must:

- **By February 28, 2025:**
 - Develop and implement internal procedures to ensure **timely submission of unaudited and audited financial statements** to HUD
 - Provide **training to the Board of Commissioners Finance Sub-Committee** on HUD financial reporting deadlines

4. Reposition Public Housing Inventory

HAPGC must:

- Remove Cottage City Towers from the public housing inventory through repositioning
- **Close the RAD PBV conversion transaction**
- **By September 30, 2025**

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REPORTING MILESTONES

HAPGC must:

- **Submit Progress Reports:**
 - Beginning **30 days after execution of the Agreement**
 - **By the 5th of each month thereafter**
- Reports must describe activity status so HUD can monitor progress toward performance requirements