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# PRINCE GEORGE'S COUNTY ANNUAL ACTION PLAN FISCAL YEAR 2023 (FFY 2022), AS AMENDED – FINAL

Modified: October 24, 2022



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Prince George’s County, Maryland

FY 2023 Annual Action Plan for  
Housing and Community Development

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## The Process

### AP-05 Executive Summary – 24 CFR 91.200 (c), 91.200(b)

#### Introduction

Prince George's County is qualified as an urban county entitled to receive grant funds from three (3) federal programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG). Entitlement funds are appropriated by the U.S. Congress each year and distributed on a formula basis to local jurisdictions.

The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require the submission of a Consolidated Plan to undertake programs and activities to meet housing and community development needs and priorities principally for low to moderate-income residents.

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 (CHS) for the County, *Housing Opportunity for All*<sup>1</sup>. 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 County-wide and neighborhood-specific housing conditions, with communities of choice and opportunity as drivers of the County's strategic direction.

Prince George's County's Consolidated Plan for FY 2021 – 2025<sup>2</sup> builds on the analysis presented in *Housing Opportunity for All*, the County's first 10-year CHS, and directly supports implementation of more than seventeen (17) actions from the CHS. The Fiscal Year (FY) 2023 Annual Action Plan supports Prince George's County's implementation of the FY 2021-2025 Consolidated Plan by leveraging the annual allocations of CDBG, HOME, and ESG 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.

#### Objectives and Outcomes Identified in the Annual Action Plan

In developing the FY 2023 Annual Action Plan, the County focused on how to use over \$36 million in federal funds and financing to achieve outcomes articulated in *Housing Opportunity for All*, among other local and regional planning efforts. The table below shows four (4) outcomes that will be achieved by addressing the six (6) priority needs identified in the County's Consolidated Plan for FY 2021 – 2025 Consolidated Plan and to implement the actions detailed in *Housing Opportunity for All*.

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<sup>1</sup> <https://www.princegeorgescountymd.gov/2803/Comprehensive-Housing-Strategy>

<sup>2</sup> <https://www.princegeorgescountymd.gov/1039/Plans-Reports>

**Table 1 – Objectives and Outcomes**

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	●	-	●	●
Affordable rental and homeownership opportunities	●	●	●	●
Quality/condition of housing	●	●	●	-
Housing instability among residents experiencing a housing crisis		-	●	●
Loss of existing affordable housing opportunities	●	-	-	●

Source: FY 2021 – 2025 Consolidated Plan for Housing and Community Development

The County is leveraging two (2) additional tools to supported 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.<sup>3</sup>
- 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.

### **Evaluation of Past Performance**

The Federal Fiscal Year 2020 (County FY 2021) Consolidated Performance and Evaluation Report (CAPER)<sup>4</sup> highlights the Department of Housing and Community Development's (DHCD) achievements in providing decent housing, suitable living environments, and expanding economic opportunities for low to moderate-income residents. The following provides a summary of accomplishments in meeting outlined goals.

<sup>3</sup> The County has five years to expend its Section 108 authorization; figure represents maximum amount.

<sup>4</sup> <https://www.princegeorgescountymd.gov/1039/Plans-Reports>

- **Goal:** To improve communications and information sharing for 37,400 low and moderate-income persons by FY 2025. In FY 2021, the County used CDBG funds to support public services activities that assisted 5,095 individuals. To date, the County has met 14 percent of its five-year goal.
- **Goal:** To increase access to job training and economic development assistance by creating and/or retaining 45 jobs and assist 20 businesses by FY 2025. In FY 2021, the County used CDBG funds to support economic development activities that assisted low to moderate-income individuals and small businesses. The County has met its five-year goal by creating and/or retaining 125 jobs. In addition, the County met 70 percent of its five-year goal by assisting 14 businesses.
- **Goal:** To increase homeownership opportunities for 200 households by FY 2025. In FY 2021, the County used HOME funds to support affordable housing activities that assisted first-time homeowners. To date, the County assisted 20 households, meeting 7 percent of its five-year goal.
- **Goal:** To prevent displacement of long-time residents for 110 households by FY 2025. In FY 2021, the County used ESG funds to support activities that provided rental assistance for individuals that experienced homelessness. To date, the County has met 25 percent of its five-year goal by serving 27 individuals.
- **Goal:** To support high quality public infrastructure improvement for 114,000 persons by FY 2025. In FY 2021, the County supported public facilities and infrastructure improvements projects benefiting primarily low to moderate-income residents. To date the County has met 26 percent of its five-year goal by assisting 29,232 low to moderate-income persons.
- **Goal:** To support persons experiencing homelessness by assisting 885 persons by FY 2025. In FY 2021, the County used ESG funds to support activities that provided rental assistance for individuals who were at risk of homelessness. To date the County has met 5 percent of its five-year goal by assisting 46 persons.

### **Summary of the Citizen Participation Process and Consultation Process**

The County’s citizen participation process plan is largely centered on community forums, public hearings, and public comment periods.

The FY 2023 Annual Action Plan was developed in accordance with the Prince George’s County’s “Citizen Participation Plan”. See Appendix A. 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 Annual Action Plan 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, on the County's website, and by mail upon request.

A reasonable number of free copies of the proposed Annual Action Plan are made available for citizens and groups of interest upon request. When proposed versions of the Annual Action Plan are released for comment, they are made available for comment for not less than 30 days.

The final or amended Annual Action Plan is distributed upon request and to those actively involved in developing these documents. Copies are made available upon request and posted on the County's website.

### **Public Hearing**

Prince George's County holds at least two (2) public hearings on the Annual Action Plan. DHCD sponsors an informal public hearing, the Housing and Community Development Needs Community Forum, at the beginning of the 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 Department of Housing and Community Development 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 Annual Action Plan as appropriate.

## Comments and Complaints

Comments and complaints regarding the Annual Action Plan 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.

## Consultations

The Department of Housing and Community consults with County departments, community stakeholders, and beneficiaries of entitlement programs to introduce and develop the priorities and strategies contained within the FY 2023 Annual Action Plan.

Face-to-face and phone interviews are conducted with agencies as listed below providing health services and social and housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

## PR-05 Lead and Responsible Agencies – 24 CFR 91.200(b)

The Department of Housing and Community Development (DHCD) is the lead agency responsible for the administration of federal entitlement programs on behalf of HUD – including CDBG and HOME. DHCD subcontracts with Prince George’s County Department of Social Services (DSS) to implement the ESG program. The Housing Opportunities for Persons with AIDS (HOPWA) program is administered by the District of Columbia, Department of Health, HIV/AIDS Administration, Hepatitis, STD, and TB Administration (HAHSTA) on behalf of the Washington, D.C. Eligible Metropolitan Area (EMA) and submits an Annual Action Plan to HUD each year to receive HOPWA funds for Prince George’s County. In addition to administering the programs, DHCD is responsible for the preparation of the Consolidated Plans, Annual Action Plans (AAPs), and Consolidated Annual Performance and Evaluation Reports (CAPERs).

**Table 2 – Responsible Agencies**

Agency Role	Name	Department/Agency
Community Development Block Grant (CDBG) Administrator	Prince George's County	Department of Housing and Community Development
HOME Investment Partnerships (HOME) Administrator	Prince George's County	Department of Housing and Community Development
Emergency Solutions Grants (ESG) Administrator	Prince George's County	Department of Social Services
Housing Opportunities for Persons with AIDS (HOPWA) Administrator	Washington D.C.	D.C. Department of Health



## **Annual Action Plan Public Contact Information**

Questions or comments regarding the 2023 Annual Action Plan may be directed to:

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### **AP-10 Consultation – 24 CFR 91.100(b), 91.215(I)**

#### **Overview**

DHCD launched a comprehensive and collaborative effort to consult with County departments, community stakeholders, and beneficiaries of entitlement programs to introduce and develop the priorities and strategies contained within the FY 2023 Annual Action Plan. The County utilized the 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.

Face-to-face and phone interviews were conducted with agencies as listed below providing health services and social and housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

- Department of Social Services
- Housing Authority of Prince George's County
- District of Columbia Department of Health, HIV/AIDS Administration
- Redevelopment Authority of Prince George's County

**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. The HSP is responsible for implementing the County's Ten-Year Plan to Prevent and End Homelessness 2012-2021 which is based upon six core strategies:

1. Coordinated entry.
2. Prevention assistance.
3. Shelter diversion.
4. Rapid re-housing.
5. Permanent supportive housing.
6. Improved data and outcome measures.

The Plan also addresses housing for the County's special needs populations including returning citizens, unaccompanied youth and young adults, veterans, survivors, chronic homeless and persons with significant behavioral challenges. Elderly and aging were included by the HSP in 2019 as an additional targeted priority sub-population and efforts are currently underway for the 2022-2031 planning cycle.

**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**

The Prince George's County Department of Social Services serves as the lead for the CoC and is instrumental in collecting necessary data, performance outcomes, system priorities and policy as part of the Consolidated Plan process.

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, homeownership 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 its implementation and is actively involved in the planning process for the new 10-year plan. 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, 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 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.
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.

**Table 3 – Agencies, groups, organizations who participated**

Agency/Organization	
Department of Social Services	Homeless Needs
Housing Authority of Prince George’s County	Public Housing Needs and Non-Homeless Special Needs
Redevelopment Authority of Prince George’s County	Housing and Economic Development Needs
District of Columbia Department of Health	Non-homeless Special Needs
DHCD – Community Planning and Development	Housing and Non-housing Community Development Needs and Resources

**Table 4 – Other local / regional / federal planning efforts**

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	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

**AP-12 Participation – 24 CFR 91.105, 91.200(c)**

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

## **Public Hearings/Community Forums**

To encourage citizen participation Annual Action Plan process, the County holds at least two (2) 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.

A community forum was held during the development of the Annual Action Plan on January 20, 2022, in a virtual platform. The purpose of the forum is to give citizens an opportunity to address housing and community development needs, the development process for proposed activities, and program performances.

A public hearing was held in a virtual platform on April 18, 2022. This public hearing was held to solicit for public comments on the Annual Action Plan.

A public hearing was hold in a virtual platform on October 11, 2022. This public hearing was held to solicit for public comments on a substantial amendment to the Annual Action Plan.

## **Technical Assistance Workshops**

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.

DHCD held nine (9) Community Development Block Grant (CDBG) technical assistance sessions/workshops in a virtual platform, as listed below:

- Five Application/Proposals debriefing held July 21, 2021, and July 22, 2021.
- Municipalities Workshop held on August 10, 2021.
- Two (2) Sub-recipient Workshops – Morning Session I and Afternoon Session II: September 27, 2021.
- Notice of Funding Availability (NOFA) Application/Proposal Workshop: November 9, 2021.
- Throughout the year, Technical Assistance and Pre-construction virtual meetings were held with Sub-recipients and Contractors to review information, including the Labor Standards-Davis-Bacon Wage Rates. Also, Section 3 Safe Harbor/businesses and employment opportunities, Minority Business Enterprise (MBE) Participation, Equal Employment Opportunity Commission (EEOC), and the Copeland Act, as required by federal rules governing the specific activity and other related requirements.

## **Public Notices**

Public notices were published at least fourteen (14) days prior to the public hearings in two (2) local newspapers, Enquirer Gazette, and Prince George's Post. 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 two (2) local newspapers, 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 2023 Annual Action Plan was posted on the County's website, distributed to organizations that provide services to LMI persons and areas, provided upon request.

As referenced above, a copy of the FY 2023 Annual Action Plan was made available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website at: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/), or was made available upon request.

## **Public Comments**

A comment period of no less than 30-days are provided for citizens and other interested parties to solicit comments on the proposed Consolidated and Annual Action Plans. Prior to submitting the final Annual Action Plan to HUD, the County gives consideration, incorporates necessary changes, and provides responses to the comments received during the public comment period. A summary of public comments can be found in Appendix B.

## **Annual Action Plan**

### **AP-15 Expected Resources – 24 CFR 91.220(c)(1,2)**

Prince George's County is submitting this FY 2023 Annual Action Plan as the third annual action plan under the FY 2021-2025 Consolidated Plan period in accordance with Consolidated Plan regulations found at §92.220. An annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all jurisdictions receiving annual entitlements of formula grants. This summary provides an overview of the goals and objectives during the FY 2021-2025 Action Plan year, including available and potential resources, funding priorities and projects, and various HUD-funded program information. The County anticipates receiving the following HUD entitlement grants during the FY 2022-2023 program year:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grants (ESG)

The Annual Action Plan for FY 2023 details the County’s strategy to use over \$36 million of federal entitlement funds to address the six (6) priority needs and four (4) outcomes. In addition to federal entitlement funds, the County is applying for Section 108 Loan Guarantee Funds to establish a loan pool and will leverage our locally funded Housing Investment Trust Funded (HITF) to support development efforts throughout the County. The District of Columbia, Department of Health, HIV/AIDS Administration, Hepatitis, STD, and TB Administration (HAHSTA) is the Regional Grantee on behalf of the Washington, D.C. Eligible Metropolitan Area (EMA) and submits an Annual Action Plan to HUD each year to receive HOPWA funds for Prince George’s County.

This Annual Action Plan outlines activities that will be undertaken during the program year beginning July 1, 2022 and ending June 30, 2023. By addressing these priorities, the County strives to meet local objectives identified in the 2021-2025 Consolidated Plan. All proposed activities and projects are intended to principally benefit citizens of Prince George’s County who have extremely low-, low-, and moderate-incomes and populations that have special needs, such as the homeless, elderly, disabled persons, and other special needs populations.

### **Expected Resources**

The following table identifies the entitlement allocations and program income anticipated to address priority needs, goals, and specific objectives during for FY 2023.

**Table 5 – Expected Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public-federal	Acquisition Admin and Planning Housing Economic Development Public Improvements Public Services	\$5,077,357	\$470,037	-	\$5,547,394	\$10,898,360	The expected amount available for all years is based on a three-year average of prior federal allocations and Program Income
<b>HOME</b>	public-federal	Acquisition Homebuyer Assistance Homeowner Rehabilitation Multifamily Rental Rehab	\$2,348,562	\$1,408,411	-	\$3,756,973	\$8,606,438	The expected amount available for all years is based on a three-year average of prior federal allocations and Program Income
<b>ESG</b>	public-federal	Rapid Re-housing Rental Assistance Transitional Housing	\$437,663	-	-	\$437,663	\$886,477	The expected amount available for all years is based on a three-year average of prior federal allocations.



**Leverage from additional resources (private, state and local funds) including matching requirements:**

Community Development Block Grant (Dollar-for-Dollar Match) – The CDBG Program operates on a reimbursement basis. The prospective applicant uses CDBG funds as leverage when seeking other funding sources in efforts to successfully carry out their project. CDBG funds are leveraged dollar-for-dollar.

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

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

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

**Other Resources:**

Other CDBG Resource: Section 108 – 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. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Local governments may borrow funds, guaranteed by HUD, through the Section 108 program and must pledge current and future CDBG allocations as security for the loan. The County will use approximately \$12 to \$14 million of the requested amount, initially.

Housing Opportunities for Persons with AIDS (HOPWA) -

HUD distributes HOPWA Program funds using a statutory formula based on AIDS statistics from the Center for Disease Control and Prevention (CDC). Three quarters of HOPWA formula funding is awarded to qualified states and metropolitan areas with the highest number of AIDS cases. One quarter of the formula funding is awarded to metropolitan areas that have a higher-than-average per capita incidence of AIDS. Prince George’s County is eligible to receive approximately \$1,880,000 under the formula allocation for FY 2023.

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

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

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

**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. In 2023, the County projects a total of 321 units will be built utilizing this federal source totaling approximately \$38,600,000 in LIHTC equity and an additional 558 units in 2024 totaling approximately \$74,600,000 in LIHTC equity.
- Housing Investment Trust Fund (HITF): Local funds through the Housing Investment Trust Fund (HITF) will provide gap financing loans of up to \$2 million per project for the new construction or rehabilitation of affordable housing. In 2023, the County has allocated a minimum of \$10,0000 to support affordable housing that will be reserved for residents with household incomes up to eighty percent (80%) of the Area Median Income (AMI).
- Housing Choice Voucher Program (HCV) The Housing Authority of Prince George's County (HAPGC) administers the Housing Choice Voucher Program for the County which provides rent subsidies for up to 5,837 and low-income households with special designation vouchers utilized for veterans, the homeless, and referrals for unification with families & foster youth aging out of foster care. The HAPGC also has an additional 139 households utilizing Emergency Housing Vouchers. The HUD anticipated budget for HAPGC's Housing Choice Voucher Program in the fiscal year 2023 is \$95,312,074.
- Public Housing: The U.S. Department of Housing and Urban Development provides funding to support the management of the County's public housing sites owned and managed by HAPGC. The following properties: Owens Road (123 units); Marlborough Towne (63 units); Kimberly Gardens (50 units); Rollingcrest Villages (40 units); and Cottage City (100 units) make up the public housing sites. Based upon the Capital Fund Program (CFP) average over the last three years, the Housing Authority anticipates approximately \$ \$780,000 through HUD's CFP allocations on an annual basis throughout the remainder of the Consolidated Plan period to HAPGC's Public Housing program.

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

The Housing Authority of Prince George's County Surplus Properties						
	Property Address	Zip Code	Acrag	Tax ID#	Tax Value	Zoning
1	4941 Marlboro Pike, Capitol Heights	20743	1.69	17060549196	\$ 7,300.00	RT
2	10004 New Orchard Dr, Upper Marlboro	20774	15.81	17131391234	\$ 157,800.00	RR
3	5800 Leon St, Suitland	20746	29.02	17960436527	\$ 670,100.00	RR
4	1301 Marcy Ave, Oxon Hill	20745	4.18	17121238328	\$ 18,100.00	R80
5	10602 Woodlawn Blvd, Upper Marlboro	20774	9.23	17131391242	\$ 172,000.00	RR
6	13001 4th St, Bowie	20720	0.23	17141646512	\$ 60,600.00	R55
7	9218 5th St, Lanham	20706	0.17	17202194678	\$ 55,300.00	N/A
8	1214 Chapelwood Ln, Capitol Hts	20743	0.21	17182084291	\$ 35,400.00	R55
9	5113 Erno St, Capitol Hts	20743	0.15	17182080687	\$ 35,200.00	R55
10	5600 Eagle St, Capitol Hts	20743	0.14	17181997790	\$ 16,500.00	R55
11	6192 Old Central Ave, Capitol Hts	20743	0.14	17182050771	\$ 39,700.00	R55
12	6107 Jost St, Capitol Hts	20743	0.11	17182067189	\$ 35,100.00	R55
13	100 Sultan Ave, Capitol Hts	20743	0.02	17182038982	\$ 100.00	R55
14	5613 Kolb St, Capitol Hts	20743	0.2	17182096212	\$ 35,400.00	R55
15	808 60th Ave, Capitol Hts	20743	0.17	17182122273	\$ 35,300.00	R55
16	1005 57th Pl, Capitol Hts	20743	0.13	17182121911	\$ 35,100.00	R55
17	6101 J St, Landover	20785	0.11	17182000552	\$ 35,000.00	R55
18	1213 Clovis Ave, Capitol Hts	20743	0.11	17182055010	\$ 35,100.00	R55
19	813 Cypressstree Dr, Capitol Hts	20743	0.11	17182035830	\$ 35,000.00	R55
20	815 Cypressstree Dr, Capitol Hts	20743	0.1	17182062271	\$ 35,000.00	R55
21	4301 Jefferson St, Landover	20785	0.58	17202171114	\$ 57,100.00	RR
22	6106 64th Ave, Riverdale	20737	0.27	17192158020	\$ 30,000.00	R55
23	6220 64th Ave, Riverdale	20737	0.34	17192157949	\$ 61,000.00	R55
24	6016 64th Ave, Riverdale	20737	0.2	17192157865	\$ 15,100.00	R55
25	6020 64th Ave, Riverdale	20737	0.07	17192158004	\$ 200.00	R55
26	6100 64th Ave, Riverdale	20737	0.13	17192158020	\$ 10,005.00	R55
27	6004 64th Ave, Riverdale	20737	0.13	17192157873	\$ 60,100.00	R55
28	6006 64th Ave, Riverdale	20737	0.27	17192157816	\$ 60,700.00	R55
29	6511 63rd Pl, Riverdale	20737	0.28	17192157915	\$ 15,200.00	R55
30	6507 63rd Pl, Riverdale	20737	0.23	17192157923	\$ 15,100.00	R55
31	6509 63rd Pl, Riverdale	20737	0.25	17192157972	\$ 15,100.00	R55
32	4300 Vermillion Ave, Oxon Hill	20745	4.98	1239805	\$2,169,200.00	R55
				<b>Estimated Tax Value</b>	<b>\$ 4,057,905.00</b>	

**Development Project for Low-Income and Market Rate Senior Community at 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 25 accessible units and 4 HVI 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 Housing Authority Owned Property**

- HAPGC's plans 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.
- RAD Applications were submitted for Marlborough Towne, Kimberly Gardens and Rollingcrest Village. Portfolio Award was submitted for Cottage Center and Owens Road.
- Commitment to Enter into Housing Assistance Payment (CHAP) was received on Marlborough Towne, Kimberly Gardens and Rollingcrest Village.
- BV (CNA firm) was engaged to conduct RAD Capital Need Assessments (CNA)s (still under review)
- CSG Advisors has run financial models on several different options to understand any GAP funding required and to assist in prioritizing the properties to convert. 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.

### **AP-20 Annual Goals and Objectives – 24 CFR 91.220(c)(3) & (e)**

#### ***Goals Summary Information***

Consistent with the Consolidated Plan, through its 2023 Annual Action Plan 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. The following chart summarizes FY 2023 goals and outcomes:

**Table 6 – Goals and Objectives**

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	Countywide	Diverse, affordable rental and homeownership opportunities	HOME	Number of rental units constructed: 21 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: 52 units
3	Increase homeownership opportunities	FY2021	FY2025	New Unit Production	Countywide	Diverse, affordable rental and homeownership opportunities	HOME	Number of households receiving direct financial assistance: 72 households
4	Increase supply of accessible and affordable homes	FY2021	FY2025	Rehabilitation	Countywide	Accessible homes and facilities  Diverse, affordable rental and homeownership opportunities	HOME CDBG	Number of households served: 60 households
5	Prevent displacement of long-time residents	FY2021	FY2025	Rehabilitation  Tenant Based Rental Assistance (TBRA)  Emergency Rental Assistance (in response to the 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	Number of rental units rehabilitated: 52 units  Number of households assisted: 150 households

**Table 6 – Goals and Objectives**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator*
6	Support independent living for seniors and persons living with disabilities	FY2021	FY2025	Rehabilitation	Countywide	Connections between residents and businesses to services  Accessible homes and facilities  Diverse, affordable rental and homeownership opportunities	HOME CDBG	Number of households served: 60 households
7	Support persons experiencing homelessness	FY2021	FY2025	Homelessness	Countywide	Housing instability among residents experiencing a housing crisis	ESG CDBG	Persons or households assisted: 177 persons or households  Persons or households assisted with rental assistance: 40 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: 9 jobs  Number of businesses assisted: 4 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: 22,800  Number of infrastructure projects: 3
10	Support high-quality public infrastructure improvements	FY2021	FY2025	Non-Housing Community Development	Targeted	Connections between residents and businesses to services	CDBG	Persons assisted via public improvements: 22,800

**Table 6 – Goals and Objectives**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator*
11	Improve communications and information-sharing	FY2021	FY2025	Non-Housing Community Development	Countywide	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								



**AP-35 and AP-38 Projects Summary – 24 CFR 91.220(d)**

**The County will support the following CDBG, HOME, and ESG projects in FY 2023:**

**Table 7 - Projects**

<b>Community Development Block Grant (CDBG)</b>		
<b>1</b>	<b>Project Name</b>	DHCD - Housing Rehabilitation Assistance Program
<b>2</b>	<b>Project Name</b>	DHCD - Housing Rehabilitation Assistance Program Administration
<b>3</b>	<b>Project Name</b>	Glenarden Housing Authority – Roof Replacement for Public Housing Units
<b>4</b>	<b>Project Name</b>	Housing Authority of the City of College Park – Attick Towers Affordable Housing Preservation
<b>5</b>	<b>Project Name</b>	HIP - Single-Family Acquisition
<b>6</b>	<b>Project Name</b>	HIP – Rehabilitation Administration
<b>7</b>	<b>Project Name</b>	RAPGC - Homeowners Assistance Program Operating Support
<b>8</b>	<b>Project Name</b>	UCAP – Acquisition for Rehabilitation
<b>9</b>	<b>Project Name</b>	UCAP – Rehabilitation Administration
<b>10</b>	<b>Project Name</b>	UCAP - Weatherization
<b>11</b>	<b>Project Name</b>	Central Kenilworth Avenue Revitalization CDC, Inc. – Growing the Capacity of the Restaurant Section   Greater Riverdale
<b>12</b>	<b>Project Name</b>	Hyattsville CDC – Capacity Building, Business Retention and Expansion
<b>13</b>	<b>Project Name</b>	DHCD - CDBG Administration
<b>14</b>	<b>Project Name</b>	HSC - Nonprofit Capacity Building and Recovery Initiative
<b>15</b>	<b>Project Name</b>	NDC - Community Design and Planning Services
<b>16</b>	<b>Project Name</b>	Town of Landover Hills – Road Reconstruction, Sidewalk, Curb and Gutter Restoration
<b>17</b>	<b>Project Name</b>	City of New Carrollton – Frenchman’s Creek Road Resurfacing
<b>18</b>	<b>Project Name</b>	Town of Riverdale Park – 54 <sup>th</sup> Place Pocket Park and Tot Lot
<b>19</b>	<b>Project Name</b>	The Arc of Prince George’s County – Residential Facility Modifications and Rehabilitation for Health, Safety, Code Compliance and Improved Accessibility with Special Needs
<b>20</b>	<b>Project Name</b>	CASA De Maryland, Inc. – Somos Langley Park Housing Program
<b>21</b>	<b>Project Name</b>	Centro De Apoyo Familiar – Housing Stability and Financial Literacy Initiative
<b>22</b>	<b>Project Name</b>	Community Builders, LTD – Building Scholars Summer and After/Out of School Education and Outreach for At-risk Youth

23	Project Name	Employ Prince George’s, Inc. – Economic Development
24	Project Name	First Generation College Bound, Inc. – Homework Club and College Access
25	Project Name	H.O.P.E., Inc. – Home Keepers Plan: Teach and Coach Financial Capabilities
26	Project Name	Korean Community Services Center of Greater Washington – Asian Minority Outreach and Service
27	Project Name	LAYC/MMYC - Workforce Readiness Program
28	Project Name	LARS – Eviction Prevention and Community Support
29	Project Name	Legal Aid Bureau, Inc. – General Operating Support for the Prince George’s Maryland Office of Maryland Legal Aid
30	Project Name	Maryland Consumer Rights Coalition – Housing Justice in Prince George’s County
31	Project Name	Prince George’s County Child Resource Center, Inc. – Family Literacy Program
32	Project Name	Prince George’s County DSS – Elder and Vulnerable Adult Abuse Respite Care and Emergency Placement Services
33	Project Name	St. Ann’s Center for Children, Youth and Families – Supportive Transitional Housing Program
34	Project Name	SEED – Education and Counseling Program
35	Project Name	UCAP – Housing Counseling
36	Project Name	UCAP – Children’s Enrichment Program
37	Project Name	UCAP – Grace and Age Senior Program
<b>HOME Investment Partnerships (HOME)</b>		
38	Project Name	DHCD - Multi-Family Rental Housing Construction & Rehabilitation
39	Project Name	DHCD - CHDO Set-Aside Activities
40	Project Name	DHCD - CHDO Operating Assistance
41	Project Name	DHCD - HOME Administration
<b>Emergency Solutions Grants (ESG)</b>		
42	Project Name	DSS - ESG PY 35

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

In developing the FY 2023 Annual Action Plan, Prince George’s County focused on how to use its federal entitlement funds to achieve outcomes articulated in *Housing Opportunity for All*,

among other local and regional planning efforts. The four (4) outcomes that will be achieved by addressing the six (6) priority needs discussed in more detail in Consolidated Plan are: expanded partnerships and capacity; increased access to jobs, goods, and services; additional supports for vulnerable residents; and increased housing stability. The activities and programs funded detailed in this first annual action plan are designed to address these needs and achieve these outcomes, and to implement the actions detailed in *Housing Opportunity for All*.

This Annual Action Plan outlines activities that will be undertaken during the program year beginning July 1, 2022 and ending June 30, 2023. By addressing these priorities, the County strives to meet local objectives identified in the 2021-2025 Consolidated Plan. All proposed activities and projects are intended to principally benefit citizens of Prince George's County who have extremely low-, low-, and moderate-incomes and populations that have special needs, such as the homeless, elderly, disabled persons, and other special needs populations.

### **Project Summary Information**

Below is a detailed description of each project or activity planned for FY 2023 with the use of CDBG, HOME and ESG funding, including national objective and output targets.

**Table 8 – Project Summary**

<b>1</b>	<b>Project Name</b>	DHCD - Housing Rehabilitation Assistance Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Prevent displacement of long-time residents
	<b>Needs Addressed</b>	Quality/condition of housing, Housing Instability among residents experiencing a housing crisis
	<b>Funding</b>	CDBG Program Income: \$358,660
	<b>Description</b>	The Department of Housing and Community Development will use CDBG Program Income to provide approximately four (4) income-qualified households with an affordable rehabilitation loan for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards, including the elimination of all housing code violations. The majority of the applicants are households with special needs (seniors, disabled, etc.), on a fixed income, who cannot afford the upkeep of their property. The rehabilitation entails in most cases, roofing, plumbing, electrical, carpentry, window replacements, interior and exterior painting, doors, etc.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 - Households
	<b>Location Description</b>	Agency: Prince George's County Department of Housing and Community Development 9200 Basil Ct, Suite 306, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: AH-1-5-48 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab, Single-Unit Res. CDBG National Objective: LMH
<b>2</b>	<b>Project Name</b>	DHCD - Housing Rehabilitation Assistance Program Administration
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Prevent displacement of long-time residents
	<b>Needs Addressed</b>	Quality/condition of housing, Housing Instability among residents experiencing a housing crisis
	<b>Funding</b>	CDBG: \$436,513

	<b>Description</b>	The Department of Housing and Community Development will use CDBG funds to provide administrative oversight of a third-party entity administering the Housing Rehabilitation Assistance Program. This Program provides income-qualified residents with an affordable rehabilitation loan for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards, including the elimination of all housing code violations, and to physically revitalize declining neighborhoods and communities. The Program anticipates rehabilitating four (4) housing units which will be funded with CDBG Program Income in FY 2022. Up to twenty percent (20%) of the Housing Rehab Assistance Program Income can be used to support the Housing Rehab Assistance Administration project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 - Households
	<b>Location Description</b>	Agency: Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: AH-2-5-48 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab; Single-Unit Res. CDBG National Objective: LMH
<b>3</b>	<b>Project Name</b>	Glenarden Housing Authority – Roof Replacement and Public Housing Units
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Stabilize and improve rental properties
	<b>Needs Addressed</b>	Quality/condition of housing
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	The Glenarden Housing Authority will use CDBG funds to replace worn and damaged roofs on public housing units. Approximately fifteen (15) households will benefit from this project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 - Households
	<b>Location Description</b>	Agency: Glenarden Housing Authority 8639 Glenarden Parkway, Glenarden, MD 20706

	<b>Planned Activities</b>	Local ID: AH-3-2-48 Type of Recipient: Local Government Agency HUD Matrix Code: 14C - Public Housing Modernization CDBG National Objective: LMH
<b>4</b>	<b>Project Name</b>	Housing Authority of the City of College Park – Attick Towers Affordable Housing Preservation
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Stabilize and Improve Rental Properties
	<b>Needs Addressed</b>	Quality/condition of housing
	<b>Funding</b>	CDBG: \$372,752
	<b>Description</b>	The Housing Authority of the City of College Park will use CDBG funds to remove and replace the Heating/Ventilation and Air Conditioning public housing units. Approximately 108 senior/disable households will benefit from this project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	108 - Households
	<b>Location Description</b>	Agency: Housing Authority of the City of College Park 9014 Rhode Island Ave., College Park, MD 20740
	<b>Planned Activities</b>	Local ID: AH-4-2-48 Type of Recipient: Local Government Agency HUD Matrix Code: 14C – Public Housing Modernization CDBG National Objective: LMH
<b>5</b>	<b>Project Name</b>	HIP - Single-Family Acquisition
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase supply of accessible and affordable homes
	<b>Needs Addressed</b>	Diverse, affordable rental & homeownership opportunities
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	Housing Initiative Partnership, Inc. (HIP) will use CDBG funds to support the direct costs related to acquisition of vacant, distressed or foreclosed single-family houses. Approximately three (3) first-time homebuyers earning 80% or less of the area median income will benefit from this project.
	<b>Target Date</b>	12/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 - Households
	<b>Location Description</b>	Agency: Housing Initiative Partnership, Inc. 6525 Belcrest Rd, Suite 555, Hyattsville, MD 20782
	<b>Planned Activities</b>	Local ID: AH-5-4-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G – Acquisition for Rehabilitation CDBG National Objective: LMH
<b>6</b>	<b>Project Name</b>	HIP – Rehabilitation Administration
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase supply of accessible and affordable homes
	<b>Needs Addressed</b>	Diverse, affordable rental & homeownership opportunities
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	The Housing Initiative Partnership (HIP), Inc. will use CDBG funds to cover professional and staff costs related to the rehabilitation of three (3) existing vacant houses. Professional costs include architectural design and drawings, hazardous material testing and engineering services as applicable.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 - Households
	<b>Location Description</b>	Agency: Housing Initiative Partnership 6525 Belcrest Rd, Suite 555, Hyattsville, MD 20782
	<b>Planned Activities</b>	Local ID: AH-6-4-48 Type of Recipient: Non-Profit Organization HUD Matrix Code: 14H – Rehabilitation Administration CDBG National Objective: LMH
<b>7</b>	<b>Project Name</b>	RAPGC - Homeowners Assistance Program Operating Support
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase homeownership opportunities
	<b>Needs Addressed</b>	Diverse, affordable rental & homeownership opportunities
	<b>Funding</b>	CDBG: \$333,020

	<b>Description</b>	The Redevelopment Authority of Prince George's County will use CDBG funds to cover operating expenses, including staff cost to administer the HOME-assisted project "Pathway to Purchase". Pathway to Purchase provides loans to low and moderate-income first-time homebuyers. Approximately seventy-five (75) households will benefit from this project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 - Households
	<b>Location Description</b>	Agency: Redevelopment Authority of Prince George's County 9200 Basil Court, Suite 504, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: AH-7-3-48 Type of Recipient: Local Government Agency HUD Matrix Code: 14J - Housing Services, excluding Housing Counseling CDBG National Objective: LMH
<b>8</b>	<b>Project Name</b>	UCAP – Acquisition for Rehabilitation
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase supply of accessible and affordable homes
	<b>Needs Addressed</b>	Diverse, affordable rental and homeownership opportunities
	<b>Funding</b>	CDBG: \$375,000
	<b>Description</b>	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to acquire, rehabilitate and resell one (1) vacant single-family property a low and moderate-income household.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 - Household
	<b>Location Description</b>	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	<b>Planned Activities</b>	Local ID: AH-8-4-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G – Acquisition for Rehabilitation CDBG National Objective: LMH
<b>9</b>	<b>Project Name</b>	UCAP – Rehabilitation Administration
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase supply of accessible and affordable homes



	<b>Needs Addressed</b>	Diverse, affordable rental and homeownership opportunities
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	United Communities Against Poverty, Inc. will use CDBG funds for rehab admin costs associated with its Acquisition for Rehabilitation Project. Approximately one (1) household will benefit from this project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 - Household
	<b>Location Description</b>	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane Capitol Heights, MD 20743
	<b>Planned Activities</b>	Local ID: AH-9-4-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 14H – Rehabilitation Administration CDBG National Objective: LMH
<b>10</b>	<b>Project Name</b>	UCAP - Weatherization
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Prevent displacement of long-time residents
	<b>Needs Addressed</b>	Quality/condition of housing
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to provide energy savings services to approximately thirty (30) households who are low to moderate-income.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 - Households
	<b>Location Description</b>	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	<b>Planned Activities</b>	Local ID: AH-10-5-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 14F – Energy Efficiency Improvements CDBG National Objective: LMH
<b>11</b>	<b>Project Name</b>	Central Kenilworth Avenue Revitalization CDC, Inc. – Growing the Capacity of the Restaurant Sector in Greater Riverdale
	<b>Target Area</b>	County-Wide

	<b>Goals Supported</b>	Increase access to job training & economic dev. assistance
	<b>Needs Addressed</b>	Connections between residents & businesses to services
	<b>Funding</b>	CDBG: \$165,814
	<b>Description</b>	Central Kenilworth Avenue Revitalization CDC, Inc. will use CDBG funds to provide programs and services to restaurants in low to moderate-income communities to enable them to recover from the effects of COVID-19, retain staff, and compete in the marketplace. Approximately ten (10) small businesses and twenty (20) jobs will be created and/or retained.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 - Jobs created and/or retained
	<b>Location Description</b>	Agency: Central Kenilworth Avenue Revitalization CDC, Inc. 6801 Kenilworth Avenue, Suite 203, Riverdale Park, MD 20737
	<b>Planned Activities</b>	Local ID: ED-1-8-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 18B - Economic Development - Technical Assistance CDBG National Objective: LMJ
<b>12</b>	<b>Project Name</b>	Hyattsville CDC – Capacity Building, Business Retention and Expansion
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Increase access to job training & economic dev. assistance
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Hyattsville Community Development Corporation (CDC) will use CDBG funds to provide one-on-one small business consultations, resource development, and project management. Approximately twenty (20) small businesses and thirty (30) jobs will be created and/or retained.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 - Jobs created and/or retained
	<b>Location Description</b>	Agency: Hyattsville CDC 4314 Farragut Street, Hyattsville, MD 20781

	<b>Planned Activities</b>	Local ID: ED-2-8-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 18B - Economic Development - Technical Assistance CDBG National Objective: LMJ
<b>13</b>	<b>Project Name</b>	DHCD - CDBG Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$812,893
	<b>Description</b>	The Department of Housing and Community Development administers the CDBG program (including oversight, monitoring, compliance and technical assistance). The Department coordinates and prepares the County's 5-Year Consolidated Plans, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports as required by HUD to receive federal funds. The CDBG funds will cover reasonable administrative and planning costs. In addition, twenty percent (20%) of CDBG Program Income received from Multi-family and Commercial Loans and Lead Identification Field Testing program will be used for training, staff development, and other program enhancements.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Planning activity
	<b>Location Description</b>	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: PA-1-CDBG-48 Type of Recipient: Local Government Agency HUD Matrix Code: 21A - General Program Administration CDBG National Objective: N/A - Planning activity
<b>14</b>	<b>Project Name</b>	Human Services Coalition of PGC, Inc. (HSC) - Nonprofit Capacity Building and Recovery Initiative
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information-sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$98,326

	<b>Description</b>	Human Services Coalition of Prince George's County dba Nonprofit Prince George's will use CDBG funds to empower approximately 150 organizations that serve low to moderate-income households through capacity building workshops, networking events, support services and Affinity Groups.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 - Organizations
	<b>Location Description</b>	Agency: Human Services Coalition dba Nonprofit Prince George's 10201 MLK Jr., Hwy, Suite 270, Bowie, MD 20720
	<b>Planned Activities</b>	Local ID: PA-2-CDBG-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 21C - Public Information CDBG National Objective: N/A - Planning Activity
<b>15</b>	<b>Project Name</b>	NDC - Community Design and Planning Services
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information-sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$104,252
	<b>Description</b>	The Neighborhood Design Center, Inc. will use CDBG funds to provide planning and design assistance to approximately twenty-six (26) projects serving low to moderate-income residents of the County. The organization will provide highly trained design staff to manage ethical community engagement, project timelines, quality of deliverables, meeting coordination, and client relationship management.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	26- Organizations
	<b>Location Description</b>	Agency: The Neighborhood Design Center, Inc. 4318 Gallatin St, Hyattsville, MD 20781
	<b>Planned Activities</b>	Local ID: PA-3-CDBG-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 20 - Planning CDBG National Objective: N/A - Planning Activity
<b>16</b>	<b>Project Name</b>	Town of Landover Hills – Road Reconstruction, Sidewalk, Curb and Gutter Restoration

	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Support high-quality public infrastructure improve
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$123,026
	<b>Description</b>	The Town of Landover Hills will use CDBG funds to support an infrastructure project that will address deteriorated conditions and their associated improvements (sidewalks, gutters and curbs) that have, or have had, multiple potholes, utility repairs, and fissures. Approximately, 3,255 individuals will benefit from this project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,255 - People
	<b>Location Description</b>	Agency: Town of Landover Hills 6904 Taylor Street, Landover, MD 20784
	<b>Planned Activities</b>	Local ID: PF-1-10-48 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8037.00/ BG: 1 CT: 8041.02/ BG: 1
<b>17</b>	<b>Project Name</b>	City of New Carrollton – Frenchman’s Creek Road Resurfacing
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Support high-quality public infrastructure improve
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$398,159
	<b>Description</b>	The City of New Carrollton will use CDBG funds for milling; curb and apron repair; inlet, manhole and valve adjustment; asphalt resurfacing; and stripping of roadways. Approximately 1,570 individuals will benefit from this project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,570 - People

	<b>Location Description</b>	Agency: City of New Carrollton 6016 Princess Garden Parkway, New Carrollton, MD 20174
	<b>Planned Activities</b>	Local ID: PF-2-10-48 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8036.13 / BG: 2
<b>18</b>	<b>Project Name</b>	Town of Riverdale Park – 54 <sup>th</sup> Place Pocket Park and Tot Lot
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Support high-quality public infrastructure improve
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	The Town of Riverdale Park will use CDBG funds for the design, acquisition, and installation of equipment for a pocket park and tot lot. Approximately 1,395 individuals will benefit from this project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,395 - People
	<b>Location Description</b>	Agency: Town of Riverdale Park 5008 Queensbury Road, Riverdale Park, MD 20737
	<b>Planned Activities</b>	Local ID: PF-3-10-48 Type of Recipient: Local Government Agency HUD Matrix Code: 03F – Parks and Recreational Facilities CDBG National Objective: LMA
<b>19</b>	<b>Project Name</b>	The Arc of Prince George’s County – Residential Facility Modifications and Rehabilitation for Health, Safety, Code Compliance and Improved Accessibility with Special Needs
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Support independent living for seniors and persons living with disabilities
	<b>Needs Addressed</b>	Accessible homes and facilities
	<b>Funding</b>	CDBG: \$176,000
	<b>Description</b>	The Arc of Prince George’s County will use CDBG funds to rehabilitate seven (7) residential homes to become adequate living arrangements for twenty-four (24) individuals with disabilities.
	<b>Target Date</b>	12/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 – Public Facilities
	<b>Location Description</b>	Agency: The Arc of Prince George’s County 1401 McCormick Drive, Largo, MD 0774
	<b>Planned Activities</b>	Local ID: PF-4-6-48 Type of Recipient: Nonprofit Organization HUD Matrix Code: 03B – Facility for Persons with Disabilities CDBG National Objective: LMC
<b>20</b>	<b>Project Name</b>	CASA de Maryland, Inc. – Somos Langley Park Housing Program
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	CASA de Maryland, Inc. will use CDBG funds to provide tenant organizing and Know Your Rights trainings to approximately 1,200 low-income immigrant residents in Langley Park while conducting coalition-building activities and monitoring of ongoing development and policy changes.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,200 - People
	<b>Location Description</b>	Agency: CASA De Maryland, Inc. 8151 15 <sup>th</sup> Ave, Hyattsville, MD 20783
	<b>Planned Activities</b>	Local ID: PS-1-11-48 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05K – Tenant/Landlord Counseling CDBG National Objective: LMC
<b>21</b>	<b>Project Name</b>	Centro De Apoyo Familiar – Housing Stability and Financial Literacy Initiative
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924

	<b>Description</b>	Centro De Apoyo Familiar will use CDBG funds to assist approximately 500 low to moderate-income Latino households with building assets through rental counseling, housing counseling, financial coaching, credit building educational programs, and foreclosure prevention.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 - People
	<b>Location Description</b>	Agency: Centro De Apoyo Familiar 6901 Kenilworth Ave, Suite 110, Riverdale, MD 20737
	<b>Planned Activities</b>	Local ID: PS-2-11-48 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only, Under 24 CFR 5.100 CDBG National Objective: LMC
<b>22</b>	<b>Project Name</b>	Community Builders, Ltd. – Building Scholars Summer and After/Out of School Education and Outreach for At-Risk Youth
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	Community Builders Ltd. will use for education and life skills intervention with approximately 120 elementary/middle school youth identified by are schools or parents for intervention, support and academic enrichment in Capitol Heights, Marlow Heights, and Glassmanor/Oxon Hill Title I schools.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 - People
	<b>Location Description</b>	Agency: Community Builders, Ltd. 12312 Loch Carron Circle, Ft. Washington, MD 20744
	<b>Planned Activities</b>	Local ID: PS-3-11-48 Type of Recipient: Nonprofit Organization HUD Matrix Code: O5D – Youth Services CDBG National Objective: LMC
<b>23</b>	<b>Project Name</b>	Employ Prince George’s, Inc. – Economic Development
	<b>Target Area</b>	County-wide



	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	Employ Prince George's, Inc. will use CDBG funds to provide Apprenticeship, Incumbent Worker Training (IWT) and On-the-Job Training (OJT). Approximately 90 low to moderate-income people will benefit from this project.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	90 - People
	<b>Location Description</b>	Agency: Employ Prince George's, Inc. 1801 McCormick Dr., Suite 400, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: PS-4-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05H – Employment Training CDBG National Objective: LMC
<b>24</b>	<b>Project Name</b>	First Generation College Bound, Inc. – Homework Club and College Access
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	First Generation College Bound, Inc. will use CDBG funds to conduct two (2) programs, which will encourage approximately thirty (30) low to moderate-income students to attend college: the Homework Club (HWC) and College Access.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 - People
	<b>Location Description</b>	Agency: First Generation College Bound, Inc. 8101 Sandy Spring Road, Suite 230, Laurel, MD 20707
	<b>Planned Activities</b>	Local ID: PS-5-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05D - Youth Services CDBG National Objective: LMC

<b>25</b>	<b>Project Name</b>	H.O.P.E. – Home Keepers Plan: Teach and Coach Financial Capabilities
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	Housing Options and Planning Enterprises, Inc. (H.O.P.E.) will use CDBG funds to provide housing counseling and resource referrals to approximately 350 low to moderate-income renters and homeowners facing eviction.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 - Individuals
	<b>Location Description</b>	Agency: Housing Options and Planning Enterprises, Inc. 6188 Oxon Hill Road, Suite 700, Oxon Hill, MD 20745
	<b>Planned Activities</b>	Local ID: PS-6-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling Only CDBG National Objective: LMC
<b>26</b>	<b>Project Name</b>	Korean Community Service Center of Greater Washington – Asian Minority Outreach and Service
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$30,134
	<b>Description</b>	Korean Community Service Center of Greater Washington will use CDBG funds to assist approximately 170 low to moderate-income English proficient Asian Americans and new immigrants residing in Prince George’s County through culturally and linguistically competent services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	170 - People
	<b>Location Description</b>	Agency: Korean Community Service Center of Greater Washington 700 Buckingham Dr., Silver Spring, MD 20901

	<b>Planned Activities</b>	Local ID: PS-7-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed in 03T and 05A-05Y CDBG National Objective: LMC
<b>27</b>	<b>Project Name</b>	LAYC/MMYC – Workforce Readiness Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$38,856
	<b>Description</b>	Latin American Youth Center/Maryland Multicultural Youth Center (LAYC/MMYC) will use CDBG funds to provide workforce development to approximately forty (40) youth (ages 17-24) in Prince George’s County. Workforce development includes job readiness training (JRT), case management, career exploration, certification, internships, GED education, and job placement.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 - Individuals
	<b>Location Description</b>	Agency: Latin American Youth Center/Maryland Multicultural Youth Center 1419 Columbia Road, NW, Washington, DC 20009
	<b>Planned Activities</b>	Local ID: PS-8-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05H – Employment Training CDBG National Objective: LMC
<b>28</b>	<b>Project Name</b>	LARS - Eviction Prevention and Community Support
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Prevent displacement of long-time residents
	<b>Needs Addressed</b>	Housing instability among residents experiencing a housing crisis
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	Laurel Advocacy and Referral Services, Inc. will use CDBG funds to assist approximately 70 low-income individuals and families who are facing eviction or in need of first month’s rent or security deposit to maintain or secure permanent housing.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	70 - Persons
	<b>Location Description</b>	Agency: Laurel Advocacy and Referral Services, Inc. 311 Laurel Avenue, Laurel, MD 20707
	<b>Planned Activities</b>	Local ID: PS-9-5-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05Q - Subsistence Payments CDBG National Objective: LMC
<b>29</b>	<b>Project Name</b>	Legal Aid Bureau, Inc. - General Operating Support for the Prince George's Maryland Office of Maryland Legal Aid
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	Legal Aid Bureau, Inc. will use CDBG funds to provide free, civil legal services to approximately 800 low-income County residents.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	800 - Persons
	<b>Location Description</b>	Agency: Legal Aid Bureau, Inc. 500 E. Lexington Street, Baltimore, MD 21202
	<b>Planned Activities</b>	Local ID: PS-10-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05C - Legal Services CDBG National Objective: LMC
<b>30</b>	<b>Project Name</b>	Maryland Consumer Rights Coalition – Housing Justice in Prince George's County
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	\$48,807

	<b>Description</b>	The Maryland Consumer Rights Coalition will use CDBG funds to provide tenant advocacy, direct assistance in resolving tenant/landlord issues to approximately 250 low and moderate-income people; focusing on eviction counseling, code enforcement lease, and security deposit issues.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 - People
	<b>Location Description</b>	Agency: Maryland Consumer Rights Coalition 2209 Maryland Ave, Baltimore, MD 21218
	<b>Planned Activities</b>	Local ID: PS-11-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05C - Legal Services CDBG National Objective: LMC
<b>31</b>	<b>Project Name</b>	Prince George's Child Resource Center, Inc. - Family Literacy Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$28,924
	<b>Description</b>	Prince George's Child Resource Center, Inc. will use CDBG funds to provide free year-round adult education classes like English as a Second Language (ESL), English literacy, High School Equivalency (HSE), computer literacy, and employment readiness. Approximately 220 low to moderate-income individuals will benefit from this project.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 - People
	<b>Location Description</b>	Agency: Prince George's Child Resource Center, Inc. 9475 Lottsford Road, Suite 202, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: PS-12-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed in 03T and 05A-05Y CDBG National Objective: LMC
<b>32</b>	<b>Project Name</b>	Prince George's County DSS – Elder and Vulnerable Adult Abuse Respite Care and Emergency Placement Services

	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$23,924
	<b>Description</b>	Prince George's County Department of Social Services (DSS) will use CDBG funds to provide short-term comprehensive services to approximately thirty (30) residents who are 62 years or older, have a physical and/or mental disability which is permanent or chronic, and are determined to be at-risk of abuse, neglect, or exploitation. Services include (1) respite care (2) emergency shelter services and (3) essential items and support services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 - People
	<b>Location Description</b>	Agency: Prince George's County Department of Social Services 805 Brightseat Road, Landover, MD 20785
	<b>Planned Activities</b>	Local ID: PS-13-6-48 Type of Recipient: Local Government Agency HUD Matrix Code: 05B – Services for Persons with Disabilities CDBG National Objective: LMC
<b>33</b>	<b>Project Name</b>	St. Ann's Center for Children, Youth and Families – Supportive Transitional Housing Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	St. Ann's Center for Children, Youth and Families to use CDBG funds to provide housing for approximately forty (40) homeless women and their families. Wrap-around services are offered including healthcare, counseling and social work support, classes in parenting, life skills and financial literacy.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 - People
	<b>Location Description</b>	Agency: St. Ann's Center for Children, Youth and Families 4901 Eastern Ave, Hyattsville, MD 20782

	<b>Planned Activities</b>	Local ID: PS-14-7-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 03T – Homeless/AIDS Patients Programs CDBG National Objective: LMC
<b>34</b>	<b>Project Name</b>	SEED – Education and Counseling Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$48,924
	<b>Description</b>	Sowing Empowerment and Economic Development, Inc. (SEED) will use CDBG funds to educate approximately 200 low to moderate-income consumers utilizing SEED’s financial counseling and homeownership preparation formulas for delivering well-prepared, well-educated, and default resistant homebuyers.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 - Persons
	<b>Location Description</b>	Agency: Sowing Empowerment and Economic Development, Inc. 6201 Riverdale Road, Suite 200, Riverdale, MD 20737
	<b>Planned Activities</b>	Local ID: PS-15-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling CDBG National Objective: LMC
<b>35</b>	<b>Project Name</b>	UCAP - Housing Counseling
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$43,924
	<b>Description</b>	United Communities Against Poverty, Inc. will use CDBG funds to provide approximately 160 first-time homebuyers with English and Spanish speaking housing counseling education, foreclosure or mediation services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	160 - Persons

	<b>Location Description</b>	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	<b>Planned Activities</b>	Local ID: PS-16-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling CDBG National Objective: LMC
<b>36</b>	<b>Project Name</b>	UCAP – Children’s Enrichment Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$28,877
	<b>Description</b>	United Communities Against Poverty, Inc. will use CDBG funds to
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 - Persons
	<b>Location Description</b>	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	<b>Planned Activities</b>	Local ID: PS-17-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05L – Child Care Services CDBG National Objective: LMC
<b>37</b>	<b>Project Name</b>	UCAP – Grace and Age Senior Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Improve communications and information sharing
	<b>Needs Addressed</b>	Connections btw residents & businesses to services
	<b>Funding</b>	CDBG: \$28,925
	<b>Description</b>	United Communities Against Poverty, Inc. will use CDBG funds to provide transportation to community events (i.e., food delivery and educational activities) for approximately thirty (30) people 65 years and older. The program consists of providing companionship to homebound seniors, those living in nursing homes, and senior living facilities.
	<b>Target Date</b>	6/30/2023



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 - Persons
	<b>Location Description</b>	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	<b>Planned Activities</b>	Local ID: PS-18-11-48 Type of Recipient: Non-profit Organization HUD Matrix Code: 05A – Senior Services CDBG National Objective: LMC
<b>38</b>	<b>Project Name</b>	DHCD - Multi-Family Rental Housing Construction & Rehabilitation
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase supply of affordable rental homes Stabilize and improve rental properties Support independent living for seniors and persons living with disabilities
	<b>Needs Addressed</b>	Diverse, affordable rental & homeownership opportunities Quality/condition of housing Loss of existing affordable housing opportunities
	<b>Funding</b>	HOME: \$1,643,994
	<b>Description</b>	The Department of Housing and Community Development will use HOME entitlement funds as gap financing to enhance the financial feasibility of multi-family projects funded with local or state issued tax-exempt bond financing, federal low-income housing tax credits, and private financing. Applications are accepted on a "rolling basis". Approximately eleven (11) households will benefit from each project.  DHCD will also use HOME Program Income for new multi-family construction, rehabilitation of affordable, workforce housing opportunities, and/or homebuyer activities.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 - Households
	<b>Location Description</b>	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: AH-1-2-6-31 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A

<b>39</b>	<b>Project Name</b>	DHCD - CHDO Set-Aside Activities
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Increase supply of affordable rental homes Stabilize and improve rental properties Increase homeownership opportunities
	<b>Needs Addressed</b>	Diverse, affordable rental & homeownership opportunities Quality/condition of housing Loss of existing affordable housing opportunities
	<b>Funding</b>	HOME: \$352,284
	<b>Description</b>	The Department of Housing and Community Development (DHCD) sets aside a minimum of 15 percent (15%) of the HOME allocation for housing development activities in which qualified Community Housing Development Organizations (CHDOs) are the owners, developers and/or sponsors of the housing project(s). Eligible activities include technical assistance; acquisition, rehabilitation, and new construction of rental housing: acquisition, rehabilitation, and new construction of homeowner properties; and direct financial assistance to purchasers of HOME-assisted housing sponsored or developed by a CHDO. Approximately two (2) households will benefit from a CHDO project.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 - Households
	<b>Location Description</b>	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: AH-1-2-3-4-31 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
<b>40</b>	<b>Project Name</b>	DHCD - CHDO Operating Assistance
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	HOME: \$117,428
	<b>Description</b>	Five percent (5%) of the HOME allocation provides general operating assistance to Community Housing Development Organizations (CHDOs) receiving set-aside funds.
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306
	<b>Planned Activities</b>	Local ID: AH-5-7-8-9-10-31 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
<b>41</b>	<b>Project Name</b>	DHCD - HOME Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	HOME: \$234,856
	<b>Description</b>	The Department of Housing and Community Development (DHCD) uses the HOME allocation for reasonable administrative and planning costs. In addition, up to ten percent (10%) of all program income is deposited into the HOME account during the program year and is used for administrative and planning costs.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	<b>Planned Activities</b>	Local ID: PA-HOME-31 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
<b>42</b>	<b>Project Name</b>	DSS - ESG PY 35
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Support persons experiencing homelessness
	<b>Needs Addressed</b>	Housing instability of residents experiencing a crisis
	<b>Funding</b>	ESG: \$437,663

	<b>Description</b>	The Department of Social Services (DSS) will use ESG funds to implement the following ESG Programs in Program Year (PY) 35: Shelters Operation and Essential Services, Street Outreach, HMIS, Rapid Re-housing, and Homelessness Prevention. The Department uses up to 7.5% of its HESG funds for administrative costs. Approximately, 1,035 individuals and families will be assisted.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,035 - Homeless and at-risk homeless individuals and families
	<b>Location Description</b>	Agency: Department of Social Services 805 Brightseat Road, Landover, MD 20785
	<b>Planned Activities</b>	Local IDs: Shelter (HP-1-7-35), Street Outreach (HP-2-7-35), HMIS (HP-3-7-35), RRH (HP-4-7-35), HP (HP-5-7-35), and Administration (PA-HESG-6-35) Type of Recipient: Local Government Agency HUD Matrix Code: 03T - Homeless/AIDS Patients Programs, 21A - General Program Administration

## **AP-50 Geographic Distribution – 24 CFR 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

#### **Minority 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 clustered in the inner-ring of North County, adjacent to Montgomery County (See Appendix C – Minority Concentration Maps). Areas with concentrations of Asian American residents are largely clustered in the northern corner of this edge.<sup>5</sup>

#### **Geographic Areas for Investment**

Prince George's County will consider the following two factors when prioritizing its federal investments for FY 2023: 1) areas with concentrations of at least 51 percent low-or-moderate-income persons; and 2) target areas from Housing Opportunity for All. (See Appendix C – Geographic Distribution Maps)

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.
- **Priority Need: Connections between residents and businesses to services**
- **Geographic Priorities** – Access to jobs, goods, and services, including areas where

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<sup>5</sup> ibid

households are underserved by current transit service; proximity to transit stops; opportunity zones; NRSAs

**Priority Need: Accessible homes and facilities**

- Geographic Priority – Countywide

**Priority Need: Diverse, affordable rental and homeownership opportunities**

- Geographic Priority – Countywide; opportunity zones

**Priority Need: Quality/condition of housing**

- Geographic Priority – Countywide

**Priority Need: Housing instability among residents experiencing a housing crisis**

- Geographic Priority – Countywide

**Priority Need: Loss of existing affordable housing opportunities**

- Geographic Priorities – Access to jobs, goods, and services; social capital; community institutions; proximity to transit stops

**Table 9 - Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
County-Wide	100%

**Rationale for the priorities for allocating investments geographically**

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 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.

**AP-55 Affordable Housing – 24 CFR 91.220(g)**

According to Title II of the Cranston - Gonzalez National Affordable Housing Act, as amended, Prince George’s County must describe the projected number of households that meet the Section 215 Qualifications as Affordable Housing requirements with federally funded programs

(CDBG, HOME, and ESG). The accepted definition of affordability for a household is generally described as spending no more than 30 percent of annual income on housing (including rental and owner housing).

In FY 2023, the annual goal is to assist 352 LMI individuals/families (homeless, non-homeless, and with special needs) in the production of new units, rehabilitation of existing units, homebuyer assistance, and/or rental assistance.

The following tables provide the projected number of households the County expects to serve with the use of CDBG, HOME, and ESG funds.

**Table 10 – Affordable Housing Goals**

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	337
Special-Needs	0
<b>Total</b>	<b>352</b>
One Year Goals for the Number of Households Supported Through	
Rental Assistance	105
The Production of New Units	0
Rehab of Existing Units	168
Acquisition of Existing Units	79
<b>Total</b>	<b>352</b>

The County plans to use CDBG, HOME, and ESG funds in FY 2023 to provide affordable housing options to LMI households utilizing the following strategies:

- Rental Assistance – The County anticipates ESG funds will assist in providing rental assistance benefiting approximately 15 homeless families and 90 families at risk of homelessness.
- Production of New Units – The County does not anticipate any HOME projects will be completed during FY 2023 to assist persons with special needs (i.e., seniors).
- Rehab of Existing Units – The County anticipates CDBG funds will assist in the rehabilitation of existing single-family homes and rental units, benefiting approximately 168 LMI families.
- Acquisition of Existing Units – The County anticipates CDBG funds will be used to acquire and/or rehabilitate homes to preserve affordable housing for approximately 79 LMI families. All 79 units are for non-homeless individuals/families.

## **AP-60 Public Housing – 24 CFR 91.220(h)**

Activities that will be undertaken by the jurisdiction to address the housing and supportive services needs identified in accordance with 24 C.F.R. §91.215 (e) are as follows:

- Provide housing for 185 persons with HIV/AIDS.
- Provide HIV/AIDS operational services for 185 persons.
- Provide TBRA/Rapid Re-housing assistance for 61 homeless persons.
- Provide homeless prevention services to 230 persons.
- Provide financial assistance to 94 homebuyers.
- Provide various public services to support seniors, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addictions and public housing residents.
- Evaluate repositioning of Public Housing alternatives provided by HUD for the Conversion of Public Housing over the next three (3) to five (5) years.
- Develop a 163-unit multifamily/mixed-income dwelling for families and individuals age 62 and above as redevelopment for the 1313 Southern Avenue property (formerly known as McGuire Housing).
- Provide Housing Authority goals and objectives consistent with the 2021 – 2025 Consolidated Plan, to include the Voluntary Compliance Agreement (VCA) and the Disability Rights Maryland (DRM) Settlement Agreement.

## **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Housing Authority of Prince George’s County (HAPGC) will continue to address all compliance findings, as identified by HUD under the VCA and DRM Agreement to satisfy Section 504 Program requirements. The HAPGC will continue to execute the following actions in FY 2022:

- Hire technical assistance staff to aid with policy and compliance concerns.
- Update existing HCV Administrative Plan and Public Housing’s Admissions and Continue Occupancy Policies.
- Subject to the approval of its Reasonable Accommodation Policy, post a copy of the policy and provided notice to tenants of the updates policy.
- Provide exterior accessible routes at Public Housing developments, where applicable.
- Perform a self-evaluation of current policies and practices, and execute corrective steps to remedy any discrimination, as appropriate.
- Provide a copy of complaint and grievance procedures to tenants, subject to approval.
- Provide 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.
- Display fair housing posters in all locations where business is conducted.



## **Activities to Increase Resident Involvement**

The HAPGC executes the following actions to increase resident involvement:

### **Resident Boards & Councils**

- Provide periodic Board meetings (on pause during Covid) at public housing properties as a mechanism for increasing resident involvement.
- Provide virtual access to monthly board meetings, Resident Advisory Board meeting and public hearings.
- Monthly Resident Advisory Board and Resident Council meetings are held by the residents.

### **Resident Services**

- Provide a comprehensive network of supportive services through collaboration with County agencies and community-based organizations for resident services. Services are targeted for at-risk seniors and individuals with disabilities at four (4) public housing properties. Also, provide cross partnerships for
- Operate as Family Resource Academies, in public housing converted community spaces used for 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 (*Activities may be suspended during Covid*)

### **Is the public housing agency designated as troubled, under 24 C.F.R. part 902?**

No, the HAPGC is designated as a standard performer.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

## **AP-65 Homeless and Other Special Needs Activities – 24 CFR 91.220(i)**

The Prince George’s County 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.
- Build and sustain the political will and community support needed to permanently end homelessness.

As part of the County’s Consolidated 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 SOAR team, Crisis response teams, faith ministries, Warm Nights (the County’s emergency overflow shelter), Soup kitchens and other individual outreach to known encampments. These efforts are crucial to developing trust among many of the CoC’s unsheltered and stable funding is essential to long term sustainability of this effort. Of particular concern to the CoC, is the continued lack of immediate behavioral health crisis beds with intensive treatment services available for those unsheltered persons experiencing a crisis. Development of these resources which has proven so successful in other parts of the Country, is – and remains - a CoC funding priority.

**Centralized intake and assessment / Homeless Hotline:** The County’s Homeless Hotline provides 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 develop 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 person.

Finally, the CoC has opened a drop-in center for youth and young adults and is working on a plan to open one or more drop-in centers for adults and families that will provide one-stop access to resources for individuals and families experiencing homelessness with the aim of quickly ending their homelessness. This provides a 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 be to triage and facilitate the quickest route to permanency for all consumers. It is important to note that the County currently has very limited non COVID 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. In addition, there are currently no funds set aside for a housing bonus or landlord mitigation fund – both of which have proven successful elsewhere in encouraging local landlords to partner with the CoC on rapid exit strategies and to incentivize landlords to support the housing needs of persons experiencing homelessness, particularly those with poor credit or eviction histories. This is a challenge that will need to be addressed 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 421 regular emergency shelter beds (184 for families, 217 for individuals, and 20 for unaccompanied youth), 43 domestic violence survivor emergency shelter beds (all for families), 154 transitional shelter beds (88 for families, 12 for individuals, and 56

for unaccompanied youth), and 144 rapid re-housing beds (88 for families and 56 for singles). 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 and a permanent location for the Warm Nights overflow program which provides the CoC with a unique opportunity to design emergency shelters that are highly flexible, incorporate lessons learned from the pandemic response, increase equitable access, 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. Access to site based vouchers for CoC PSH expansion and 5. Expanded deeply affordable housing, shallow subsidy rental assistance programs and additional set aside housing vouchers to support permanent housing and move on strategies for lower acuity residents from CoC PSH programs.

Under the current CoC system, the shelter pathway is no longer 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 composite scoring structure 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 composite vulnerability index is calculated that prioritizes within 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 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 experiences of homelessness are 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 sub-population. Finally, the County has a small housing retention initiative (2 Resident 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, 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.
- Expansion of deeply affordable and accessible units to accommodate special housing needs of high need, extremely low-income residents

- 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 if 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 assessment 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, EHV, 811, FUP, FUP-Y, FYI, VASH, Section 202, Pay for Success, and other federal opportunities.
- 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, launched a drop in center and street outreach program, created 20 beds of emergency shelter, 4 host home beds, 56 beds of transitional and rapid rehousing, 16 beds of permanent supportive 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<sup>6</sup>, helped pass legislation that resulted in Youth REACH MD - a statewide enumerative effort to count this sub-population, adding homeless youth to the list of those eligible for tuition waivers, establishing a minor's right to consent to shelter law, 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, has complete the Coordinated Community Plan (the goals, programs and strategies of which are incorporated here by reference as County recognized priorities in the 2020-2025 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 a vulnerability assessment and composite 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 16 were identified as homeless during the FY 2021 Point in Time count.

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<sup>6</sup> 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.

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; Creation of a step down criminogenic transition program with supports, 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 FY 2021 the specialized shelter was only able to serve 189 survivor households while the regular shelter system served an additional 21 survivor households 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 (incorporated herein by reference) as County recognized priorities in the 2020-2025 consolidated plan.

- *Vulnerable Elderly and Aging:* Elderly and aging accounts for the largest subpopulation growth in the County's homeless population (a 60% increase in 2021 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, Section 202, 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.

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

Based on data from the Maryland Department of Health and Mental Hygiene, there were 311 persons diagnosed with HIV in Prince George's County in 2018. Of the 311 HIV diagnoses in 2018, 34.7% were among adults ages 20-29 years old, 25.7% were among those ages 30-39, and

15.1% were among those ages 40-49 years old.

The supply of affordable rental units is very limited. Declines in vacancy rates and increases in average rents create an affordability barrier for residents. Individuals who do not receive rent subsidy have difficulty finding appropriate places to live. Apartments are generally too expensive for many low-income residents. Renters in this region often incur housing cost burdens.

It is projected that the need for services will continue to increase as the life span of persons living with HIV/AIDS continues to improve. Every effort must be made to stabilize adequate living conditions to prevent homelessness and premature placement of dependent children into foster care. Through the HOPWA Program, tenant-based rental assistance and housing related short-term assistance are offered to individuals and families living in shelters or who are in imminent danger of becoming homeless. HOPWA provides ongoing housing assistance to households with family members affected by the virus. It also provides emergency assistance on a case-by-case basis for HIV/AIDS-affected households.

As stated, the HAHSTA is the administrative agent for Suburban Maryland. This region includes Prince George's County, Calvert County, and Charles County. Suburban Maryland jurisdictions operate HOPWA programs in collaboration with nonprofit organizations that help clients meet their daily needs for housing, mental health, substance abuse treatment, and other supportive services. Each HOPWA agency assists participants toward self-sufficiency by providing referrals to job training and rehabilitation programs. All HOPWA agencies in Suburban Maryland participate in their respective County's Continuum of Care (CoC) Plan. The priorities and allocations of the Suburban Maryland region correlate with those of the Washington, D.C. Eligible Metropolitan Statistical Area.

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

It is anticipated in FY 2023 with the use of available HOPWA funds, 150 individuals and families will receive housing assistance. Approximately 85 individuals and families will receive tenant-based rental assistance and 65 individuals and families will receive housing related short-term assistance (short-term rent, mortgage, and utility assistance). Currently, Suburban Maryland does not use HOPWA funds for supportive services due to funding availability. However, Suburban Maryland provides a link to supportive services.

Currently, there are over 200 clients on the waiting list for housing. The housing gaps are emergency housing, transitional housing, long-term housing facilities. The County considers this need a "high priority". Therefore, the five-year goal is to provide housing opportunities for as many clients that the funding will allow with HIV/AIDS and their families and to continue to

provide supportive services for existing and new clients.

HAHSTA subcontracts with the Housing Counseling Services, Inc. (HCS). HCS administers the Metropolitan Housing Access Program (MHAP), the centralized source for housing services and housing information for persons living with HIV/AIDS (PLWHA) in the District of Columbia, Prince George's County, and Charles County. MHAP services differ depending on where you live. Find out which MHAP services are available in Prince George's County, Maryland: <http://housingetc.org/metropolitan-housing-access-program-mhap-prince-georges-county-md/> or contact the Housing Counseling Services, Inc. at 202-667-7006 for more information.

## **AP-75 Barriers to affordable housing – 24 CFR 91.220(j)**

### **Introduction:**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

### **Introduction:**

Prince George's County conducted an Analysis of Impediments to Fair Housing Choice (AI) in alignment with the County's FY 2021-2025 Consolidated Plan cycle.<sup>7</sup> The AI requires that the County consider how funds by the U.S. Department of Housing and Urban Development will "affirmatively further fair housing" as required under the Fair Housing Act of 1968 and the Housing and Community Development Act of 1974, as amended.

The AI analyzes the disparities in access to housing as well as policies, practices, and procedures that limit housing choice to protected classes. The Fair Housing Act ensures that no person will be denied the sale or rental of housing because of their race, color, religion, sex, familial status, and persons with disabilities (protected classes). The County also includes protection for: age, occupation, political opinion, personal appearance, and most recently, source of income. The AI includes a market analysis, and a review of policies, practices, and procedures that impede or limit housing choice. Some examples of topics that are barriers to housing and impede housing choice include:

- Racial and ethnic segregation especially concentrated areas of poverty.
- Gentrification and displacement of residents from their communities.
- Access to communities with high quality schools, good jobs, and public transportation.
- Access barriers for people with disabilities.
- Zoning regulations that limit housing types.
- Fair housing rights and enforcement.
- Seniors, families with children, Housing Choice Voucher holders, and persons with disabilities face unique housing challenges.

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<sup>7</sup> Adopted by the Prince George's County Council on November 10, 2020 through Council Resolution CR-092-2020.

The County has identified the following barriers to fair housing choice:

### **Demographics**

The AI includes an analysis of demographic, economic, and housing information for Prince George's County and the City of Bowie, along with comparisons with the Washington DC metropolitan area and the State of Maryland. The demographic analysis is designed to describe the underlying conditions that shape housing market behavior and access to housing opportunities in Prince George's County and the City of Bowie. This analysis is also intended to help the County and City plan for where there are likely to be growing housing needs in the future.

Among the key findings from the demographic analysis:

### **Population**

- Since 2000, the Black population in Prince George's County has stayed relatively stable, while the White population has continued to decline. The biggest change in the racial/ethnic composition of both Prince George's County and the City of Bowie has been the dramatic growth of the Hispanic population.
- An estimated one of out of ten Prince George's County residents age five and older speak English less than "very well," with Spanish being, by far, the most common language spoken. The number of non-English speakers has increased dramatically since 2000.
- Nearly one in 10 County and City residents has a physical or cognitive disability, comparable to rates in the Washington DC region and the State of Maryland. Because disability status and age are highly correlated, the disabled population likely will increase significantly in the next two decades as the population ages.

### **Income and Poverty**

- In Prince George's County and the City of Bowie, Black households have a higher median household income than the overall median. In addition, poverty rates for Black residents in Prince George's County are lower than for other racial and ethnic groups. Rates of poverty among Hispanic residents are higher in Prince George's County but are lower in the City of Bowie.

### **Employment**

- Since 2015, job growth in Prince George's County has outpaced growth in both Montgomery County and the State of Maryland. However, the County's economy

continues to be more highly concentrated in public sector employment and lower-wage industries.

## **Housing Market**

- Prince George's County felt the effects of the 2006 to 2009 housing market downturn more acutely than most of the rest of the Washington DC metropolitan area, and the County took longer to recover. However, home prices have been up strongly in recent years, which is a positive for current homeowners, but is making it more difficult for first-time buyers.
- In both Prince George's County and the City of Bowie, there has been a substantial decrease in the number of rental units with rents below \$1,000. At the same time, new high-rent units have been added to the stock, often with rents of \$2,000 or more. Rising rents have created significant affordability challenges for individuals and families with low and moderate incomes.

## **Segregation/Integration**

Measures of racial segregation are important for understanding how historic residential settlement patterns have had an impact on the ability for individuals and families in Prince George's County and the City of Bowie to access opportunity. This section uses segregation indices and mapping to evaluate patterns of segregation and integration within the County and City. Key findings from the segregation/integration analysis include the following:

- There remains persistently high racial and ethnic segregation in Prince George's County, with residential segregation levels virtually unchanged over the past two decades. Across the region, levels of Black-Hispanic segregation are highest in the District of Columbia and Prince George's County. The Hispanic-White segregation measure is higher in Prince George's County than in other Washington DC area jurisdictions.
- The residential locations of the foreign-born population are strongly associated with the locations of the County's Hispanic population, with high concentrations of foreign-born residents in Langley Park, Chillum, and Adelphi. These are neighborhoods where Limited English Proficient (LEP) residents also are highly concentrated.
- There are more than 83,000 residents in Prince George's County with one or more disabilities, including about 5,350 residents of the City of Bowie. There are neighborhoods with large populations of disabled persons in many parts of the County, including many areas with relatively high levels of poverty.

## **Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)**

Analyzing the locations and population characteristics of R/ECAPs in Prince George’s County can help to better understand entrenched patterns of segregation and poverty, which is critical in assessing where public- and private-sector investments are most needed, and whether local policies and programs are helping to alleviate—or, alternatively, have the effect of increasing— income and racial segregation.

- Only four Census tracts in Prince George’s County, fewer than 2% of all Census tracts, meet HUD’s definition of racially and ethnically concentrated areas of poverty. There are no R/ECAPs located in the City of Bowie.
- Hispanic residents and Asian residents make up disproportionately high shares of individuals living in the County’s R/ECAPs. Black Prince George’s County residents are less likely than residents of other races/ethnicities to live in racially and ethnically concentrated areas of poverty.
- Persons with a disability in Prince George’s County are modestly more likely to reside in a R/ECAP than are residents without a disability.

## **Disparities in Access to Opportunity**

There is a broad set of research that has documented the important links between health, education, and economic outcomes of individuals and families and the quality of the neighborhoods in which they live. Access to a wide range of education, employment, transportation, and health services and amenities is critical for ensuring successful outcomes for families and children. When segments of the population do not have access to these opportunities, then the entire community is negatively impacted.

The AI examined access to various types of opportunities—education, employment, transportation, low-poverty neighborhoods, and environmentally healthy neighborhoods. The analysis included a synthesis of the barriers faced by members of protected classes in accessing opportunities in Prince George’s County and the City of Bowie.

### **Education**

Access to education is critical for ensuring opportunities for economic mobility and success. There are indicators that patterns of residential segregation in Prince George’s County have left some individuals, children, and families with a lack of access to high-quality education, while others benefit from high-quality educational opportunities.

### **Employment**

When individuals have good access to jobs, there is a wide range of beneficial outcomes, including family and housing stability, dismantling of intergenerational poverty, and

opportunities for upward economic mobility. In Prince George’s County, there remain disparities in employment opportunities and outcomes.

- Neighborhoods in Prince George’s County with higher shares of Black residents tend to have access to fewer jobs, based on HUD’s Jobs Proximity Index, compared to neighborhoods with lower shares of Black residents. By contrast, neighborhoods in the County with relatively high concentrations of Hispanic residents, who tend to reside in a handful of close-in neighborhoods near major transportation routes, tend to have higher employment access.
- There is an on-going need for greater job skills training, especially among protected classes and public housing residents. The City of Bowie is focusing its attention on City youth, especially those disengaged from work or school, through its Life Skills and STEM program that prepares youth for higher-paying professional jobs in industries such as information technology, cybersecurity, aeronautics, science, and the medical field. Expanding access to employment centers also remains essential. Construction of the Purple Line from New Carrollton to Bethesda is supposed to improve access to job opportunities; however, much will depend on the fare and operating hours, as well as future redevelopment along the Purple Line corridor.

### **Transportation**

Disparate access to transportation options can often be a major impediment to economic mobility. In fact, a comprehensive study of economic mobility found that “the relationship between transportation and social mobility is stronger than that between mobility and several other factors, like crime, elementary-school test scores, or the percentage of two-parent families in a community.”

- In Prince George’s County and the City of Bowie, lower-income residents and non-White residents are more likely than more affluent residents and White residents to rely on public transportation and to have longer commutes. Transportation opportunities depend on both household income and place of residence within the County or City. Disparities in these opportunities can exacerbate gaps in economic mobility.

### **Low-Poverty Exposure**

Researchers, advocates, educators, health care professionals, and others all know how neighborhood environments—particularly the presence of poverty—has long-lasting impacts on children’s eventual success in adulthood.

- There are significant variations in poverty rates across the County. Census tracts with higher shares of Black residents have a somewhat lower average poverty rate than the overall rate for the County. By contrast, neighborhoods with relatively high shares of Hispanic residents tend to have more concentrated poverty.



## **Environmentally Healthy Neighborhoods**

Environmentally healthy neighborhoods are defined as places with healthy physical environments, free from pollutants, with limited exposure to crime, and availability of healthy options. However, lower-income families, persons of color, and disabled individuals are often disproportionately negatively impacted by unhealthy neighborhoods. Research has demonstrated important links between environmentally healthy environments and individual health outcomes. For example, one study found that exposure to health hazards accounts for up to 60% of racial disparities in intergenerational inequality.

## **Disproportionate Housing Needs**

The AI included assessments of housing challenges in Prince George’s County and the City of Bowie, including housing cost burden, evictions, homelessness, and housing vacancies, which are important issues to evaluate, particularly as members of protected classes are routinely more severely impacted by these challenges. In addition, the evaluation includes an analysis of homeownership and access to home mortgages.

## **Disability and Access**

Based on the data, interviews, and focus groups analyzed, it was determined that the protected class with the most underserved needs in Prince George’s County are disabled persons.

## **Summary of Fair Housing Goals and Strategies**

The AI Fair Housing report identified the following top fair housing issues based on the Analysis of Fair Housing Issues, Disparities in Access to Opportunity, and Disproportionate Housing Needs:

1. Inadequate Fair Housing Enforcement
2. Limited Housing Choices for Persons with Disabilities
3. Persistent Housing Challenges Among Hispanic Residents
4. Insufficient Funding for Nonprofit Organization
5. Limited Homeownership Options for Subgroups of County and City Residents
6. Need for Affordable Housing for Vulnerable Populations
7. Limited Access to High-Quality Neighborhoods for Residents of Many Parts of the County

## **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing:**

The County continues to reduce the barriers identified in its 2019 AI update by assigning specific tasks and recommended actions to address each identified impediment. Additionally, the County is in the process of developing a Language Access Plan (LAP), which will help address the goal to better reach persons with Limited English Proficiency (LEP). Currently, the DHCD has taken steps to broaden its outreach with translation of its public notices from English to

Spanish, as well as providing translation services as public meetings.

The following are the fair housing goals and actions that address the fair housing issues and impediments listed above.

**Goal 1: Complete steps to create a fair housing enforcement ecosystem for Prince George’s County**

**Action Taken:**

- Attain Fair Housing Assistance Program (FHAP) status for the HRC and amend Division 12 to allow HRC to investigate cases.
- Identify and fund a nonprofit partner as a certified fair housing organization able to conduct fair housing testing.
- Increase training on fair housing, the Americans with Disabilities Act, Section 504, and other applicable laws and regulations.
- Share data and findings with Washington metro region’s Regional Analysis of Impediments effort.

**Goal 2: Address deficiencies related to the Ripley settlement**

**Action Taken:**

- Expand the capacity of the County’s 504 Coordinator by adding resources.
- Prioritize the County’s Housing Rehabilitation Assistance Program (HRAP) for persons with disabilities and seniors.
- Create a Visitability Advisory Board to ensure that that all CDBG and HOME-assisted units comply with visitability standards.
- Consider developing an online tools to assist in the identification of accessible housing units.

**Goal 3: Prioritize programs and funding for persons with disabilities, homeless individuals and families, and seniors**

**Action Taken:**

- Convert HOME funding to Tenant-Based Rental Assistance Program (TBRA) to prioritize disabled persons, seniors, and single-headed households in danger of homelessness.
- Add priority points in the CDBG grant selection process for organizations that provide public services that serve disabled, Latino, and senior communities.
- Prioritize Housing Trust Fund dollars for the construction of affordable housing for individuals and families at 30% AMI and below, especially persons with disabilities and seniors.
- Develop new senior housing developments with greater access to transportation, retail, and services.

#### **Goal 4: Ensure language access especially for the county's Spanish speaking population**

##### **Action Taken:**

- Complete the four-factor analysis to determine whether programs are adequately accessible to those with limited English proficiency (LEP).
- Identify and fund a HUD-certified nonprofit housing counseling partner that can increase the number of bilingual counselors and provide education on tenant rights and rental counseling.
- Increase and improve code enforcement efforts.

#### **Goal 5: Balance investments in revitalizing distressed communities (including R/ECAPs) with investments to expand affordable housing options in neighborhoods of opportunity**

##### **Action Taken:**

- Support Plan 2035's vision by targeting funds identified in the plan's Growth Policy
- Engage in transportation equity issues.
- Consider environmental justice concerns in the siting and location of new affordable housing developments, as well as opportunities for the relocation of affected lower-income residents, particularly seniors and children with health concerns.
- Fully launch Right of First Refusal Program (ROFR).
- Establish clearer standards for the County's Payment in Lieu of Taxes (PILOT) program.
- Reconsider adoption of an Accessory Dwelling Unit (ADU) policy.

**AP-85 Other Actions – 24 CFR 91.220(k)**

**Introduction:**

**Actions planned to address obstacles to meeting underserved needs**

Households with extremely low-income (0-30) percent of their median family income) and who spend more than half of their income on housing, are considered under-served and have the “worst-case needs.” Most of these households are renters. Funding remains the largest obstacle to meeting these under-served needs. To address this issue, County leverages limited HUD funds by encouraging and forming partnerships with nonprofit organizations, local government agencies, municipalities, and for-profit organizations for housing projects that will serve households at or below 30 percent of the area median income (AMI). The following are CDBG, HOME, ESG, HOPWA, Public Housing, and Housing Choice Voucher projects that will serve under-served households during FY 2023.

**Table 11 – FY 2023 Projects Serving Households at or below 30 Percent of the AMI**

<b>Resource</b>	<b>Project Types</b>	<b>Income Limits</b>	<b>Proposed Number of Households Served</b>
CDBG	Homeowner Rehab Rental Assistance	0 – 80% AMI	157 - Households
HOME	Multi-Family Housing Rental Rehab and Construction	0 – 80% AMI	11 - Seniors, Persons with Disabilities and/or Low to Moderate Income Households
ESG	Rental Assistance	0 – 50% AMI	35 - Individuals and Families experiencing homelessness or at risk of homelessness
HOPWA	Rental Assistance	0 – 80% AMI	150 - Persons living with HIV/AIDS and their Families
Public Housing	Rental Assistance	0 – 30% AMI	376 - Households
Housing Choice Voucher	Rental Assistance	0 – 30% AMI	5,837 – Households

Note: Extremely Low (0-30% AMI), Very Low (31-50% AMI), and Low (51-80% AMI)

**Actions planned to foster and maintain affordable housing**

Through Housing Opportunity for All, the County is taking a dual approach to housing investments over the next 10 years. First, it will remove regulatory barriers and other hurdles to make development easier across the board. Second, it will use public policy and resources to help produce new housing options, especially for lower income households that the private market may not serve. The Housing Opportunity for All working group prioritized exploring increases to the HITF (Cross-cutting Action 3.1), establishing stronger, market informed inclusionary housing requirements (Cross-cutting Action 1.5), strengthening the right-of-first refusal provisions (Targeted Action 2.6) and establishing a land bank to support redevelopment

of abandoned residential properties (Targeted Action 3.2).

### **Actions planned to reduce lead-based paint hazards**

The State of Maryland’s approach to reducing and eliminating childhood lead poisoning was significantly revised with the October 2015 update of the “Maryland Targeting Plan for Areas at Risk for Childhood Lead Poisoning” (Targeting Plan). The Executive Summary of the Plan describes its key recommendations as:

- Testing of all Maryland children ages 12 and 24 months: For a period of three years, all Maryland children under the age of 6 years should be tested for lead exposure at 12 and 24 months of age, based on a determination by DHMH that all ZIP codes and census tracts in the State should be considered “at risk” under the requirements of Maryland Code Annotated, Health-General Article, § 18- 106, and Code of Maryland Regulations (COMAR) 10.11.04;
- Re-evaluation of recommendations based on surveillance findings: At the end of three years, DHMH will re-evaluate these recommendations, based on the analysis of blood lead testing data developed over the three-year period; and
- Clinical management: Like children with higher blood lead levels, children with blood lead levels of 5 to 9 micrograms per deciliter (mcg/dL) should have a confirmatory test, an assessment of possible sources of lead exposure, an assessment of other vulnerable individuals in the home, and a repeat blood test until it is clear that they do not have ongoing lead exposure.

The second element of the State Elimination Plan is to identify children who may be at risk of lead exposure. The State of Maryland requires testing children at the ages of one and two.

### **Actions planned to reduce the number of poverty-level families**

The 2013-2017 ACS 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.

The County and its partners implement a variety of programs to eliminate poverty through increasing the affordability of housing, increasing the wherewithal of residents to afford more house in relation to their income, stemming neighborhood decline and blight, thus helping

residents grow value in their owned or rented real estate assets, and by protecting vulnerable populations and minority communities from predatory financial lending practices and discrimination. These programs meet the various needs of individuals and families as they progress toward financial self-sufficiency.

### Creating Economic Opportunities for Low- and Very Low-income Persons and Eligible Businesses

In efforts to utilize DHCD's federal programs to maximize economic opportunities for low and very low-income persons, the County Council enacted Council Bill (CB-112-2012)<sup>8</sup> by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended, generally related to housing and community development. Effective November 20, 2020, DHCD is required to prepare a Section 3 Action Plan as part of its five-year Consolidated Plans and Annual Action Plans. The enactment of a Section 3 Action Plan is not a requirement of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3); instead, it is a tool to assist the Department with facilitating its implementation.

The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons.

In order for the Department to comply with the Section 3 Safe Harbor<sup>9</sup> requirements it shall "to the greatest extent feasible"<sup>10</sup>

1. Certify the Prioritization of Efforts:
  - a) Employment and training opportunities to Section 3 workers; and
  - b) Award contractors and subcontractors that provide economic opportunities for Section 3 workers.
  
2. Meet or exceed the applicable Section 3 Benchmarks established by Prince George's County:
  - a) Thirty-five percent (35%) of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers; and

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<sup>8</sup> December 6, 2012, Prince George's County Maryland Code, Chapter No. 94, Subtitle 15A. Consolidated Housing and Community Development Plan

<sup>9</sup> September 29, 2020, Section 3 Final Rule 24 C.F.R. § 75.23

<sup>10</sup> "Greatest Extent Feasible" means that every effort shall be made to comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3) which includes the original explanation of the phrase. In sum, when properly executed the "greatest extent feasible" provision will not force a contractor to disband an organization by replacing current employees with local workers or contractors. The original definition also rejects the application of anticipated hiring preferences that have historically excluded minorities from countless employment and business opportunities. National Housing Law Project, An Advocate's Guide to the HUD Section 3 Program: Creating Jobs and Economic Opportunity, February 2009.

- b) Five percent (5%) of the total number of labor hours worked by all workers on a Section 3 project are Targeted Section 3 workers. This means that the five percent (5%) is included as part of the thirty-five percent (35%) threshold.

DHCD amended the FY 2016 – 2020 Consolidated Plan and FY 2016 Annual Action Plan by including a Section 3 Action Plan. The County Council and County Executive adopted and approved Council Resolution (CR-15-2016) on May 17, 2016.

The FY 2016 – 2020 Section 3 Action Plan was prepared based on the Section 3 Proposed Rule 24 C.F.R. § 135. DHCD would amend its Section 3 Action Plan whenever HUD finalized the Section 3 regulations to reflect any revisions in the new regulations.

In September 2020, HUD finalized the Section 3 Rule, removed the implementing regulations and added the final regulation 24 C.F.R. § 75. The final rule updated HUD's Section 3 regulations to create more effective incentives for employers to retain and invest in their low- and very low-income workers, streamlined reporting requirements by aligning them with typical business practices, provided for program-specific oversight, and clarified the obligations of entities that are covered by Section 3.<sup>11</sup>

The DHCD amended its Section 3 Action Plan to reflect the Section 3 Final Rule 24 C.F.R. § 75 regulations. See Appendix D – 2021-2025 DHCD Section 3 Action Plan.

In efforts to ensure the objectives of Section 3 are met in the use of applicable Federal funds in the County, DHCD established the following goals and strategies.

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<sup>11</sup> September 29, 2020, Section 3 Final Rule 24 C.F.R. § 75

### Section 3 Goals

In efforts to meet or exceed the applicable Section 3 benchmarks established by HUD, DHCD aims to accomplish the following annual goals through its Section 3 projects.

2021 – 2025 Section 3 and Local Benchmarks							
Annual Goal	Source of Funds	County FY Year	Performance Indicators	Number of Labor Hours worked by all Workers	Number of Labor Hours worked by Section 3 Workers	Number of Labor Hours worked by Targeted Section 3 Workers	Percent Met
Meet or exceed the 25% applicable Section 3 Benchmarks established by HUD:  35% of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers; and  5% of the total number of labor hours worked by all workers on a Section project are Targeted Section 3 workers.	CDBG, HOME, ESG, Section 108, LBPHC and LHRD	2022	Number of labor hours worked				
		2023					
		2024					
		2025					
		MULTI-YEAR GOAL TOTALS					

### Strategies to Achieve Section 3 Goals

The DHCD plans to use the following strategies to achieve the Section 3 Benchmarks:

**Strategy:** DHCD shall require contractors and subcontractors to provide justification for not utilizing Section 3 workers or Targeted Section 3 workers.

Failure to submit these documents shall constitute a breach of contract and may result in termination of the contract.

**Strategy:** DHCD shall standardize Section 3 requirements in all written agreements with contractors and subcontractors.

**Strategy:** DHCD shall require sub-recipients to monitor and enforce the DHCD Section 3 Action Plans for Contractors and Subcontractors timely.



**Strategy:** DHCD shall provide updated DHCD Contractor and Subcontractor with the Section 3 Action Plan and request that sub-recipients provide it to their contractors and subcontractors.

**Strategy:** DHCD shall provide the sub-recipients, contractors, and subcontractors with a list of Section 3 business concerns interested and qualified for all proposed Section 3 covered projects.<sup>12</sup>

**Strategy:** DHCD shall require Section 3 covered sub-recipients to utilize, maintain, and monitor contractors and subcontractors using required documents in the DHCD Section 3 Action Plan for Contractors and Subcontractors.

The sub-recipient, contractors, and subcontractors are required to keep records as necessary to demonstrate Section 3 compliance and submit copies of these records to DHCD.

Failure to submit these documents shall constitute a breach of contract and may result in termination of the contract.

**Strategy:** DHCD shall include a provision notifying prospective applicants that Section 3 and the regulations in 24 C.F.R. § 75 are applicable to all funding awards during its announcements of notices of funding availability (NOFAs).

**Strategy:** DHCD shall require prospective applicants of Section 3 Covered projects to demonstrate efforts to reach the Section 3 Goals.

The Department of Housing and Community Development (DHCD) has joined the Prince George's County American Job Center Network<sup>13</sup> partnered with Employ Prince George's, Inc. (EPG) to assist the agency with meeting its Section 3 Safe Harbor requirements. Both agencies have agreed that EPG's Construction Works Program can serve as a valuable tool for job seekers and businesses to connect to DHCD's Section 3 covered projects.

Employ Prince George's Construction Works Program prepares County job seekers with the training that leads to entry to middle-skilled employment opportunities with the high growth-high demand Construction Industry. In addition, this Program connects job seekers with local businesses that participate in the Construction Works Program for employment.

The Program partners with numerous businesses, Prince George's County Public Schools, Prince George's County Community College, private career schools, nontraditional educational

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<sup>12</sup> Section 3-based Business Concerns Directory for contractors and subcontractors seeking to do business in Prince George's County: <http://www.hud.gov/Sec3Biz>.

<sup>13</sup> Prince George's County American Job Center Network: <http://pgcajc.com>

entities, and Maryland Department of Labor Workforce Innovation and Opportunity Act (WIOA) Eligible Training Providers to provide superior construction trades training.

The EPG Construction Works Program will be staffed with a Construction Works Program Coordinator and a Construction Works Program Business Consultant. The Construction Works Program Coordinator will enroll Section 3 job seekers into the Program, provide one-on-one services to help remove barriers to employment, and assist them with achieving their employment goals. In addition, the Construction Works Program Coordinator will partner with the Construction Works Program Business Consultant to connect program graduates with Section 3 business concerns, local businesses that have employment opportunities in the Construction and Real Estate Industries.

Employ Prince George's, Inc. will also help to market the DHCD Section 3 Action Plan for Contractors and Subcontractors by participating in DHCD subrecipient technical assistance workshops, pre-bid and pre-construction conferences.

DHCD will encourage sub-recipients, contractors, and subcontractors to participate in the EPG Construction Works Program to help ensure compliance with the Section 3 Safe Harbor requirements.

#### **Actions planned to develop institutional structure**

Cross-cutting Action 2.8 in Housing Opportunity for All helps to increase internal capacity to support implementation of CHS goals and strategies, by assessing the existing delivery systems and organizational structures, and aligning them to support strategy implementation. This effort will be ongoing during the FY 2021-2025 Consolidated Plan.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

Cross-cutting Action 2.1 in Housing Opportunity for All supports cross-departmental coordination and communication. By implementing this action, the County will establish a cross-departmental team to coordinate on housing development and capital improvement and related planning projects, geographic targeting and priorities, evaluating the impact of policies and leveraging cross-sector resources, capacity and tools, including social service providers.

## **AP-90 Program Specific Requirements – 24 CFR 91.220(l)(1,2,4)**

### **Community Development Block Grant Program (CDBG)**

Reference 24 CFR 91.220(l)(1)

DHCD administers the CDBG program. The federal CDBG program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for LMI persons. Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table.

The following identifies program income that is available for use that is included in projects to be carried out.

The County anticipates it will earn \$470,037 in CDBG Program Income, which must be disbursed before any new entitlement funds are used. Up to twenty percent (20%) of the program income received may be, as allowed under the regulations, deposited into DHCD's account(s) for administrative related costs.

The County anticipates program income will be generated from the following sources in FY 2023:

- **Housing Rehabilitation Assistance Program (HRAP):** The County anticipates \$358,660 in program income will be generated from the Housing Rehabilitation Program.
- **Multi-family and Commercial Loans:** The County anticipate receiving \$22,276 in program income will be generated from CDBG commercial loans. The program income will be used for CDBG training, staff development, and other program enhancements.
- **Lead Identification Field Testing (LIFT):** The County anticipates \$89,101 in program income will be generated from any CDBG commercial loans and will be used for eligible affordable housing, economic development, public facilities and infrastructure, planning and administration and public services activities.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$470,037
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	N/A
3. The amount of surplus funds from urban renewal settlements.	N/A
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	N/A
5. The amount of income from float-funded activities	N/A
Total Program Income	\$470,037

Other CDBG Requirements

1. The amount of urgent need activities	N/A
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**HOME Investment Partnership Program (HOME)**

Reference 24 CFR 91.220(l)(2)

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Prince George's County does not use HOME funds in any other manner than those described in 24 C.F.R. § 92.205.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

DHCD administers one HOME funded homebuyer program, the Pathway to Purchase Program, which assists income-eligible first-time homebuyers to purchase eligible residential properties by providing homeownership assistance.

The Program offers zero percent (0%) interest, deferred payment of up to the maximum of \$10,000 as needed, for mortgage principle reduction, and/or down payment and/or closing costs. To be eligible, applicants must comply with monthly housing costs burden and total debt ratio requirements set administratively by the Department of Housing and Community Development. All properties must pass a Housing Quality Standards (HQS) Inspection.

When using HOME funds in any County program involving homebuyer activities, the County will incorporate the following provisions as appropriate:

### **Recapture Provision**

For all programs providing a direct HOME subsidy to enable the homebuyer to buy a housing unit, the recapture provision will be enforced. Direct HOME subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduces the purchase price from fair market value to an affordable price.

If the HOME recipient decides to sell the house within the affordability period, based upon the direct HOME subsidy provided to the homebuyer which enabled the homebuyer to purchase the unit, the County will recapture all or a portion of the direct HOME subsidy. However, the amount recaptured by the County cannot exceed what is available from net proceeds. Net proceeds are defined as the sales price minus superior loan repayments (other than HOME funds) and any closing costs. Under no circumstances will the County recapture more than is available from the net proceeds of the sale.

The County enforces the recapture provision with a HOME Regulatory Agreement, Declaration of Covenants and Deed of Trust to be recorded in the County's land records. For all homebuyer assistance programs providing a direct HOME subsidy, the County will execute and record similar legal documents to enforce the recapture provision.

**NOTE: Exception: Development subsidies (i.e., the difference between the cost of producing the unit and the fair market value of the unit) are not subject to recapture as the homebuyer does not realize a direct benefit from these funds. For properties that receive development subsidies only, and there is no direct financial assistance to the homebuyer, the resale requirements below will apply.**

### **Resale Provision**

Subject to underwriting, certain County programs, specifically those involving newly constructed or substantially rehabilitated HOME-assisted units must remain affordable over the entire affordability term, and therefore those units will be designated as "affordable units." If a unit is so designated, and is sold during the affordability period, the sale must meet the following criteria:

- The new purchaser must be low-income, defined as a family at seventy to eighty percent (70% to 80%) of area medium income paying no more than thirty percent (30%) of income for principal, interest, property taxes and insurance.
- The new purchaser must use the property as the family's principal residence and agree to assume the remainder of the original affordability period.

- The sales prices will be controlled by the County so as to be “affordable” to the new purchaser.
- The original homebuyer, now the home seller, must receive a “fair return” on their investment, as defined by the County.
- Fair return will be measured by the percentage change in the Consumer Price Index (CPI) over the period of ownership.
- The basis for calculating fair return will include a return on: 1) the HOME-assisted buyer’s original investment, plus 2) capital improvements made by the original buyer based on the actual costs of the improvements as documented by the homeowner’s receipts.
- These improvements will include: window and roof replacements; electrical and plumbing systems upgrades; infrastructure improvements; kitchen and bathroom remodels; finishing of basement and energy efficient upgrades.
- In some instances, it may be necessary for the County to provide HOME assistance to the subsequent purchaser to ensure that the original buyer receives a fair return and the unit is affordable to the low-income population, as defined.
- The County will use applicable deed restrictions and land covenants to enforce the resale restrictions.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The County will enforce the recapture/resale guidelines during the applicable affordability with a deed restrictions and land covenants to be recorded in the County’s land records.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Prince George’s County does not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)**

Reference 91.220(l)(4)

DHCD is the administering agency of the Emergency Solutions Grants (ESG) program. DHCD subcontracts with the Prince George’s County Department of Social Services (DSS) to implement the ESG program.

**1. Include written standards for providing ESG assistance (may include as attachment)**

Written standards to be used in administering ESG activities have been developed in

partnership with DHCD, DSS, and the CoC (HSP) and ensure:

- Consistent evaluation of individual and family eligibility for assistance in accordance with the definitions of homeless and at risk of homelessness (24 C.F.R. §576.2) as well as with recordkeeping requirements.
- Coordinated and integrated service delivery among all impacted providers.
- Clear and distinct eligibility requirements in place for homelessness prevention versus rapid rehousing assistance.
- Single mechanism for prioritizing applicants who are eligible for assistance.
- Matrix that identifies what percentage and/or amount (or range thereof) each participant must pay, if any, while receiving assistance, how long a single participant may receive assistance (including maximum number of months or times a participant may receive assistance), and adjustments in percentage and/or amount (or range thereof) the participant must pay (including the maximum amount of assistance a participant may receive), if any.
- Compliance with all ESG rules and regulations.

See Appendix E – ESG-CV Written Standards.

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Prince George’s County Continuum of Care (CoC) for homeless persons is coordinated through the County’s Homeless Services Partnership (HSP) which includes over one hundred (100) public and private agencies, faith-based organizations, service providers, mainstream programs, consumers and concerned citizens which meet monthly and work collaboratively to establish strategic priorities, assess progress, ensure compliance with HUD and other funder requirements and oversees full implementation of the County’s Ten Year Plan to Prevent and End Homelessness.

The CoC is fully compliant with HUD’s requirements for centralized intake and assessment. The CoC operates a 24-hour hotline for calls related to housing instability and homelessness. Entrance to all County emergency shelters, as well as diversion and prevention measures, are accessed through this hotline. The central point of entry allows homeless persons to gain services and shelter without having to navigate several different systems and application procedures. Residents are screened, assessed and linked to a prevention/diversion program or an appropriate emergency shelter based on gender, family composition, need, and bed availability. This centralized process includes system wide coordinated entry protocols for prioritizing and customizing homeless services based on the identified needs of the individual. These protocols create a prioritization code for all those currently in or entering the system which is used to help determine which response – RRH, Emergency Shelter, Transitional Shelter, or PSH is best suited to the household and will help reduce the time spent in homelessness as well as reducing the cost per successful placement. As part of this approach, the CoC also

maintains a registry of all known chronically homeless persons and uses a vulnerability index to prioritize those most in need of long-term subsidies and support. The centralized assessment team meets weekly to review all cases.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

Through direct operations, as well as publicly procured contracts with private non-profit agencies in the County, DSS currently uses ESG funds to provide emergency shelter, street outreach, HMIS, and homeless prevention and rapid re-housing services. Services are provided through the HSP provider network and all financial assistance funds are issued by DSS. Funding priorities for services are determined using several factors: (1) priority areas identified in the County Ten Year Plan to prevent and end homelessness, (2) alignment with HEARTH and ESG regulations, (3) level of need documented in HMIS (annual CAPER report), and (4) funds currently available for similarly situated activities.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The County meets the homeless participation requirement. Several members of the HSP are individuals who were homeless or formerly homeless.

**5. Describe performance standards for evaluating ESG.**

Written standards to be used in administering ESG activities have been developed in partnership with DHCD, DSS, and the CoC (HSP) and ensure:

- Consistent evaluation of individual and family eligibility for assistance in accordance with the definitions of homeless and at risk of homelessness as well as with recordkeeping requirements.
- Coordinated and integrated service delivery among all impacted providers.
- Clear and distinct eligibility requirements in place for homelessness prevention versus rapid rehousing assistance.
- Single mechanism for prioritizing applicants who are eligible for assistance.
- Matrix that identifies what percentage and/or amount (or range thereof) each participant must pay, if any, while receiving assistance, how long a single participant may receive assistance (including maximum of months or times a participant may receive assistance), and adjustments in percentage and/or amount (or range thereof) the participant must pay (including the maximum amount of assistance a participant may receive), if any.
- Compliance with all ESG rules and regulations.

DHCD also uses monitoring standards governing activities set forth in HUD's monitoring guidebook for the ESG program for making judgments about the program effectiveness and



management efficiency, which includes performance expectations (i.e., number of persons in overnight shelter, number of beds created, etc.).

## **Monitoring**

Monitoring is an integral management control technique and a Government Accountability Office (GAO) standard. It is an ongoing 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 judgments about program effectiveness and management efficiency. It also helps in identifying instances of fraud, waste, and abuse.

Prince George's County's Consolidated Plan for Housing and Community Development was 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 for the regular monitoring of the performance 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, and the Emergency Solutions Grants (ESG) Program.
- Consolidated Plan funds are used for the purposes for which they were made available.
- 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, and ESG). Basic monitoring will address the following:

- 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
- Terms applicable to assistance over time

Specific emphasis will be 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
- Program-specific certifications for CDBG, HOME, 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, especially by new discussion and peer-interaction.
- Training: Training of sub-recipients is conducted throughout the program year and will address technical matters such as eligible costs and compliance with the Office of Management and Budget (OMB) circulars. Its purpose will be 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 specific weaknesses identified through monitoring the particular funded activity, or through review of required reports.
- Further risk assessments will be conducted early in the program year to assist sub-recipients detect potential problems before they occur and offer workable solutions. Technical assistance is also 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. The file documentation to be maintained on site is specified in the 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 they have 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.
- Any records pertaining to monitoring reviews and follow-up.
- **Program Management:** A tracking system, using a data base compatible with HUD's IDIS software may be used to record the status of each funded activity as it moves through the contract development and approval process, as well as all financial transactions up to project close out. The tracking system will permit 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). In addition, a risk assessment will be 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.
- 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 administered by DHCD 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 of the Rehabilitation Act/ADA Labor standards, and Section 3 of the Housing and Urban Development Act of 1968, as amended.

Program monitoring involves reviewing the scope of services and onsite records to ensure compliance with eligible activities meeting a national objective and program beneficiaries are low- and moderate-income. 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 and 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.

The following is the proposed on-site monitoring schedule for FY 2023.

**Table 12 - FY 2023 Proposed On-site Monitoring Schedule**

Federal Program	Number of Visits	Proposed Month/Year
HOME Development Projects	35	7/1/2022 thru 6/30/2023
HOME CHDOs	2	7/1/2022 thru 6/30/2023
CDBG	20	7/1/2022 thru 6/30/2023
ESG	6	7/1/2022 thru 6/30/2023

## **Appendices**

Appendix A: Modified FY 2021 – 2025 Citizen Participation Plan

Appendix B: Section 108 Loan Pool Summary

Appendix C: Geographic Distribution Maps

Appendix D: 2021-2025 Section 3 Action Plan

Appendix E: ESG-CV Written Standards

Appendix F: Public Comment Summary

Appendix G: Prince George’s County Income Limits

Appendix H: HOME Activity – Fairmount Heights