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County Executive

Prince George's County Annual Action Plan, as amended

Federal FY 2025 (County FY 2026)

DRAFT



Draft: April 23, 2026

Aisha N. Braveboy County Executive

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Prince George's County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code. In addition, Prince George's County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

This plan was developed with Enterprise Advisors, the mission-driven consultancy of Enterprise Community Partners.



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Executive Summary

This Annual Action Plan covers the first year of the FY 2026-2030 Consolidated Plan. The FY 2026-2030 Consolidated Plan is Prince George's County's strategic plan for leveraging the annual allocations of Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships Program (HOME) entitlement fund resources to develop viable communities of choice. In FY 2026, the Prince George's County is eligible to receive \$5.8 million in CDBG, \$493 thousand in ESG, and \$2.2 million in HOME.

The priority needs identified in the Consolidated Plan include:

- Prevention and reduction of chronic homelessness
- Preservation of existing affordable housing
- Improve the quality of existing owner-occupied homes
- Creation of new affordable housing (diversity of rental and homeownership opportunities)
- Expansion of public services, prioritizing youth/young adults and aging/elderly
- Safe and inclusive public infrastructure
- Workforce and economic development resources

In understanding its priority needs and broader policy priorities, Prince George's County will utilize its resources to accomplish the following goals:

1. *Prevent homelessness*: prevent residents from becoming homeless through evidence-based interventions
2. *Reduce homelessness*: increase safe, stable and affordable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services
3. *Preserve & improve existing affordable rental housing*: preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
4. *Improve housing conditions for homeowners*: increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency & weatherization improvements, and accessibility modifications)
5. *Increase the supply of affordable rental homes*: increase the number of affordable rental homes, especially for low-income residents
6. *Increase access to homeownership*: through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
7. *Strengthen the bandwidth of CHDOs*: increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities
8. *Improve the quality of life for residents*: improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth

programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)

9. *Support economic mobility*: support economic mobility for low- and moderate-income residents with workforce development programs
10. *Strengthen the county's economy*: through economic development initiatives, support small businesses to foster stronger communities across the county

These goals align with the goals set forth in the Housing Opportunity for All Comprehensive Housing Strategy, as well as the County's Economic Development Platform while optimizing other County, State, and federal resources.

Prince Georges County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code. In addition, Prince Georges County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Summary of citizen participation process and consultation process

The County employed a range of community engagement strategies, both virtual and in-person, to reach a wide and inclusive spectrum of parties impacted by the Consolidated Plan and Annual Action Plan. The County provided opportunities for participation throughout the process primarily through community forums, surveys, focus groups, public hearings, and public comment periods. The County provided language translation and interpretation, meetings at various times of day, accessible meeting locations, and written & verbal opportunities to provide input in their engagement efforts.

The County's consultation included outreach to public and affordable housing providers, private and governmental health & service providers, fair housing service providers, entities working with special populations, advocacy groups, planning agencies, and residents. To examine the needs of the homeless and at-risk populations, who often may be more difficult to reach, the Department of Housing & Community Development coordinated with the Department of Social Services, who oversees the jurisdiction's Continuum of Care, to better understand the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Summary of public comments

As required by HUD, the Department of Housing & Community Development employed a participatory process in the development of this Annual Action Plan. Public and private sector stakeholders provided significant input, corroborating data analysis, resulting in the identification of priority needs for the utilization of HUD entitlement and County funding.

All public comments received during the development of the Consolidated Plan and Annual Action Plan are summarized in Appendix A of the Consolidated Plan.

All comments received were accepted and considered in the development of the Annual Action Plan.

AP-15 Expected Resources - 24 CFR 91.220 (a,b,c)

Introduction

Prince George's County is submitting this FY 2026 Annual Action Plan as the first annual action plan under the FY 2026-2030 Consolidated Plan period in accordance with Consolidated Plan regulations found at 24 CFR Part 91. 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 2026 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 2026 program year:

- CDBG
- HOME
- ESG

The Annual Action Plan for FY 2026 details the County's strategy to use federal entitlement funds to address the seven priority needs and ten goals and outcomes. In addition to federal entitlement funds, the County has access to up to \$25 million in 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, 2025, and ending June 30, 2026. By addressing these priorities, the County strives to meet local objectives identified in the 2026-2030 Consolidated Plan. All proposed activities and projects are intended to principally benefit citizens of Prince George's County who have extremely low to moderate-incomes and populations that have unique needs, such as the homeless, elderly/aging, disabled, and other underserved populations.

Prince Georges County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Governments payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code. In addition, Prince Georges County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | *Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|----------------|---|--|
| | | | *Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | Public-Federal | Affordable Housing Economic Development Planning and Admin. Public Facilities and Infrastructure Improvements Public Services | \$5,806,716 | \$533,109 | | \$6,339,825 | \$24,381,704 | CDBG funds will be used for a variety of activities both countywide, and in targeted areas as outlined in the Consolidated Plan |
| HOME | Public - Federal | Homebuyer Activities Multifamily Rental Development CHDO Operating CHDO Reserve Planning and Admin. | \$2,223,444.75 | \$997,197 | | \$3,220,641.75 | \$13,695,178.16 | HOME funds will be used for a variety of activities, including CHDO pass through, county wide and in target areas as outlined in the Consolidated Plan |
| ESG | Public - federal | Shelter (Operation/Essential) Street Outreach HMIS Rapid Re-Housing (TBRA) Homelessness Prevention (TBRA) Planning and Admin. | \$493,358 | 0 | | \$493,358 | \$1,872,920 | ESG funds will be used to address homelessness and prevent homelessness. |

Table 1 - Expected Resources - Priority Table

*Note: The FY 2026 annual allocation is based on the final HUD Federal FY 2025 (County FY 2026) formula allocations.

The County may elect to calculate and charge indirect costs under each entitlement grant in accordance with 2 CFR part 200.

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

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 may include local (General Funds), State funds, and private funds.

Neighborhood Stabilization Program (NSP)

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

Other resources

Other CDBG Resource: Section 108:

The County has established a \$25 million Section 108 Loan Guarantee Pool to support housing rehabilitation, economic development, and mixed-use and mixed-income housing development. 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 \$2,200,000 under the formula allocation for FY 2026.

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.

HOME American Rescue Plan (ARP):

In response to the economic impacts of the COVID-19 pandemic, nearly \$5 billion in HOME Investment Partnerships Grants (HOME) funds were allocated to jurisdictions across the country through the American Rescue Plan (ARP) Program. Prince George's County was awarded a total of \$7,592,085 in HOME-ARP funds. These funds may be used for the following activities:

- Acquisition, rehabilitation, and construction of affordable rental housing
- Supportive services, homeless prevention services, and housing counseling
- Acquisition and development of non-congregate shelter
- Tenant-based rental assistance
- Nonprofit operating and capacity building assistance
- Grant administration and planning

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 2026, the County projects a total of 756 units, of which 100 percent will be restricted affordable, will be built utilizing this federal source totaling approximately \$67,000,000 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 \$2.5 million per project for the new construction or rehabilitation of affordable housing. In 2026, the County will allocate a minimum of \$10m to support affordable housing that will be reserved for residents with household incomes up to eighty percent (80%) of the Area Median Income (AMI).

American Rescue Plan Act of 2021 (ARPA):

The County was provided \$16M from the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021:

Right of First Refusal (ROFR) Preservation Loan Fund: The County has established a ROFR Preservation loan fund using \$15M of capital provided to Prince George's County by the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021. This Fund is used for the acquisition of Naturally Occurring Affordable Housing. The purpose of utilizing this fund is to support the acquisition of the NOAH properties and address income and rent restrictions / limits as well as capital improvement needs typically associated with NOAH properties. The County closed in its [first ROFR loan](#) in Fiscal Year 2023. The \$15M is provided to the County as a grant.

[Homeownership Preservation Program \(HOPP\)](#): The County has established, in partnership with Habitat for Humanity Metro Maryland, the HOPP program using \$15m of capital provided to Prince George’s County by the U.S. Department of Treasury under the Coronavirus State and Local Fiscal Recovery funds component of the American Rescue Plan Act of 2021. The County ARP Homeownership Program provides funding to support home renovations and improvements for households whose incomes do not exceed 80% of the Area Median Income (“AMI”) as determined by the U.S. Department of Housing and Urban Development (“HUD”). The County ARP Homeownership Program operates with a priority for households with incomes at or below 50% of AMI. Additionally, funds are targeted to serve households who live in Qualified Census Tracts (“QCTs”) as defined by HUD. In FY 2024, the County leveraged an additional \$750,000 from its Housing Investment Trust Fund to expand and continue this program.

[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 5,986 and low-income households, including some with special designation vouchers utilized for project-based vouchers, veterans, the homeless, and referrals for vouchers for family unification & youth and young adults aging out of foster care. The HAPGC also has an additional 132 households utilizing Emergency Housing Vouchers. The HUD anticipated budget for HAPGC’s Housing Choice Voucher Program in the 2025-2026 fiscal year is \$97,088,975. These estimates are based on FY2024-FY2025 allocations. The estimated entitlement allocations for the HCV program may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.

[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 and the revised submitted CFP budget, the Housing Authority anticipates approximately \$988,883.00 for FY 2026 HUD’s CFP allocations throughout HAPGC’s Public Housing program. For Federal FY 2026, the estimated entitlement allocations for the CFP Fund may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.

[Develop or Dispose of Housing Authority Owned Property](#)

- HAPGC’s submitted 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 Cottage City Towers, 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 Cottage City Towers, Marlborough Towne, Kimberly Gardens and Rollingcrest Village.
- A concept call was conducted, and a financing plan was submitted for Cottage City Towers
- BV (CNA firm) conducted RAD Capital Need Assessments for all five public housing properties.
- A Categorically Excluded Environmental Review was completed for Cottage City Towers
- HAPGC’s Affordable Housing Bond Finance Program has received County legislative approval for the issuance of Private Activity Bonds to fund the repositioning of Cottage City Towers. This property is on schedule to close in July 2024, with construction to follow in the Fall.
- HAPGC has executed Term Sheets with both Citi and Redstone, debt, and equity providers, for the repositioning of Cottage City Towers
- 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.
- HAPGC plans to 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.

The Housing Authority has procured the services of a real estate brokerage firm to assist in the sale and disposition of its surplus large and small acre properties, with current offers pending.

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 County may consider using publicly owned land or property located within its jurisdiction to address the needs identified in the Annual Action Plan for FY 2026.

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

Goals Summary Information

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 2026 goals and outcomes:

| Goal Name | Category | Start Year | End Year | Needs Addressed | Geographic Area | Funding | Goal Outcome Indicator |
|---|-----------------------------------|------------|----------|---|-----------------|--------------|--|
| Prevent homelessness | Non-Homeless Special Needs | 2026 | 2027 | Prevent residents from becoming homeless through evidence-based interventions | County-wide | ESG CDBG | Homelessness Prevention: 50 Persons Assisted |
| Reduce homelessness | Homeless | 2026 | 2027 | Increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services | County-wide | ESG | Tenant-based rental assistance/rapid re-housing: 40 Households Assisted |
| Preserve & improve existing affordable rental housing | Affordable Housing | 2026 | 2027 | Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents | Targeted | HOME CDBG | Rental units rehabilitated: 110 Households/Housing Units |
| Improve housing conditions for homeowners | Affordable Housing | 2026 | 2027 | Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications) | County-wide | CDBG | Homeowner Housing Rehabilitated: 30 Households/Housing Units |
| Increase the supply of affordable rental homes | Affordable Housing | 2026 | 2027 | Increase the number of affordable rental homes, especially for low-income residents | Targeted | HOME | Rental Units Constructed: 40 Households/Housing Units |
| Increase access to homeownership | Affordable Housing | 2026 | 2027 | Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling) | County-wide | HOME | Homeowner Housing Added: 50 Households/Housing Units |
| Strengthen the bandwidth of CHDOs | Other | 2026 | 2027 | Increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities | Targeted | HOME | CHDOs serving county residents: 1 Active CHDOs |
| Improve the quality of life for residents | Non-Housing Community Development | 2026 | 2027 | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) | County-wide | CDBG | Public service activities other than Low-/Moderate-Income Housing Benefit: 6,000 Persons Assisted Public Facility or Infrastructure Activities other than Low-/Moderate-Income Housing Benefit: 26,000 Persons Assisted |
| Support economic mobility | Other | 2026 | 2027 | Support economic mobility for low- and moderate-income residents with | County-wide | CDBG | Public service activities other than Low-/Moderate-Income |

| | | | | | | | |
|---------------------------------|-----------------------------------|------|------|---|-------------|------|--|
| | | | | workforce development programs | | | Housing Benefit (e.g., employment training): 100 Persons Assisted |
| Strengthen the County's economy | Non-Housing Community Development | 2026 | 2027 | Through economic development initiatives, support small businesses to foster stronger communities across the county | County-wide | CDBG | Jobs created/retained: 80 Jobs Businesses Assisted: 30 Businesses Assisted |

Table 2 - Goals Summary

Goals Descriptions

Consistent with the Consolidated Plan, through its 2025 Annual Action Plan activities Prince George's County aims to accomplish the following goals:

1. *Prevent homelessness*: prevent residents from becoming homeless through evidence-based interventions
2. *Reduce homelessness*: increase safe, stable and affordable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services
3. *Preserve & improve existing affordable rental housing*: preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
4. *Improve housing conditions for homeowners*: increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency & weatherization improvements, and accessibility modifications)
5. *Increase the supply of affordable rental homes*: increase the number of affordable rental homes, especially for low-income residents
6. *Increase access to homeownership*: through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling)
7. *Strengthen the bandwidth of CHDOs*: increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities
8. *Improve the quality of life for residents*: improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)
9. *Support economic mobility*: support economic mobility for low- and moderate-income residents with workforce development programs
10. *Strengthen the County's economy*: through economic development initiatives, support small businesses to foster stronger communities across the county

AP-35 Projects – 91.220(d)

Introduction

In alignment with the 2026 – 2030 Consolidated Plans, the County will support the following CDBG, HOME, and ESG projects in FY 2026.

Projects

| Community Development Block Grant (CDBG) | | |
|--|---------------------|--|
| 1 | Project Name | Department of Housing & Community Development - Housing Rehabilitation Assistance Program |
| 2 | Project Name | Department of Housing & Community Development - Housing Rehabilitation Assistance Program Administration |
| 3 | Project Name | HAPGC – Exterior/Common Area Upgrades to Marlborough Townes |
| 4 | Project Name | Housing Initiative Partnership – HIP Homes: Single-Family Acquisition |
| 5 | Project Name | Housing Initiative Partnership – HIP Homes: Program Administration |
| 6 | Project Name | United Communities Against Poverty, Inc. – Community Revitalization Program – Rehab Admin. |
| 7 | Project Name | United Communities Against Poverty, Inc. – Community Revitalization Program |
| 8 | Project Name | United Communities Against Poverty, Inc. – Weatherization |
| 9 | Project Name | Hyattsville CDC – Capacity Building, Business Retention, and Expansion |
| 10 | Project Name | Prince George’s County Economic Development Corporation – Grow Prince George’s Program |
| 11 | Project Name | Department of Housing & Community Development – CDBG Administration |
| 12 | Project Name | Town of Bladensburg – Roadway Projects: 51 st , 52 nd and 54 th Place |
| 13 | Project Name | Town of Cheverly – Boyd Park Resurfacing Project |
| 14 | Project Name | Town of Colmar Manor – Street Paving |
| 15 | Project Name | Town of Edmonston – 2025 Street and Sidewalk Improvement Project |
| 16 | Project Name | City of Greenbelt – Cherrywood Lane Improvements: Breezewood Drive to Cherrywood Court |
| 17 | Project Name | Town of Landover Hills – Road Reconstruction, Sidewalk, Curb and Gutter Reconstruction |
| 18 | Project Name | Town of North Brentwood – Allison Street 2024 Rehabilitation |
| 19 | Project Name | The Arc of PGC – Residential Facility Modifications for Health, Safety and Accessibility |
| 20 | Project Name | United Communities Against Poverty, Inc. – William Sidney Pittman Cultural Center |
| 21 | Project Name | Boys and Girls Clubs of Greater Washington – Youth Development and Education Programming at Drew Freeman Middle School |
| 22 | Project Name | Catholic Charities of the Archdiocese of Washington, Inc. – Primary Health Care of Low-income, Uninsured Adults and Children |
| 23 | Project Name | Centro de Apoyo Familiar – Housing and Financial Literacy Program |
| 24 | Project Name | Community Builders Ltd. – Builders Scholars Summary & After/Out of School Education & Outreach for At-Risk Youth |
| 25 | Project Name | Community Legal Services, Inc. – Tenant & Homeowner Eviction Prevention Program |
| 26 | Project Name | Community Youth Advance – Rigorous Academic & Wrap-Around Support for Students facing challenges to success inside and outside the classroom |

| | | |
|--|---------------------|---|
| 27 | Project Name | Court Appointed Special Advocate (CASA)/PGC, Inc. – Reducing Homelessness & Improving Outcomes for Youth Aging out of Foster Care |
| 28 | Project Name | Employ Prince George’s – Capital Area Healthcare Alliance |
| 29 | Project Name | End Time Harvest Ministries, Inc. – Pathways to Career Success Program |
| 30 | Project Name | EveryMind, Inc. – Project Wellness |
| 31 | Project Name | First Generation College Bound, Inc. – Homework Club & College Access Programming |
| 32 | Project Name | Housing Initiative Partnership, Inc. – Bilingual Housing Counseling & Education |
| 33 | Project Name | Joe’s Movement Emporium – CreativeWorks Job Training and Internship Program |
| 34 | Project Name | Training Grounds, Inc. - Re-entry Works – An Economic Dev. Project |
| 35 | Project Name | Latin American Youth Center/MD Multicultural Youth Center – Workforce Readiness Program |
| 36 | Project Name | Laurel Advocacy and Referral Services, Inc. – Eviction Prevention and Community Support |
| 37 | Project Name | Legal Aid Bureau, Inc. – General Operating Support for the Prince George’s County Office of Maryland Legal Aid |
| 38 | Project Name | Maryland Consumer Rights Coalition, Inc. – Fair Housing and Tenant Advocacy |
| 39 | Project Name | Prince George’s Child Resource Center, Inc. – Family Literacy Program |
| 40 | Project Name | Prince George’s County Department of Social Services – Elderly and Vulnerable Adult Abuse Respite Care and Emergency Placement Services |
| 41 | Project Name | St. Ann’s Center for Children, Youth and Families – Supportive Transitional Housing Program |
| 42 | Project Name | UCAP – Homeownership Counseling |
| 43 | Project Name | The Arc of PGC – Support Through Advocacy and Resources (STARS) |
| 44 | Project Name | HSC of PGC (DBA Nonprofit PGC) - Nonprofit Capacity Building and Resident Development |
| HOME Investment Partnerships (HOME) | | |
| 45 | Project Name | Department of Housing & Community Development - Multi-Family Rental Housing Construction & Rehabilitation |
| 46 | Project Name | Department of Housing & Community Development - CHDO Set-Aside Activities |
| 47 | Project Name | Department of Housing & Community Development - HOME Administration |
| Emergency Solutions Grants (ESG) | | |
| 48 | Project Name | Department of Social Services - ESG PY 38 |

Table 3 - Project Information

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

In developing the FY 2026 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 outcomes that will be achieved by addressing the seven 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, 2025, and ending June 30, 2026. By addressing these priorities, the County strives to meet local objectives identified in the 2026-2030 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.

AP-38 Projects Summary

| | | |
|----------|--|--|
| 1 | Project Name | Department of Housing & Community Development - Housing Rehabilitation Assistance Program |
| | Target Area | County-Wide |
| | Goals Supported | Improve housing conditions for homeowners |
| | Needs Addressed | Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications) |
| | Funding | CDBG Program Income: \$443,369.00 |
| | Description | The Department of Housing & 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. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 - Households |
| | Location Description | Agency: Prince George's County Department of Housing & Community Development 9200 Basil Ct, Suite 306, Largo, MD 20774 |
| | Planned Activities | Local ID: AH-1-4-51 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab, Single-Unit Res. CDBG National Objective: LMH |

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| 2 | Project Name | Department of Housing & Community Development - Housing Rehabilitation Assistance Program Administration |
| | Target Area | County-Wide |
| | Goals Supported | Improve housing conditions for homeowners |
| | Needs Addressed | Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications) |
| | Funding | CDBG: \$347,175.00 |
| | Description | The Department of Housing & 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. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 - Households |
| | Location Description | Agency: Prince George's County Department of Housing & Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 |
| | Planned Activities | Local ID: AH-2-4-51 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab; Single-Unit Res. CDBG National Objective: LMH |
| 3 | Project Name | Housing Authority of Prince George's County – Exterior/Common Area Upgrades to Marlborough Townes |
| | Target Area | County-Wide |
| | Goals Supported | Preserve & improve existing affordable rental housing |
| | Needs Addressed | Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents |
| | Funding | CDBG: \$400,000.00 |
| | Description | The Housing Authority of Prince George's County will use CDBG funds to renovate and upgrade Marlborough Townes. Scope of work includes roofing, soffit, gutters, exterior trash enclosures, community center and |

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| | | laundry room mechanical systems, and HVAC replacement and upgrades. Approximately 63 households will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 63 - Households |
| | Location Description | Agency: Housing Authority of Prince George's County 9200 Basil Ct, Suite 500, Largo, MD 20774 |
| | Planned Activities | Local ID: AH-3-3-51 Type of Recipient: Local Government Agency HUD Matrix Code: 14C – Public Housing Modernization CDBG National Objective: LMH |
| 4 | Project Name | Housing Initiative Partnership – HIP Homes: Single-Family Acquisition |
| | Target Area | County-Wide |
| | Goals Supported | Increase access to homeownership |
| | Needs Addressed | Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling) |
| | Funding | CDBG: \$528,766.00 |
| | Description | Housing Initiative Partnership (HIP) will use CDBG funds to support direct costs associated with the acquisition of four (4) vacant, distressed or foreclosed single-family houses. The houses will be substantially renovated using local and minority contractors and vendors and then sold to qualified first-time homebuyers. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 - Households |
| | Location Description | Agency: Housing Initiative Partnership 6525 Belcrest Rd, Suite 555, Hyattsville, MD 20785 |
| | Planned Activities | Local ID: AH-4-6-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G – Acquisition for Rehabilitation CDBG National Objective: LMH |
| 5 | Project Name | Housing Initiative Partnership – HIP Homes: Program Administration |

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| | Target Area | County-Wide |
| | Goals Supported | Increase access to homeownership |
| | Needs Addressed | Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling) |
| | Funding | CDBG: \$92,941.00 |
| | Description | Housing Initiative Partnership will use CDBG funds to operate the HIP Homes Program. Funding will cover staff costs related to the rehabilitation of four (4) existing vacant houses. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 - Households |
| | Location Description | Agency: Housing Initiative Partnership 6525 Belcrest Rd, Suite 555, Hyattsville, MD, 20785 |
| | Planned Activities | Local ID: AH-5-6-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14H – Rehabilitation Administration CDBG National Objective: LMH |
| 6 | Project Name | UCAP – Community Revitalization Program – Rehab Admin. |
| | Target Area | County-Wide |
| | Goals Supported | Increase access to homeownership |
| | Needs Addressed | Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling) |
| | Funding | CDBG: \$74,048.00 |
| | Description | United Communities Against Poverty, Inc. (UCAP) will use CDBG funds for staff costs associated with their Community Revitalization Program. UCAP proposes to acquire and rehabilitate one (1) property sell the home to a first-time low to moderate-income homebuyer. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 - Household |
| | Location Description | Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 |

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| | Planned Activities | Local ID: AH-6-6-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14H – Rehabilitation Administration CDBG National Objective: LMH |
| 7 | Project Name | UCAP – Community Revitalization Program |
| | Target Area | County-Wide |
| | Goals Supported | Increase access to homeownership |
| | Needs Addressed | Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling) |
| | Funding | CDBG: \$284,941.00 |
| | Description | United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to acquire and rehabilitate one (1) property. Upon completion, the property will be sold to a first-time low to moderate-income homeowner. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 - Household |
| | Location Description | Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 |
| | Planned Activities | Local ID: AH-7-6-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G – Acquisition for Rehabilitation CDBG National Objective: LMH |
| 8 | Project Name | UCAP - Weatherization |
| | Target Area | County-Wide |
| | Goals Supported | Improve housing conditions for homeowners |
| | Needs Addressed | Increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency, and weatherization improvements, and accessibility modifications) |
| | Funding | CDBG: \$77,941.00 |
| | Description | United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to provide energy savings opportunities to twenty (20) households who are low to moderate-income. |
| | Target Date | 12/31/2026 |

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| | Estimate the number and type of families that will benefit from the proposed activities | 20 - Households |
| | Location Description | Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 |
| | Planned Activities | Local ID: AH-8-4-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 14F – Energy Efficiency Improvements CDBG National Objective: LMH |
| 9 | Project Name | Hyattsville CDC – Capacity Building, Business Retention, and Expansion |
| | Target Area | County-wide |
| | Goals Supported | Strengthen the County’s economy |
| | Needs Addressed | Through economic development initiatives, support small businesses to foster stronger communities across the county |
| | Funding | CDBG: \$150,000.00 |
| | Description | Hyattsville Community Development Corporation (CDC) will use CDBG funds to support small businesses by creating and retaining jobs through initiatives, such as one-on-one small business consultation, resource development, networking, and project management. Approximately thirty (30) jobs will be created and/or retained, and twenty (20) small businesses will be assisted. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 30 - Jobs created and/or retained 20 - Businesses |
| | Location Description | Agency: Hyattsville CDC 4314 Farragut St, Hyattsville, MD 20784 |
| | Planned Activities | Local ID: ED-9-10-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 18B - Economic Development - Technical Assistance CDBG National Objective: LMJ |
| 10 | Project Name | Prince George’s County Economic Development Corporation – Grow Prince George’s Program |
| | Target Area | County-wide |
| | Goals Supported | Strengthen the County’s economy |

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| | Needs Addressed | Through economic development initiatives, support small businesses to foster stronger communities across the county |
| | Funding | CDBG: \$142,940.00 |
| | Description | Prince George's County Economic Development Corporation will use CDBG funds to establish an English for Business Workshop series culminating in a Business Speed Coaching event, specifically for the Latino community. Additionally, the Small Business Startup Series will focus on supporting entrepreneurs from low to moderate-income regions. Approximately fifty (50) jobs will be created and/or retained, and Seventy-five (75) small businesses will be assisted. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 - Jobs created and/or retained 75 - Businesses |
| | Location Description | Agency: Prince George's County Economic Development Corporation 1801 McCormick Dr., Suite 350, Largo, MD 20774 |
| | Planned Activities | Local ID: ED-10-10-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 18B - Economic Development - Technical Assistance CDBG National Objective: LMJ |
| 11 | Project Name | Department of Housing & Community Development - CDBG Administration |
| | Target Area | N/A |
| | Goals Supported | N/A |
| | Needs Addressed | N/A |
| | Funding | CDBG: \$1,111,343.00 |
| | Description | The Department of Housing & 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, up to twenty percent (20%) or 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. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A - Planning Activity |

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| | Location Description | Agency: Department of Housing & Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 |
| | Planned Activities | Local ID: PA-1-CDBG-51 Type of Recipient: Local Government Agency HUD Matrix Code: 21A - General Program Administration CDBG National Objective: N/A - Planning activity |
| 12 | Project Name | Town of Bladensburg - Roadway Projects: 51 st , 52 nd and 54 th Place |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$188,750.00 |
| | Description | The Town of Bladensburg will use CDBG funds for street improvements for paving/overlay repairs on 51 st Street, 52 nd Street, and 54 th Place. Approximately 9,355 individuals will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 9,355 - People |
| | Location Description | Agency: Town of Bladensburg 4229 Edmonston Road, Bladensburg, MD 20710 |
| | Planned Activities | Local ID: PF-1-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8040.01 / BG: 1,2,3 CT: 8040.02 / BG: 1,2 |
| 13 | Project Name | Town of Cheverly – Boyd Park Resurfacing Project |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth |

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| | | programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$177,958.00 |
| | Description | The Town of Cheverly will use CDBG funds to repair and improve paved surfaces within Boyd Park which includes restoring and updating the surfaces of tennis courts, a basketball court, and a multipurpose court. Approximately 2,600 individuals will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 2,600 - People |
| | Location Description | Agency: Town of Cheverly 6401 Forest Road, Cheverly, MD 20785 |
| | Planned Activities | Local ID: PF-2-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03F – Parks, Recreational Facilities CDBG National Objective: LMA CT: 8031.00 / BG: 1,2 |
| 14 | Project Name | Town of Colmar Manor – Street Paving |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$284,850.00 |
| | Description | The Town of Colmar Manor will use CDBG funds to repair roadways on portions of 43 rd Avenue, 42 nd Avenue, Newton Street, and Lawrence St. Approximately 2,845 individuals will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 2,845 - People |
| | Location Description | Agency: Town of Colmar Manor 3701 Lawrence St., Colmar Manor, MD 20722 |

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| | Planned Activities | Local ID: PF-3-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8044.00 / BG: 1,2 |
| 15 | Project Name | Town of Edmonston – 2025 Street and Sidewalk Improvement Project |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$164,065.00 |
| | Description | The Town of Edmonston will use CDBG funds to install a sidewalk in 4900 block of 52nd Place and overlay the following streets 52nd Ave from Decatur St. to Tanglewood Dr., Emerson St. from 51st Ave to 52nd Place, 51st Place from Crittenden St to Decatur St, and 51st Ave from Decatur St to Emerson St. Approximately 3,995 people will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 3,995 - People |
| | Location Description | Agency: Town of Edmonston 5005 52 nd Avenue, Edmonston, MD 20781 |
| | Planned Activities | Local ID: PF-4-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8075.00 / BG: 2,3 |
| 16 | Project Name | City of Greenbelt – Cherrywood Lane Improvements: Breezewood Drive to Cherrywood Court |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |

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| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$226,394.00 |
| | Description | The City of Greenbelt plans to use CDBG funds to support its Cherrywood Lane Improvements project by restoring a segment from Breezewood Drive to Cherrywood Court. Restoration includes base repair, milling, and asphalt resurfacing. Approximately 7,625 people will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 7,625 - People |
| | Location Description | Agency: City of Greenbelt 25 Crescent Road, Greenbelt, MD 20770 |
| | Planned Activities | Local ID: PF-5-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8076.13 / BG: 1,2 CT: 8067.14 / BG: 1,2 |
| 17 | Project Name | Town of Landover Hills – Road Reconstruction, Sidewalk, Curb and Gutter Reconstruction |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$177,958.00 |
| | Description | The Town of Landover Hills will use of CDBG funds for street improvements including sidewalks, gutters, and curbs, utility repairs, fissures, etc. Approximately 9,190 individuals will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 9,190 - People |
| | Location Description | Agency: Town of Landover Hills 6904 Taylor Street, Landover, MD 20784 |

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| | Planned Activities | Local ID: PF-6-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8037.00 / BG: 1,2 CT: 8041.00 / BG: 1,2,3 |
| 18 | Project Name | Town of North Brentwood – Allison Street 2024 Rehabilitation |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$85,000.00 |
| | Description | The Town of North Brentwood will use CDBG funds to upgrade Allison Street including adding speed tables. Approximately 3,060 individuals will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 3,060 - People |
| | Location Description | Agency: Town of North Brentwood 4009 Wallace Road, North Brentwood MD 20745 |
| | Planned Activities | Local ID: PF-7-8-51 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8046.00 / BG: 1,2 |
| 19 | Project Name | The Arc of PGC – Residential Facility Modifications for Health, Safety and Accessibility |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |

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| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$200,000.00 |
| | Description | The Arc of Prince George’s County will use CDBG funds to renovate eight (8) residential homes for thirty (30) individuals with intellectual and developmental disabilities. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 30 – People with Disabilities |
| | Location Description | Agency: The Arc of PGC 1401 McCormick Dr, Largo, MD 20774 |
| | Planned Activities | Local ID: PF-8-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 03B – Facilities for Persons with Disabilities CDBG National Objective: LMC |
| 20 | Project Name | United Communities Against Poverty, Inc. – William Sidney Pittman Cultural Center |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$170,639.00 |
| | Description | United Communities Against Poverty, Inc. will use CDBG funds to renovate a historic building to create a cultural center, provide new office space for UCAP, establish a senior center, develop a training facility, and set up an artist workspace and podcast studio. Approximately 2,000 individuals will benefit from this project. |
| | Target Date | 12/31/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 2,000 - People |
| | Location Description | Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 |

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| | Planned Activities | Local ID: PF-9-8-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 16B – Non-residential Historic Preservation CDBG National Objective: LMC |
| 21 | Project Name | Boys and Girls Clubs of Greater Washington – Youth Development and Education Programming at Drew Freeman Middle School |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$36,449.00 |
| | Description | The Boys and Girls Clubs of Greater Washington will use CDBG funds to provide out-of-school-time programming, with a focus on reading and math learning interventions, Project Learn and Power Hour. Approximately sixty (60) youth will benefit from the program. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 60 - Youth |
| | Location Description | Agency: Boys and Girls Clubs of Greater Washington 4103 Benning Road, NE, Washington, MD 20019 |
| | Planned Activities | Local ID: PS-1-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC |
| 22 | Project Name | Catholic Charities of the Archdiocese of Washington, Inc. – Primary Health Care of Low-income, Uninsured Adults and Children |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$46,449.00 |
| | Description | Catholic Charities of the Archdioceses of Washington, Inc. will use CDBG funds to provide access to critical health services, including primary care, preventative care, and health education to approximately 1,200 low-income, uninsured Prince George’s County residents. |

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| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1,200 - People |
| | Location Description | Agency: Catholic Charities of Archdiocese of Washington, Inc. 924 G Street, NW, Washington, DC 20001 |
| | Planned Activities | Local ID: PS-2-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05M – Health Services CDBG National Objective: LMC |
| 23 | Project Name | Centro de Apoyo Familiar (CAF) – Housing and Financial Literacy Program |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$46,449.00 |
| | Description | Centro de Apoyo Familiar (CAF) will use CDBG funds to assist approximately 500 low to moderate-income households with housing services: foreclosure prevention and rental counseling, homeownership and financial management education and counseling. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 500 - People |
| | Location Description | Agency: Centro de Apoyo Familiar 6801 Kenilworth Ave, Suite 110, Riverdale, MD 20737 |
| | Planned Activities | Local ID: PS-3-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only |

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| | | CDBG National Objective: LMC |
| 24 | Project Name | Community Builders Ltd. – Builders Scholars Summer & After/Out of School Education & Outreach for At-Risk Youth |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$46,449.00 |
| | Description | Community Builders Ltd. will use CDBG funds to provide education and life skills intervention for approximately 200 elementary/middle school youth supporting enrichment in Capitol Heights, Suitland, Hillcrest Heights, Marlow Heights, and Glassmanor/Oxon Hill Title I schools. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 200 - People |
| | Location Description | Agency: Community Builders Ltd. 1220 Swan Harbour Circle, Ft. Washington, MD 20744 |
| | Planned Activities | Local ID: PS-4-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: O5D – Youth Services CDBG National Objective: LMC |
| 25 | Project Name | Community Legal Services, Inc. – Tenant & Homeowner Eviction Prevention Program |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth |

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| | | programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$50,000.00 |
| | Description | Community Legal Services, Inc. will use CDBG funds to provide free legal representation, advocacy, and education to approximately 200 low to moderate-income individuals facing eviction and homelessness. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 200 - People |
| | Location Description | Agency: Community Legal Services, Inc. 6301 Ivy Lane, Suite 270, Greenbelt, MD 20770 |
| | Planned Activities | Local ID: PS-5-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: O5C – Legal Services CDBG National Objective: LMC |
| 26 | Project Name | Community Youth Advance – Rigorous Academic & Wrap-Around Support for Students facing challenges to success inside and outside the classroom |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$26,451.00 |
| | Description | Community Youth Advance will use CDBG funds to provide financial education, mentoring/social-emotional learning, service learning and college/career development activities to 500 “at-risk” youth. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families | 500 - People |

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| | that will benefit from the proposed activities | |
| | Location Description | Agency: Community Youth Advance 2342 Vermont Ave, Suite 1, Hyattsville, MD 20774 |
| | Planned Activities | Local ID: PS-6-8-51 Type of Recipient: Non-profit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC |
| 27 | Project Name | Court Appointed Special Advocate (CASA)/PGC, Inc. – Reducing Homelessness & Improving Outcomes for Youth Aging out of Foster Care |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$46,449.00 |
| | Description | Court Appointed Special Advocate (CASA)/Prince George’s County, Inc. will use CDBG funds to provide specialized services to approximately 165 youth who have experienced foster care and are at risk of becoming homeless. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 165 - People |
| | Location Description | Agency: Court Appointed Special Advocate (CASA)/Prince George’s County 6811 Kenilworth Ave, Suite 402, Riverdale, MD 20737 |
| | Planned Activities | Local ID: PS-7-8-51 Type of Recipient: Non-profit Organization |

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| | | HUD Matrix Code: 05N – Abused and Neglected Children Services CDBG National Objective: LMC |
| 28 | Project Name | Employ Prince George’s – Capital Area Healthcare Alliance |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Support economic mobility for low- and moderate-income residents with workforce development programs |
| | Funding | CDBG: \$46,449.00 |
| | Description | Employ Prince George’s will use CDBG funds to recruit, train, and prepare approximately ten (10) low to moderate-income job seekers who wish to work as Certified Nursing and/or Geriatric Nursing Assistants (CAN/GNA). |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 10 - People |
| | Location Description | Agency: Employ Prince George’s 1801 McCormick Drive, Suite 400, Largo, MD 20774 |
| | Planned Activities | Local ID: PS-8-9-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05H – Employment Training CDBG National Objective: LMC |
| 29 | Project Name | End Time Harvest Ministries, Inc. – Pathways to Career Success Program |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$26,449.00 |

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| | Description | End Time Harvest, Inc. will use CDBG funds to support its Pathways to Career Success Program which focuses on-time graduation and case management, character and leadership development sessions, workforce readiness through a youth employment program, and college access with college tours and college preparation. Approximately 120 individuals will benefit from this project. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 120 - Individuals |
| | Location Description | Agency: End Time Harvest Ministries, Inc. 5808 Harland Street, New Carrollton, MD 20784 |
| | Planned Activities | Local ID: PS-9-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC |
| 30 | Project Name | EveryMind, Inc. – Project Wellness |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$26,449.00 |
| | Description | EveryMind, Inc. will use CDBG funds to provide individual and group therapy, family case management, and therapeutic mentoring to approximately 100 low to moderate-income children and families in six (6) Prince George’s County middle schools and one (1) high school. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from | 100 - People |

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| | the proposed activities | |
| | Location Description | Agency: EveryMind, Inc. 1000 Twinbrook Parkway, Rockville, MD 20851 |
| | Planned Activities | Local ID: PS-10-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed in 03T and 05A-05Y CDBG National Objective: LMC |
| 31 | Project Name | First Generation College Bound, Inc. – Homework Club & College Access Programming |
| | Target Area | County-wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$46,449.00 |
| | Description | First Generation College Bound, Inc. will use CDBG funds to offer two (2) connected programs (Homework Club and College Access Program) to encourage approximately 270 income-limited youth in Prince George’s County to attend and succeed in college. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 270 - People |
| | Location Description | Agency: First Generation College Bound, Inc. 8101 Sandy Spring Road, Suite 230, Laurel, MD 20707 |
| | Planned Activities | Local ID: PS-11-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services |

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| | | CDBG National Objective: LMC |
| 32 | Project Name | Housing Initiative Partnership, Inc. – Bilingual Housing Counseling & Education |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$46,449.00 |
| | Description | Housing Initiative Partnership, Inc. will use CDBG funds to provide support approximately 400 homeowners, first-time buyers, and renters working towards housing security and financial stability in the coming year. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 400 - Persons |
| | Location Description | Agency: Housing Initiative Partnership, Inc. 6525 Belcrest Road, Suite 555, Hyattsville, MD 20782 |
| | Planned Activities | Local ID: PS-12-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC |
| 33 | Project Name | Joe’s Movement Emporium – CreativeWorks Job Training and Internship Program |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |

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| | Funding | CDBG: \$46,449.00 |
| | Description | Joe’s Movement Emporium (Joe’s) will use CDBG funds to provide training in theater tech, digital media, photography, music production, storytelling, and like skills to approximately 4,000 youth. The CreativeWorks program is a tuition-free, paid job training and internship program. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4,000 - Persons |
| | Location Description | Agency: Joe’s Movement Emporium 3309 Bunker Hill Road, Mt. Rainier, MD 20712 |
| | Planned Activities | Local ID: PS-13-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D - Youth Services CDBG National Objective: LMC |
| 34 | Project Name | Training Grounds, Inc. - Re-entry Works – An Economic Development Project |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$46,449.00 |
| | Description | Training Grounds, Inc., will use CDBG funds to focus on hiring approximately 2 low to moderate-income formally incarcerated individuals. This project provides consistent employment opportunities in modular home finishing work and various rehabilitation projects starting in Capitol Heights. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families | 2 - People |

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| | that will benefit from the proposed activities | |
| | Location Description | Agency: Training Grounds, Inc. 2806 Martin Luther King Jr Ave SE, Washington, DC 20032 |
| | Planned Activities | Local ID: PS-25-9-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05H – Employment Training CDBG National Objective: LMC |
| 35 | Project Name | Latin American Youth Center/MD Multicultural Youth Center – Workforce Readiness Program |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$31,449.00 |
| | Description | Latin American Youth Center will use CDBG funds to provide workforce development to approximately 35 low-income youth in and around East Riverdale, MD. Services include job readiness training, career exploration, certification, internships, GED education, and job placement. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 35 - People |
| | Location Description | Agency: Latin American Youth Center/MD Multicultural Youth Center 1419 Columbia Road, NW, Washington, DC 20009 |
| | Planned Activities | Local ID: PS-15-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services |

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| | | CDBG National Objective: LMC |
| 36 | Project Name | Laurel Advocacy and Referral Services, Inc. – Eviction Prevention and Community Support |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$31,449.00 |
| | Description | Laurel Advocacy and Referral Services, Inc. will use CDBG funds to assist approximately 280 individuals who are facing eviction or needing first month’s rent or security deposit to maintain or secure permanent housing. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 280 - People |
| | Location Description | Agency: Laurel Advocacy and Referral Services, Inc. 311 Laurel Avenue, Laurel, MD 20707 |
| | Planned Activities | Local ID: PS-16-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Q – Subsistence Payments CDBG National Objective: LMC |
| 37 | Project Name | Legal Aid Bureau, Inc. – General Operating Support for the Prince George’s County Office of Maryland Legal Aid |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth |

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| | | programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$28,474.00 |
| | Description | Legal Aid Bureau, Inc. will use CDBG funds to provide a range of legal services to address the civil legal needs of approximately 500 low-income Prince George’s County residents. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 500 - Persons |
| | Location Description | Agency: Legal Aid Bureau, Inc. 500 E. Lexington St., Baltimore, MD 21202 |
| | Planned Activities | Local ID: PS-17-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05C – Legal Services CDBG National Objective: LMC |
| 38 | Project Name | Maryland Consumer Rights Coalition, Inc. – Fair Housing and Tenant Advocacy |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$31,449.00 |
| | Description | Maryland Consumer Rights Coalition, Inc. will use CDBG funds to conduct education and outreach on housing rights to community members, assist clients who report discrimination, provide compliance training to housing providers, and provide direct assistance in resolving tenant/landlord issues to low and moderate-income clients, focusing on eviction counseling, code enforcement, lease, and security deposit issues. Approximately 250 individuals will benefit from this project. |

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| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 250 - Persons |
| | Location Description | Agency: Maryland Consumer Rights Coalition, Inc. 2209 Maryland Avenue, Baltimore, MD 21218 |
| | Planned Activities | Local ID: PS-18-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05J – Fair Housing Activities CDBG National Objective: LMC |
| 39 | Project Name | Prince George’s Child Resource Center, Inc. – Family Literacy Program |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$30,000.00 |
| | Description | Prince George’s Child Resource Center, Inc. will use CDBG funds to provide Hybrid services to approximately 390 participants including: Community Connections, Parent/Caregiver Capacity Building, Coordinated Family Supports, and Early Childhood Education. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 390 - Persons |
| | Location Description | Agency: Prince George’s County Resource Center 9475 Lottsford Road, Suite 202, MD 20774 |
| | Planned Activities | Local ID: PS-19-8-51 |

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| | | Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed in 03T and 05A-) 5Y CDBG National Objective: LMC |
| 40 | Project Name | Prince George’s County Department of Social Services – Elderly and Vulnerable Adult Abuse Respite Care and Emergency Placement Services |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$30,000.00 |
| | Description | Prince George’s County Department of Social Services will use CDBG funds to provide short-term comprehensive services to approximately 40 residents who are ages 62+ or a vulnerable adult with a documented physical/mental disability which is permanent or chronic, and determined to be at-risk of abuse, neglect or exploitation. Services include respite care, emergency shelter services, essential items, and support services. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 40 - Persons |
| | Location Description | Agency: Prince George’s County Department of Social Services 925 Brightseat Road, Landover, MD 20785 |
| | Planned Activities | Local ID: PS-20-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05A – Senior Services CDBG National Objective: LMC |
| 41 | Project Name | St. Ann’s Center for Children, Youth and Families – Supportive Transitional Housing Program |
| | Target Area | County-Wide |

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| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$31,449.00 |
| | Description | St. Ann’s Center for Children, Youth and Families will use CDBG funds to provide comfortable and safe housing for homeless women and their children. Services include healthcare, counseling, and case management support, parenting education, financial literacy, educational and employment assistance, and childcare. Approximately 40 individuals will benefit from this project. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 40 – Homeless Persons |
| | Location Description | Agency: St. Ann’s Center for Children, Youth and Families 4901 Eastern Avenue, Hyattsville, MD 20782 |
| | Planned Activities | Local ID: PS-21-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 03T – Homeless/AIDS Patients Programs CDBG National Objective: LMC |
| 42 | Project Name | UCAP, Inc. - Homeownership Counseling |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$31,449.00 |
| | Description | United Communities Against Poverty, Inc., will use CDBG funds to provide housing counseling to approximately 150 first-time English and Spanish |

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| | | speaking homebuyers with housing counseling education, and homeowners who are facing foreclosure or remediation services. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 150 - Persons |
| | Location Description | Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 |
| | Planned Activities | Local ID: PS-26-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC |
| 43 | Project Name | The Arc of Prince George’s County – Support Through Advocacy and Resources (STARS) |
| | Target Area | County-Wide |
| | Goals Supported | Improve the quality of life for residents |
| | Needs Addressed | Improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities) |
| | Funding | CDBG: \$41,449.00 |
| | Description | The Arc of Prince George’s County will use CDBG funds to provide support to approximately 65 individuals with intellectual and developmental disabilities and their families who are not receiving disability benefits. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 65 – Persons with Disabilities |
| | Location Description | Agency: The Arc of Prince George’s County 1401 McCormick Drive, Largo, MD 20774 |

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| | Planned Activities | Local ID: PS-23-8-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05B – Services for Persons with Disabilities CDBG National Objective: LMC |
| 44 | Project Name | HSC of PGC (DBA Nonprofit PGC) - Nonprofit Capacity Building & Resident Development |
| | Goals Supported | N/A |
| | Needs Addressed | N/A |
| | Funding | \$50,000.00 |
| | Description | Nonprofit Prince George’s County will use CDBG funds to empower local nonprofits serving low to moderate-income households through information, training, and collaboration opportunities. Approximately 150 organizations and community residents will benefit from this project. |
| | Target Date | 6/30/3036 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A - Public Information Activity subject to Planning and Admin CAP |
| | Location Description | Agency: Human Services Coalition of PGC DBA Nonprofit Prince George’s County 10201 Martin Luther King Jr. Hwy, Ste 270 Bowie, MD 20720 |
| | Planned Activities | Local ID: PA-2-CDBG-51 Type of Recipient: Nonprofit Organization HUD Matrix Code: 21C – Public Information CDBG National Objective: N/A |
| 45 | Project Name | DHCD - Multi-Family Rental Housing Construction & Rehabilitation |
| | Target Area | County-Wide |
| | Goals Supported | Preserve & improve existing affordable rental housing Increase the supply of affordable rental homes |
| | Needs Addressed | Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents |

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| | | Increase the number of affordable rental homes, especially for low-income residents |
| | Funding | HOME: \$1,667,584.75 |
| | Description | 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 its estimated HOME Program Income (\$997,197) for new multi-family construction, rehabilitation of affordable, workforce housing opportunities, and/or homebuyer activities. |
| | Target Date | 6/30/2031 |
| | Estimate the number and type of families that will benefit from the proposed activities | 11 - Households |
| | Location Description | Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 |
| | Planned Activities | Local ID: AH-1-3-5-34 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A |
| 46 | Project Name | DHCD - CHDO Set-Aside Activities |
| | Target Area | County-Wide |
| | Goals Supported | Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents Increase the number of affordable rental homes, especially for low-income residents Increase access to homeownership |
| | Needs Addressed | Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents |

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| | | Increase the number of affordable rental homes, especially for low-income residents Through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling) |
| | Funding | HOME: \$333,516.00 |
| | Description | 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. |
| | Target Date | 6/30/2031 |
| | Estimate the number and type of families that will benefit from the proposed activities | 2 - Households |
| | Location Description | Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 |
| | Planned Activities | Local ID: AH-2-3-5-6-34 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A |
| 47 | Project Name | DHCD - HOME Administration |
| | Target Area | N/A |
| | Goals Supported | N/A |
| | Needs Addressed | N/A |
| | Funding | HOME: \$222,344.00 |

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| | Description | 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. |
| | Target Date | 6/30/2031 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 |
| | Planned Activities | Local ID: PA-HOME-34 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A |
| 48 | Project Name | DSS - ESG PY 38 |
| | Target Area | County-Wide |
| | Goals Supported | Prevent homelessness Reduce homelessness |
| | Needs Addressed | Prevent residents from becoming homeless through evidence-based interventions Increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services |
| | Funding | ESG: \$493,358.00 |
| | Description | The Department of Social Services (DSS) will use ESG funds to implement the following ESG Programs in Program Year (PY) 38: Shelters Operation and Essential Services, Street Outreach, HMIS, Rapid Re-housing, and Homelessness Prevention. The Department may use up to 7.5% of its HESG funds for administrative costs. Approximately, 580 individuals and families will be assisted. |
| | Target Date | 6/30/2028 |

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| Estimate the number and type of families that will benefit from the proposed activities | 581 - Homeless and at-risk homeless individuals and families |
| Location Description | Agency: Department of Social Services 805 Brightseat Road, Landover, MD 20785 |
| Planned Activities | Local IDs: Shelter (HP-1-1-2-38), Street Outreach (HP-2-1-2-38), HMIS (HP-3-1-2-38), RRH (HP-4-1-2-38), and HP (HP-5-1-2-38) Type of Recipient: Local Government Agency HUD Matrix Code: 03T - Homeless/AIDS Patients Programs |

Table 4 - Project Summary

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

Through market analysis and needs assessments, in addition to The County's *Housing Opportunity for All Comprehensive Housing Strategy*, specific geographic priorities were identified. Alignment with target areas in *Housing Opportunity for All* allows for access to federal funds in areas that The County has already identified as priorities, assisting with broader local and regional goals. The following list factors will be considered when prioritizing investments geographically over the next five years, among others:

- Areas with aging housing stock
- Areas with lower median incomes
- Areas with high rates of housing cost burden
- Areas with greater access to jobs
- Planned and existing transit access

| Geographic Area Descriptions | Target Areas |
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| Areas with higher-than-average rates of aging homes | • Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland |
| Areas with higher-than-average rates of LMI households | • Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland |
| Areas with higher-than-average rates of cost burden | • Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland |
| Areas with higher-than-average employment density | • Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland |

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| Proximity to transit | <ul style="list-style-type: none"> Communities in proximity to Blue and Purple Line Corridors |
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Table 5 - Geographic Area Descriptions

Geographic Distribution

| Target Area | Percentage of Funds |
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| Inner Beltway | 40% |
| Green Belt | 20% |
| Southwestern County | 10% |
| Route 1 Corridor | 10% |
| Blue and Purple Line Corridor | 20% |

Table 6 - Geographic Distribution

Rationale for the priorities in allocating investments geographically.

SP-10 includes a variety of maps depicting areas in Prince George’s County. These maps contributed to identifying geographic priorities and are referenced appropriately as the basis for a geographic priority.

| Priority Need: Improve the quality of owner-occupied homes | |
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| Geographic priority | <ul style="list-style-type: none"> Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland |
| Basis for geographic priorities | <ul style="list-style-type: none"> <i>Housing Opportunity for All</i> (pg.102) Areas with large numbers of aging homes occupied by LMI households |
| Priority Need: Preservation of existing affordable housing | |
| Geographic priority | <ul style="list-style-type: none"> Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland |
| Basis for geographic priorities | <ul style="list-style-type: none"> Areas with higher-than-average rates of cost burden Areas with higher-than-average LMI households |
| Priority Need: Creation of new affordable housing | |
| Geographic priority | <ul style="list-style-type: none"> Inner Beltway Proximity to Blue and Purple Line corridors Green Belt |
| Basis for geographic priorities | <ul style="list-style-type: none"> Areas with higher-than-average employment density (see SP-5) Areas with higher-than-average rates of cost burden TOD identified areas in <i>Housing Opportunity for All</i>; along blue line and purple line corridors |
| Priority Need: Expansion of public services | |
| Geographic priority | <ul style="list-style-type: none"> Southern and Western areas of the county, including Oxon Hill, Temple Hills, and Forest Heights Proximity to Blue and Purple Line corridors |
| Basis for geographic priorities | <ul style="list-style-type: none"> <i>Housing Opportunity for All</i> (pg. 51) Areas with higher-than-average LMI households |
| Priority Need: Safe and inclusive public infrastructure | |
| Geographic priority | <ul style="list-style-type: none"> Route 1 corridor, including Hyattsville, Mount Rainier, Brentwood, and Bladensburg |

| | |
|---------------------------------|---|
| | <ul style="list-style-type: none"> Proximity to Blue and Purple Line corridors |
| Basis for geographic priorities | <ul style="list-style-type: none"> TOD identified areas in <i>Housing Opportunity for All</i>; along blue line and purple line corridors |

Table 7 - Priority Needs Rationale

Discussion

Investments will be strategically selected across the county, with key priority areas being Inner Beltway, Green Belt, Route 1 Corridor, Southwestern County, and the Blue and Purple Line corridors. Investing in a particular area will rely on selected parameters, such as access to jobs, age of housing stock, areas with higher-than-average LMI households, areas with higher-than-average cost burden, areas experiencing development that can be leveraged, and areas near the purple and blue line corridors to promote TOD. 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.

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

Introduction

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).

In FY 2026, the annual goal is to assist 260 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:

| One Year Goals for the Number of Households Supported | |
|---|-----|
| Homeless | 40 |
| Non-Homeless | 190 |
| Special Needs | 30 |
| Total | 260 |

Table 8 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|-----|
| Rental Assistance | 90 |
| The Production of New Units | 40 |
| Rehab of Existing Units | 70 |
| Acquisition of Existing Units | 60 |
| Total | 260 |

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

As outlined in the needs assessment and market analysis sections of the consolidated plan, there is a significant need for investing in affordable housing and housing stability programs. As such, the County plans to use CDBG, HOME, and ESG funds in FY 2026 to provide affordable housing options to LMI households utilizing the following strategies:

- Production of new units: the County HOME funds will assist forty (40) persons with special needs (i.e., seniors).
- Rehabilitation of existing units:
 - The County anticipates CDBG funds will assist in the rehabilitation of existing single-family homes and rental units, benefiting approximately seventy (70) LMI families.
 - The County anticipates HOME and CDBG funds will be used to acquire and/or rehabilitate homes to preserve affordable housing for approximately sixty (60) LMI families.
- Rental assistance:
 - The County anticipates ESG funds will assist in providing rental assistance benefiting approximately forty (40) homeless individuals and forty (40) individuals at risk of homelessness. In addition, the County anticipates CDBG funds will assist ten (10) individuals at risk of homelessness.

AP-60 Public Housing - 24 CFR 91.220 (h)

Introduction

The Housing Authority of Prince George’s County is taking steps to address its status as a “troubled” performer by HUD Public Housing Assessment System (PHAS) standards and is working to improve public housing conditions in the county.

Actions planned during the next year to address the needs of public housing residents

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

- Continue working with the HUD Field Office to prepare applications and develop plans and repositioning strategies for the disposition of Marlborough Towne, Kimberly Gardens, Rollingcrest Villages, Cottage City Towers, and Owens Road public housing developments, to be carried out over the next three to five years.
- Deliver a targeted number of ADA accessible units with accessibility features mandated by the Voluntary Compliance Agreement (VCA) and Disability Rights Maryland (DRM) Settlement Agreement.
- 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.
- Provide Housing Authority goals and objectives consistent with the 2025 – 2026 Consolidated Plan, to include the VCA and the 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 will encourage public housing residents to become more involved in management by encouraging participation in the Resident Advisory Board and by consulting with the Resident Advisory Board when there is any significant amendment or substantial deviation or modification to the PHA Plan.

Additionally, HAPGC is working with the resident councils to assist each resident council with re-engagement, as the resident councils have been relatively dormant since COVID.

HAPGC also continues to work with our public housing residents to encourage them to pursue homeownership opportunities through the Resident Opportunities Services Program.

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

The Housing Authority of Prince George’s County is designated as a troubled performer. Prince George’s County Government is supporting HAPGC through facilitating expedited recruitment efforts to ensure adequate staffing needed to achieve unit condition and occupancy milestones required to achieve Standard Performer under PHAS.

Discussion

N/A

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

Introduction

The County plans to continue employing all of their existing efforts, which are considered best practices, in working to reduce homelessness and meet the needs of residents experiencing homelessness and residents with special needs. The County’s strategic plan to address homelessness outlines the County’s priorities and the *County is actively engaged in an 18-month planning process to co-develop its new 10-year plan with relevant agencies, including the Department of Housing & Community Development. That plan and its priorities are incorporated by reference herein and will automatically update the Consolidated Plan priorities related to preventing and ending homelessness upon publication.*

Describe the jurisdiction’s one-year goals and actions for reducing and ending homelessness including:

The Continuum of Care prioritizes services that

- prevent homelessness whenever possible,
- expedite restabilization when and if homelessness does occur,
- connect households to communities and the resources needed to thrive,
- ensure equitable access to a broad range of safe and effective housing and homeless intervention services, and
- build and sustain the political and community will necessary to end homelessness.

These services are well vetted national best practices and include street outreach, primary and secondary prevention, diversion, emergency shelter, rapid rehousing, permanent housing and ongoing post housing supports to reduce recidivism.

The Continuum of Care has also prioritized its data collection, evaluation, and system improvement efforts that provide the Continuum of Care with a more complete understanding of system gaps, challenges and effectiveness, improve the Continuum of Care's ability to recognize/respond to trend changes, provide a more robust understanding of resident needs and outcomes, provide macro level quantitative and qualitative data in key Continuum of Care system performance areas, and establish the strong data platform needed to make data driven program, policy and system decisions aimed permanently ending the experience of homelessness in Prince George's County.

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

The Continuum of Care has a number of methods to support a robust and comprehensive presence in the county, including

- Outreach blitzes as part of its recent enrollment in the national built for zero movement
- The annual Point-in-Time County
- The Youth REACH MD County
- A Continuum of Care street outreach team led by a team lead who has lived experience of homelessness and who provides oversight and technical support to the four street outreach navigators who conduct daily outreach,
- Strategic partnerships with a diverse partner network, including Mobile Crisis Teams, Community Policing units, Fire/EMS Mobile Integrated Health teams, Community Health Care workers, SSVF and VA outreach teams, the SOAR team, faith communities, municipalities, civic associations, librarians, metro stop security, parks and recreation site staff, Emergency Room Personnel, food pantries, drop in centers and other partners. These teams meet regularly and report newly identified persons to the street outreach team lead for tracking and follow-up.

All teams have bi-lingual staff and/or access to language line services as needed to ensure system access by non-English speaking homeless persons. The street outreach program works closely with these partners in order to help identify and assess unsheltered persons who need case management, supportive services, and referral to housing programs.

Homeless residents of the County who are least likely to request assistance still rely on a network of support within the community and Street Outreach Navigators work every day to expand their connections with those supportive systems to build trust with persons experiencing unsheltered homelessness. The diversity of backgrounds and languages amongst the partners allows the CoC to adjust as needed to ensure that residents feel safe receiving services.

Once residents have engaged in the system, the Continuum of Care's Coordinated Entry Team has established a uniform way for the Continuum of Care to evaluate homeless individual/household 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 Coordinated Entry team provides an in-depth and individualized analysis of each household/individual experiencing homelessness. The process also helps evaluate the system's ability to

serve residents properly by tracking where households are sent and whether the selected intervention was successful.

Additionally, the Continuum of Care has drop-in centers for all persons experiencing homelessness in the County that provides one-stop access to resources for youth, young adults, individuals and families experiencing homelessness with the aim of quickly ending their homelessness. This provides a physical location for providing one-on-one assessments that enhances the “warm hand-off and referral” process. The primary purpose of this effort is to triage and facilitate the quickest route to permanency for all who interface with the system.

Addressing the emergency shelter and transitional housing needs of homeless persons.

In FY 2026, the County plans to continue their work in providing emergency housing and shelter for residents experiencing or at risk of homelessness.

The County currently operates 421 emergency shelter beds and 164 transitional shelter beds (including 94 for families and 68 for individuals). While these short-term solutions are a critical part of the continuum for some households, the County aims to invest in the development of other rapid and long-term housing opportunities so that the need for these options decrease.

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.

The Continuum of Care uses several strategies to prevent individuals and families who were recently homeless from becoming homeless again including but not limited to: family mediation and reunification, in-home support services, rapid re-housing, permanent housing, and housing stabilization assistance provided by targeted resident advocates that provide coaching services to households exiting homelessness for up to eighteen (18) months after the diversion or prevention intervention. This helps ensure that newly stabilized households remain housed. Expansion of this team has been targeted as essential to continued reduction in recidivism.

The County currently supports 97 rapid re-housing beds and 369 permanent supportive housing beds. Recognizing that strategies like these have significantly better - and less costly - rates of success, the County will continue its investment in rapid exit strategies and resources including landlord engagement and recruitment, short and medium term financial supports, affordable and deeply affordable housing development, expanded subsidy assets (i.e.; FUP, FUP-Y, FYI, 811), increased permanent supportive housing projects that leverage healthcare, housing and Continuum of Care supportive services resources, post housing stabilization assistance, and other opportunities to expand long term community capacity.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County uses a multi-pronged approach to preventing homelessness that leverages a diverse network of strategic partnerships focused on three primary intercepts:

- Upstream: Policy, practice, and legislative actions that allow critical resources and supports to be available at the earliest possible interaction and eliminate the need for households to ever access more costly and intensive services in the future (i.e.; in home services, family mediation, respite, kinship care including families of choice, connections to childcare subsidies, and other human service interventions).
- Prevention: Promote protective factors and provide immediate, short-term customized assistance that stabilizes and prevents housing disruption (e.g.; eviction and foreclosure prevention, legal support, rent and/or utility subsidies, workforce, education, and income supports)
- Diversion: Actively resolve housing crises so the household can remain in place or move directly into new housing without ever entering the homelessness response system (e.g., finding alternative housing solutions, providing case management, family reunification, legal services, rent/mortgage arrearage assistance, emergency unit transfers for survivors, and other support services)

Discussion

The Continuum of Care also conducts outreach to FQHCs, municipal officials, pantries, libraries and churches to educate households about available resources, works with landlords and the Sheriff's Office to resolve pending evictions, the McKinney Vento liaison to identify families at risk or doubling up, the PCWA for co-case management of housing unstable families, and the PHA to target units at risk of losing their housing subsidy. Of particular note, the Continuum of Care was selected as an HHS Prevention Demonstration Program (piloting direct cash transfers paired with peer coaches for youth 16-24 in an effort to reduce first time homelessness among this cohort) and is a community partner and policy test site with the State of Maryland for the recently awarded HUD Youth Homelessness System Improvement project aimed at developing upstream strategies to prevent youth from ever experiencing an episode of homelessness.

The learnings and best practices resulting from these initiatives are incorporated by reference herein and will automatically update the Consolidated Plan priorities related to preventing homelessness upon publication. The County will continue to invest in services and programs that align with these intercepts.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Prince George’s County has made significant progress over the past five years toward furthering fair housing choice in its jurisdiction. Major milestones for the County over the past several years include the launch of the Language Access Compliance Program; revisions to Division 12 granting OHR the authority to investigate fair housing complaints; relaunch of the Right of First Refusal (ROFR) program; adoption of the updated zoning ordinance; construction of four new housing developments for seniors; and dedication of resources toward people with a disability. However, fair housing issues and barriers to affordable housing remain in the county and city of Bowie that must be addressed through meaningful action as described in this section and the AI.

Prince Georges County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Governments payment decisions for purposes of Section 3729(b)(4) of Title 31, United States Code.

Prince Georges County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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

The following goals and actions outlined in the Analysis of Impediments to Fair Housing Choice work to address barriers to affordable housing and fair housing choice.

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

- *Action 1:* Adopt modifications to Division 12 to meet substantial equivalency requirements to attain Fair Housing Assistance Program (FHAP) status for the Office of Human Rights.
- *Action 2:* DHCD will convene quarterly meetings with OHR and local fair housing enforcement partners to review fair housing complaint trends for Prince George’s County and determine potential place- and mobility-based solutions that may be needed to address issues identified.
- *Action 3:* Identify up to two qualified fair housing training partners to provide training to Department of Housing & Community Development and Department of Planning, Inspections, and Enforcement in tandem with the rent stabilization work. Strongly encourage Fair Housing training for agencies that influence the County's housing processes.
- *Action 4:* Proactively collaborate across county department and agencies to ensure alignment in efforts and programming.

Goal 2: Take steps to remediate disability discrimination and increase access to housing for individuals with disabilities.

- *Action 1:* Conduct a disability needs survey of housing and services in the county to determine community needs & available resources and create a plan to address gaps.
- *Action 2:* Utilizing \$500,000 received as pass through funds from the Maryland Department of Disabilities, the County will support renters who require accessibility modifications to their unit, upon approval of reasonable modification requests by the property owner. The County will first partner with owners and management agents of properties in the County's Right of First Refusal portfolio, which includes about 1,890 units, and will later focus on the Housing Authority of Prince George's County (HAPGC) Section 504 coordinator to reach households renting with a Housing Choice Voucher and may be requiring increased accessibility. As is feasible, modifications will comply with Universal Design standards and practices.
- *Action 3:* Inventory accessible housing units in the county that are available for rent and coordinate with partner departments and agencies to create a comprehensive list for the County. This inventory should include the unit size, accessibility features, and market rate vs. subsidized designation. The Department of Housing & Community Development will add the accessible unit inventory to the existing Affordable Housing Dashboard for DHCD-funded housing development programs to develop a schedule for regularly updating the inventory.

Goal 3: Prioritize programs and funding for persons with disabilities, Hispanic households, households at risk of or experiencing homelessness, and seniors.

- *Action 1:* Affirmatively market the County's Rent Stabilization program to persons with disabilities, Hispanic households, households at risk of or experiencing homelessness, and seniors, to ensure these populations understand their rights related to rental cost increases and assistance available should issues be encountered. The County will work with partner community organizations and others serving these populations to disseminate information and resources. The County will work with HUD's Community Planning Division to request technical assistance funding to create and implement a training cohort for prospective and new CDBG applicants to increase the overall effectiveness and reach of community-based programming with the goal of ensuring CDBG eligible organizations and programs are sustainable enough to be granted funds and to spend the granted funds down timely. This technical assistance model will center organizations serving persons with disabilities, Hispanic households, households at risk of experiencing homelessness, and senior households.
- *Action 2:* Prioritize Housing Trust Fund dollars for the construction of affordable housing for developments that serve persons with disabilities and seniors.
- *Action 3:* Develop or acquire at least 100 new senior housing units affordable to households at or below 60% AMI with greater access to transportation, retail, and community services. Besides congregate senior housing, such as HUD 202 housing, consider new housing typologies that reflect the changing needs of a larger senior population.

Goal 4: Proactively address the need to ensure Limited English Proficiency (LEP) populations can access County services and resources and understand their housing rights.

- *Action 1:* Continue to update the four-factor analysis to determine whether programs are adequately accessible to those with limited English proficiency (LEP). Continue outreach (e.g., TV, radio, bus shelters) to LEP populations to inform them of their rights.

- *Action 2:* Maintain funding for HUD-certified nonprofit housing counseling partners that provide education on tenant rights and rental counseling, particularly bi-lingual providers. Increase financial literacy and homeownership education available for the Hispanic population in English and Spanish.
- *Action 3:* improve education and transparency around code enforcement. Engage with the Language Access Coordinator for the Department of Permitting, Inspection and Enforcement (DPIE) to train inspectors on working with non-English-speaking households who may lack trust or fear government officials. Residents should be made aware of their rights in every interaction, including the right to an interpreter. Greater code enforcement should also be paired with education on how to report violations and resources to address deficiencies.

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

- *Action 1:* Continue supporting Plan 2035’s vision by targeting funds identified in the plan’s Growth Policy Map and Strategic Investment Plan. The plan identifies six Neighborhood Reinvestment Areas, some of which are R/ECAPs, and also identifies an Innovation Corridor and eight Regional Transit districts, which are planned as mixed-use, economic growth centers and could become transit-oriented neighborhoods of opportunity.
- *Action 2:* Ensure residents of R/ECAPs are represented in the Missing Middle Study and the Anti-Displacement Study. Both efforts have the potential to greatly impact disinvested neighborhoods inside the beltway and stabilize displacement along the Purple Line Corridor.
- *Action 3:* Perform an analysis and/or partner with other regional partners to evaluate access and equity in the WMATA and County bus systems. Specifically, evaluate the transit access of HCV holders, public housing units, Project-Based Section 8, senior developments, housing for people with disabilities, residents of R/ECAPs, and other subsidized housing.
- *Action 4:* Create an expedited planning and permitting approval process for all subsidized housing supported with County funds.
- *Action 5:* Adopt the proposed ADU and small-lot development ordinances to increase housing choice and provide greater infill opportunities.
- *Action 6:* Increase the mix of available housing types in the City of Bowie by evaluating the current zoning. Perform relevant rezonings to encourage the development of higher density housing in the city to provide greater access to the amenities and resources in the community.

Discussion:

See above.

AP-85 Other Actions – 91.220(k)

Introduction:

Prince George’s County has a thoughtful and collaborative approach to serving the needs of residents. This section outlines other actions the County will take to impact the needs identified in the 2026-2030 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

Prince George's County identifies the population with the most underserved needs as extremely low-income households (less than 30% AMI) and households paying more than 50% of their rent toward housing (extremely cost burdened). The Department of Housing & Community Development has engaged with HUD CPD to plan and implement a Technical Assistance Cohort model to increase the capacity of CDBG and HOME fund users to better serve the community.

The County is also committed to 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). Additionally, the County administers the Emergency Rental Assistance Program which helps to stabilize households at risk of becoming homeless. To address the needs of people living with a disability and seniors, the County is considering adopting a preference for these populations in the ERAP program as an outcome of the AI.

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 five 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 Prince George's County Department of Health suggests all children aged between six months and six years should undergo a blood test for lead as part of their regular care. The State of Maryland requires testing children at the ages of one and two.

The Prince George's County Health Department provides several services to residents as part of the Lead and Healthy Homes Program, including:

- Nursing Case Management: For children with high lead levels in their blood.
- Environmental Assessments: Conducted in response to confirmed medical reports of elevated blood levels in children.
- Referrals to the MOSH (Maryland Occupational Safety and Health) Program: Made as necessary when adult lead exposure is suspected in the workplace.
- Educational Programs: Providing information on potential lead exposure and safe lead paint reduction techniques.
- Telephone Consultations: Available for asthma triggers, mold, and other indoor air contaminants affecting children.

Actions planned to reduce the number of poverty-level families

Prince George's County's poverty rate increased from 2015 to 2022, whereas the poverty rate in the region decreased. The subpopulations with the highest poverty rates in the county included nonfamily

households, the Asian population, and people with a disability. Each of these subpopulations increased in the county over the same time, likely contributing to the increase in poverty.

Along with the rise in poverty in the county, especially compared to the region, the number of R/ECAPs in the county increased from four in the previous AI to seven in 2022. The following groups are overrepresented in the county's R/ECAPS: individuals identifying as Hispanic, Asian households, households with children, and non-family households. The county should closely monitor the growing concentrated areas of poverty and factors that may contribute to their persistence.

Geographically, poverty and concentrations of vulnerable populations (e.g., LEP, people with a disability) are adjacent to or inside the Beltway. There are some exceptions with a large share of foreign-born residents, LEP, and people living with a disability in the north area of the County near Laurel. All but one R/ECAP tract is within the Beltway and none of the R/ECAPs are within the city of Bowie or south of Oxon Hill.

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 the Department of Housing & Community Development's federal programs to maximize economic opportunities for low and very low-income persons, the County Council enacted Council Bill (CB-112-2012) 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, the Department of Housing & Community Development 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 requirements it shall "to the greatest extent feasible"

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

- 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.

The Department of Housing & Community Development 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. The Department of Housing & Community Development 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.

The Department of Housing & Community Development amended its Section 3 Action Plan to reflect the Section 3 Final Rule 24 C.F.R. § 75 regulations. See Appendix D – 2021-2025 Department of Housing & Community Development 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, Department of Housing & Community Development established the following goals and strategies.

Section 3 Goals

In efforts to meet or exceed the applicable Section 3 benchmarks established by HUD, Department of Housing & Community Development 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 | 0 | 0 | 0 | 0 |
| | | 2023 | | 80 | 0 | 0 | 0 |
| | | MULTI-YEAR GOAL TOTALS | | 80 | 0 | 0 | 0 |

In FY 2023, the Department of Housing & Community Development missed its goal. Section 3 covered activities applicable to the Final Section 3 Rule 24 C.F.R. § 75 are currently underway and will be reported in future CAPERs.

Strategies to Achieve Section 3 Goals

The Department of Housing & Community Development plans to use the following strategies to achieve the Section 3 Benchmarks:

- Strategy: Department of Housing & Community Development 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: Department of Housing & Community Development shall standardize Section 3 requirements in all written agreements with contractors and subcontractors.
- Strategy: Department of Housing & Community Development shall require sub-recipients to monitor and enforce the Department of Housing & Community Development Section 3 Action Plans for Contractors and Subcontractors timely.

- Strategy: Department of Housing & Community Development shall provide updated Department of Housing & Community Development Contractor and Subcontractor with the Section 3 Action Plan and request that sub-recipients provide it to their contractors and subcontractors.
- Strategy: Department of Housing & Community Development 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.
- Strategy: Department of Housing & Community Development shall require Section 3 covered sub-recipients to utilize, maintain, and monitor contractors and subcontractors using required documents in the Department of Housing & Community Development 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 Department of Housing & Community Development.

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

- Strategy: Department of Housing & Community Development 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: Department of Housing & Community Development shall require prospective applicants of Section 3 Covered projects to demonstrate efforts to reach the Section 3 Goals.

The Department of Housing & Community Development has joined the Prince George's County American Job Center Network 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 the Department of Housing & Community Development'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 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 Department of Housing & Community Development Section 3 Action Plan for Contractors and Subcontractors by participating in the Department of Housing & Community Development subrecipient technical assistance workshops, pre-bid and pre-construction conferences.

The Department of Housing & Community Development 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 Comprehensive Housing Strategy 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 2026-2030 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.

Discussion:

See above.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

| | |
|---|------------------|
| 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 | \$533,109 |
| 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 | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 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. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income | \$533,109 |

Table 10 – CDBG Income

Other CDBG Requirements

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

- 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.
- 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.
- 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:** the Department of Housing & Community Development 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 \$50,000 as needed, for mortgage principal 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 & 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.

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 earning no more than eighty percent (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.

4. **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.
5. **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)

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

The Department of Housing & Community Development is the administering agency of the ESG program. The Department of Housing & Community Development subcontracts with the Prince George's County Department of Social Services who serves as the Continuum of Care Lead for the County to implement the ESG program.

Written standards to be used in administering ESG activities have been developed in partnership with the Department of Housing & Community Development, the Department of Social Services, and the Continuum of Care 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.

The Department of Housing & Community Development 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.).

Prince George's County has a coordinated Continuum of Care system and all referrals for individuals and/or families at risk of, or currently experiencing homelessness, are made through the Homeless Hotline. The Hotline operates toll free (888-731-0999) and provides emergency answering and referral for the homeless 24 hours a day, 365 days a year. Customers are assessed to determine their level of risk and triaged appropriately for diversion, prevention, shelter, or rapid re-housing services available throughout the continuum. Providers report bed vacancies and/or service availability daily so that hotline staff members are armed with the most up-to-date information at the time of each call. Customers who call will be required to provide some combination of the following documentation depending on the services and programs they ultimately access:

Information collected during the initial intake may include:

- Proof of residence
- Valid photo identification
- Household composition
- Imminent need for assistance (i.e., be homeless or at imminent risk of becoming homeless)

Information collected during the assessment (required documentation will vary by funding source/program):

- Proof of income – earned and unearned – for all household members (i.e., child support, entitlement benefits, annuities, retirement, unemployment, or alimony).
- Proof of demographic information (i.e., photo IDs, military documents, social security cards, school records, medical records, or birth certificates).
- Proof of expenses - i.e., cable, cell phone, utilities, hospital bills, loans, child support, childcare, car note/car insurance or credit cards).
- Proof of housing status (i.e., lease, late notice, eviction notice, institutional discharge documents, or landlord letter).
- HMIS history (if any); and
- Other documentation as needed on a case-by-case basis to ensure eligibility.

Rules to follow when a customer is determined potentially eligible for homeless assistance (diversion, prevention, and/or rapid re-housing):

- Must meet face-to-face with an assistance counselor within 3 days of referral to complete a formal intake and case plan.
- Annual household income must fall below the maximum AMI income guideline(s)
- Must meet the federal definition of homeless in Category 1, 2, 3 and/or 4
 - Must be able to regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing.
 - Must complete quarterly re-certification assessments to monitor progress (where applicable)
- Must complete an exit plan to ensure self-sufficiency after assistance has ended.

Eligible costs include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair. Duration of assistance may not exceed 24 months in a 36-month period.

The County is actively engaged in an 18-month planning process to co-develop its new 10-year plan to address homelessness. That plan and its policies are incorporated by reference herein and will automatically update this section of the Consolidated Plan.

Rules to follow when a customer is assigned to shelter:

- Must meet with a case manager promptly to establish goals that will lead them to finding permanent housing.
- Must sign an agreement with the shelter indicating willingness to work toward accomplishing set goals.
- Must perform all required individual and group chores to maintain dormitory or rooms.
- Must adhere to mandatory safety and curfew requirements.
- Must pay required maintenance fees based on customers income or save at least 30% of their income toward future living expenses.
- Must attend weekly meetings with case manager to review and update service plans.
- Must participate in mandatory health screenings.
- Must adhere to non-smoking requirements where applicable.
- Must participate actively in job search and employment activities.
- Must participate in random screening for alcohol and drug abuse to find out if customers need help addressing addiction problems.
- Must participate in psychological assessments to identify need for care or treatment of emotional or mental health problems.
- Must address personal and family issues that caused you to become homeless.

Shelters have the right to terminate individuals or families if they fail to abide by the rules and regulations, if they make no efforts to address identified issues and concerns, or if they fail to utilize available resources and supportive services to achieve established goals. Customers have the right to appeal if they disagree with the shelter for discharging them. They can arrange for a termination hearing by asking case manager or shelter Director for an "Appeal or Grievance Form". Customers also have the right to appeal any decisions by the shelter to deny those benefits or services because of their sex, race, color, religious beliefs, disability, or national origin. Shelter stays vary by program, but typical lengths of stay include 0-90 days for emergency shelter, 0-24 months for transitional shelter and unlimited for permanent supportive housing.

The County is actively engaged in an 18-month planning process to co-develop its new 10-year plan to address homelessness. That plan and its policies are incorporated by reference herein and will automatically update this section of the Consolidated Plan.

Compliance with Violence Against Women Act (“VAWA”)

The Violence Against Women Act (“VAWA”)([34 U.S.C. § 12471 et seq.](#)) as reauthorized and amended in March 2022, requires subrecipients and other entities that receive grant awards provide to housing activities in accordance with the, Emergency Shelter Solutions Grants (“ESG”) program (herein referred to as “Covered Program”) authorized under 34 U.S.C. § 12491 (a)(3) to implement and enforce VAWA housing requirements to protect victims of domestic violence, dating violence, sexual assault, or stalking. The housing protection requirements provided under VAWA apply to women and other individuals regardless of sex, gender identity, or sexual orientation ([24 C.F.R. § 5.2001](#)).

The Department of Housing & Community Development subrecipients and other entities that provide rental subsidies, emergency housing shelter, affordable housing, shall inform Covered Program participants of their VAWA rights, civil enforcement protections and identify other HUD resources in a form and format approved by the Department of Housing & Community Development. Compliance with this provision may additionally require subrecipients and other entities to submit VAWA compliance reports, from time to time, in a form and format approved by the Department of Housing & Community Development.

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 for homeless persons is coordinated through the County’s 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 Continuum of Care is fully compliant with HUD’s requirements for centralized intake and assessment. The Continuum of Care 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.

The Continuum of Care's Coordinated Entry Team has established a uniform way for the Continuum of Care to evaluate homeless individual/household 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 Coordinated Entry team provides an in-depth and individualized analysis of each household/individual experiencing homelessness. The process also helps evaluate the system’s ability to serve residents properly by tracking where households are sent and whether the selected intervention was successful.

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, the Department of Social Services currently uses ESG funds to provide emergency shelter, street outreach, HMIS, and homeless prevention and rapid re-housing services. Services are provided through the Continuum of Care provider network and all financial assistance funds are issued by the Department of Social Services on behalf of the Continuum of Care. Funding priorities for services are determined using several factors: (1) priority areas identified in the County Continuum of Care’s strategic plan, (2) alignment with HEARTH and ESG regulations, (3) level of need documented in HMIS, 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 Continuum of Care are individuals who were homeless or formerly homeless.

5. Describe performance standards for evaluating ESG.

The following describes the performance standards for evaluation the ESG program outcomes in FY 2026:

Street Outreach:

Percent of individuals that engage

Percent of individuals that exit from street outreach

Shelter:

Average length of stay

Percent of persons exiting to permanent housing

Utilization rate of units/beds available versus units/beds provided

Rapid Re-Housing:

Percent of households exiting to permanent housing

Homeless Prevention:

Percent of households which are prevented from becoming homeless

Coordinated Entry:

Percent of households placed on the priorities list

Percent of households that had referrals and events

Appendices

Appendix A: Summary of Comments Received

Summary of Comments Received Regarding the County FY 2026 Annual Action Plan

During the public hearing on April 15, 2025, four speakers presented comments encouraging the County to continue providing funding to the First Generation College Bound program at the same level as the previous year. Speakers underscored the importance of County CDBG and General Fund dollars to the program's success.

A representative of the Hyattsville Economic Development Corporation (HEDC) presented comments requesting that the County continue to provide funding support. The representative highlighted that small businesses are struggling, and County funding would allow HEDC to support these partners. A letter was submitted on behalf of the Board of Directors with gratitude for the County's support.

FY 2026 Annual Action Plan Public Contact Information

Questions or comments regarding the FY 2026 Annual Action Plan may be directed to:

Shirley E. Grant, Chief Community Planning and Development Manager
Prince George's County – Department of Housing and Community Development
9200 Basil Court, Suite 306, Largo, Maryland 20774
(301) 883-5542
segrant@co.pg.md.us

Mr. Jonathan R. Butler, Director
Prince George's County – Department of Housing and Community Development
9200 Basil Court, Suite 306, Largo, Maryland 20774
(301) 883-6511
jrbutler1@co.pg.md.us

Appendix B: HOME Activity – Pathway to Purchase Program

PROJECT INFORMATION SHEET

PATHWAY TO PURCHASE PROGRAM

| | |
|-------------------------------|--|
| PROJECT DESCRIPTION: | The Pathway to Purchase (P2P) Program will assist income eligible first-time homebuyers to purchase eligible residential properties by providing homeownership assistance as needed for mortgage principal reduction, down payment and/or closing cost assistance. |
| CONTACT: | Pamela Wilson Chief Housing Development Manager 9200 Basil Court, Suite 306 Largo, Maryland 20774 PAWilson@co.pg.md.us |
| NEIGHBORHOOD/LOCALITY: | County-wide |
| PROPOSED ASSISTANCE: | Up to fifty thousand dollars (\$50,000), as needed for households with an annual income not to exceed eighty percent (80%) of the Area Median Income (AMI). Minimum Loan Amount = One thousand dollars (\$1,000) Maximum sales price must not exceed the HOME Homeownership Purchase Price Limits, as established and published annually by the U.S. Department of Housing and Urban Development (HUD). The 2025-2026 Homeownership Purchase Price Limits are: Four hundred, forty-eight thousand dollars (\$448,000) for resale properties Four hundred, eighty-five thousand dollars (\$485,000) for newly constructed properties |

PROJECT INFORMATION SHEET
PATHWAY TO PURCHASE PROGRAM

PROJECT DESCRIPTION:

The Prince George's County Department of Housing and Community Development (DHCD) administers the operations of the County's Pathway to Purchase Program ("Program"). The Program will assist income eligible first-time homebuyers to purchase eligible residential properties by providing homeownership assistance as needed for mortgage principal reduction, down payment and/or closing cost assistance.

The minimum amount of HOME Program funds that must be invested per purchaser is One Thousand Dollars (\$1,000.00). The maximum amount of HOME funds that may be invested must not exceed the Purchase Price limitations as established and published annually by HUD.

Program assistance will provide homeownership assistance up to fifty thousand dollars (\$50,000), as needed for households with an annual income not to exceed eighty percent (80%) of the Area Median Income (AMI). The eighty percent (80%) income limits will be based on the "uncapped limits" as calculated by HUD for Prince George's County jurisdiction. The down payment and closing cost assistance offered is in the form of a ten (10) year, zero percent (0%) loan recorded as a second mortgage against the property. Purchasers will make no monthly payments on the loan. The loan will be forgiven upon maturity. The HOME Program loan is subject to the recapture provisions as described in 24 CFR § 92.254(5)(ii). Eligible properties for the Program include single-family homes, townhomes, and condominiums.

Properties assisted with HOME Program funds must remain affordable for a minimum period, depending on the amount of HOME Program funds provided. The affordability period for the assisted housing is ensured through a regulatory agreement or covenant recorded in the land records of Prince George's County.

Appendix C: HOME Activity – New Carrollton Affordable Phase 4 Project

Appendix -C1

PROJECT INFORMATION SHEET

New Carrollton – Affordable – Phase 4
4041 Pennsy Drive
Hyattsville, Maryland 20785

COUNCILMANIC DISTRICT 5

| | |
|-------------------------------|--|
| PROJECT DESCRIPTION: | A one hundred two (102) unit affordable family rental apartment community that will be constructed in New Carrollton, Maryland. All units will be affordable, and rents will be restricted for 40 years. |
| OWNER: | Urban Atlantic Development LLC |
| DEVELOPER: | Urban Atlantic Development LLC |
| CONTACT: | Alan Lederman Managing Director of Development Urban Atlantic Development LLC 240-630-3299 alederman@urban-atlantic.com |
| NEIGHBORHOOD/LOCALITY: | New Carrollton, Prince George’s County, District 5 |
| UNIT MIX: | A mix of one, two and three-bedroom units |
| AFFORDABILITY: | All units will be priced at levels affordable to households earning 70% or less of the Area Median Income for forty (40) years |

Appendix C-2

PROJECT INFORMATION SHEET

New Carrollton – Affordable – Phase 4

**4041 Pennsy Drive
Hyattsville, Maryland 20785**

COUNCILMANIC DISTRICT 5

PROJECT DESCRIPTION:

The New Carrollton – Affordable – Phase 4 project (the “Project”) is a proposed 102-unit transit-oriented family affordable housing development to be located at 4041 Pennsy Drive, Hyattsville, Maryland 20785. The target population will be families that qualify at less than 70% of the Area Median Income (“AMI”). Of the 102 units, 9 units will be set-aside for residents with mobility impairments including 3 units set-aside for sensory impairments. It is the 4th of a total of 4 phases of affordable housing at New Carrollton Metro station.

The Project is in an Opportunity Zone, Qualified Census Tract, and Transit Oriented Development Zone and sits within 0.5 mile of the New Carrollton Metro station, which is the terminus of the Orange Line, the future Purple Line, home to an AMTRAK and MARC station, as well as having a bus station serving multiple Metro bus lines and Greyhound. The property is immediately surrounded by wooded areas and some commercial office buildings.

The proposed development is part of a 40 Acre Joint Development Agreement between Urban Atlantic Development LLC and Washington Metro Transit Authority (WMATA). To date, the project has seen more than \$350 million in new construction development. Historically, affordable housing has been an afterthought in metropolitan, transit-oriented developments. By including high-quality affordable housing early in the master development of New Carrollton Metro Center, this project guarantees housing reserved at 70% of AMI to be included in the center of a much larger development. Without this project, residents at this proposed income level will be priced out of this area, as land value and market rate rent are expected to increase with additional new construction development in the coming years.

The Project will consist of 72 one-bedroom, 15 two-bedroom and 15 three-bedroom units within one elevator building of 5 or more stories. The Project will offer a lounge, computer lab, and dog park with access to additional amenities with the neighboring buildings. Amenities include a fitness room, community room, outdoor lounge area, and swimming pool. The Community spaces will be furnished to facilitate community programs and activities.

Urban Atlantic Development LLC., the applicant/owner of the proposed New Carrollton – Affordable – Phase 4, is an experienced developer that has raised and deployed over \$1.3 Billion in debt and equity to develop over 530 acres of land development and infrastructure and create over 8,800 residential units and 400,000 SF of commercial space. Whiting Turner Contracting Company will provide General Contracting services and Washington DC based BKV Group DC, PLLC will serve as architect.

Appendix C-3

PROJECT FINANCING ESTIMATE

**New Carrollton – Affordable – Phase 4
4041 Pennsy Drive
Hyattsville, Maryland 20785**

COUNCILMANIC DISTRICT 5

| SOURCES | Amount | Percentage |
|-----------------------------|----------------------|-------------------|
| Tax Exempt Bond | \$ 14,534,734 | 36.24% |
| CDA - Rental Housing Works | \$ 3,500,000 | 8.73% |
| Prince George's County HOME | \$ 2,500,000 | 6.23% |
| LIHTC Proceeds | \$ 15,392,604 | 38.38% |
| Deferred Developer Fee | \$ 1,931,794 | 4.82% |
| Interim Income | \$ 421,554 | 1.05% |
| 45L Energy Credits | \$ 43,860 | 0.11% |
| MEEHA Grant | \$ 70,000 | 0.17% |
| Cash Collateralized Income | \$ 1,714,019 | 4.27% |
| TOTAL | \$ 40,108,565 | 100.00% |

| USES | Amount | Percentage |
|---------------------------------------|----------------------|-------------------|
| Construction costs | \$ 23,093,849 | 57.58% |
| Fees related to construction or rehab | \$ 3,652,219 | 9.11% |
| Total financing fees and charges | \$ 7,842,792 | 19.55% |
| Acquisition costs | \$ 133,120 | 0.33% |
| Developer's fee | \$ 3,845,513 | 9.59% |
| Syndication related costs - legal | \$ 436,992 | 1.09% |
| Guarantees and reserves | \$ 1,104,080 | 2.75% |
| TOTAL | \$ 40,108,565 | 100.00% |

Appendix D-1

PROJECT INFORMATION SHEET

Housing Rehabilitation Assistance Program Prince George's County, Maryland

- PROJECT DESCRIPTION:** The Prince George's County Housing Rehabilitation Assistance Program provides financial assistance in the form of an amortized loan, deferred payment loan or a grant to qualified homeowners in an amount not to exceed sixty thousand dollars (\$60,000). The amount of assistance approved must be sufficient to upgrade the dwelling to contemporary minimal living standards which includes the elimination of County housing, health and fire code violations existing on the premises posing a direct and immediate threat to the health and safety of occupants.
- PROPOSED RECIPIENT:** Prince George's County
Department of Housing and Community
Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
- CONTACT:** Pamela A. Wilson
Chief Housing Development Program Manager,
DHCD
(301) 883-5551
pawilson@co.pg.md.us
- NEIGHBORHOOD/LOCALITY:** County-wide
- PROPOSED ASSISTANCE:** Approximately fifteen (15) Loans
Maximum Loan per unit is sixty thousand dollars
(\$60,000)

Appendix D-2

PROJECT INFORMATION SHEET

Housing Rehabilitation Assistance Program Prince George's County, Maryland

PROJECT DESCRIPTION:

The Department of Housing and Community Development (“DHCD”) will administer the operations of the Prince George’s County Housing Rehabilitation Assistance Program (“Program”) in accordance with the County’s Operating Procedures, as adopted by County Council Resolution CR-025-2013. The Program provides financial assistance in the form of an amortized loan, deferred payment loan or a grant to qualified homeowners in an amount not to exceed sixty thousand dollars (\$60,000). The amount of assistance approved must be sufficient to upgrade the dwelling to contemporary minimal living standards, which includes the elimination of County housing, health and fire code violations existing on the premises posing a direct and immediate threat to the health and safety of occupants. Secondary to the aforementioned priorities, general property improvements of modest means, to enhance comfort, convenience and appearance are eligible activities. To be eligible, an applicant’s income must not exceed eighty percent (80%) of the area median income for areas with “unusually high income,” as determined by the United States Department of Housing and Urban Development (“HUD”), with adjustments for family size. These income limits are also referred to as “uncapped limits.” The homeowner will be required to sign a Deed of Trust that requires them to maintain the property as their primary place of residency otherwise the applicable loan balance must be paid in full.

All payments of principal and interest under the Program shall be treated as program income, pursuant to County Council Resolution CR-025-2013, the Operating Procedures for the Prince George’s County Housing Rehabilitation Assistance Program. Such program income shall be paid into a revolving Housing Rehabilitation Fund (“Fund”) established and maintained by the County Executive or his designee in accordance with applicable Federal, State and Local

laws.

The Department of Housing and Community Development (“DHCD”) will use Community Development Block Grant (“CDBG”) funds to administer the Housing Rehabilitation Assistance Program (the “Program”).

Appendix D-3

PROJECT FINANCING ESTIMATE

Housing Rehabilitation Assistance Program Prince George's County, Maryland

Source of Funds: Entitlement Funds Available for Reprogramming

| CDBG Entitlement Funds Only | Available Amount* |
|---|-------------------|
| Reprogrammed CDBG Funds (Entitlement plus Program Income) | \$1,300,000.00 |
| <i>*Note: Total available amount is subject to availability of additional program income funds.</i> | |

Uses of Funds: Approximate Number of Homeowner Units Assisted under Housing Rehabilitation Assistance Program

| | Available Amount |
|---|------------------|
| Total Entitlement Amount for Reprogramming to HRAP | \$1,300,000.00 |
| Program Administration Cost (10%) | \$130,000.00 |
| Maximum Amount Allowed for Service Delivery Cost (20%) | \$234,000.00 |
| Amount Available for Rehabilitation of Single Family Homes | \$936,000.00 |
| Number of Homes Rehabbed at an Average Cost of \$60,000 per HOME | 15 |