



Aisha N. Braveboy
County Executive

Prince George's County, Maryland

Department of Housing and Community Development



Annual Action Plan: Fiscal Year 2027

Community Forum

Wednesday, January 28, 2026

6:00 PM – 7:30 PM

Virtual Community Forum Presentation

Jonathan R. Butler, Director
Ashley Johnson-Hare, Deputy Director

Prince George's County Annual Action Plan: FY 2027

Agenda

1. Introduction & Purpose – Shirley E. Grant, Chief CPD Manager
2. Opening Remarks – Jonathan R. Butler, Director & Ashley Johnson-Hare, Deputy Director
3. Overview of Annual Action Plan – Shirley E. Grant, Chief CPD Manager
 - FY 2027 Annual Goals & Objectives
 - FY 2027 Anticipated Resources
4. Overview of DHCD HUD Programs
 - CDBG Program – LeShann Murphy, CDBG Program Manager
 - HOME Program – Pamela Wilson, Chief HDD Manager
 - ESG Program – Shirley E. Grant, Chief CPD Manager
5. Open Forum/Discussion

Prince George's County Annual Action Plan: FY 2027

What is the Annual Action Plan?

- Describes the County's proposed use of available federal funds and other resources to address the priority needs and objectives for the specific year, as outlined in the 2026-2030 Consolidated Plan
- Dictates the County's method for distributing funds to local municipalities, government agencies, and non-profit organizations
- Describes the County's planned use of approximately \$8.5 million in federal fiscal funds for the:
 - ❖ Community Development Block Grant Program (CDBG)
 - ❖ HOME Investment Partnerships Program (HOME)
 - ❖ Emergency Solutions Grants Program (ESG)

Prince George's County Annual Action Plan: FY 2027

FY 2021-2025 Past Performance

Increased the supply of affordable rental units by constructing 44 HOME-assisted rental units.

Stabilized and improved rental properties by rehabilitating 424 rental units.

Increased homeownership opportunities by providing direct financial assistance to 57 first-time homebuyers.

Increased supply of accessible and affordable homes by rehabilitating existing housing units for 92 homeowners.

Prevented displacement of long-time residents by rehabilitating 424 rental units and providing rental assistance to 219 households at risk of homelessness.

Supported independent living for senior and disabled households by rehabilitating 150 rental and 30 existing owner housing units.

Supported persons experiencing homelessness and non-homeless persons with special needs by providing rental assistance to 848 persons.

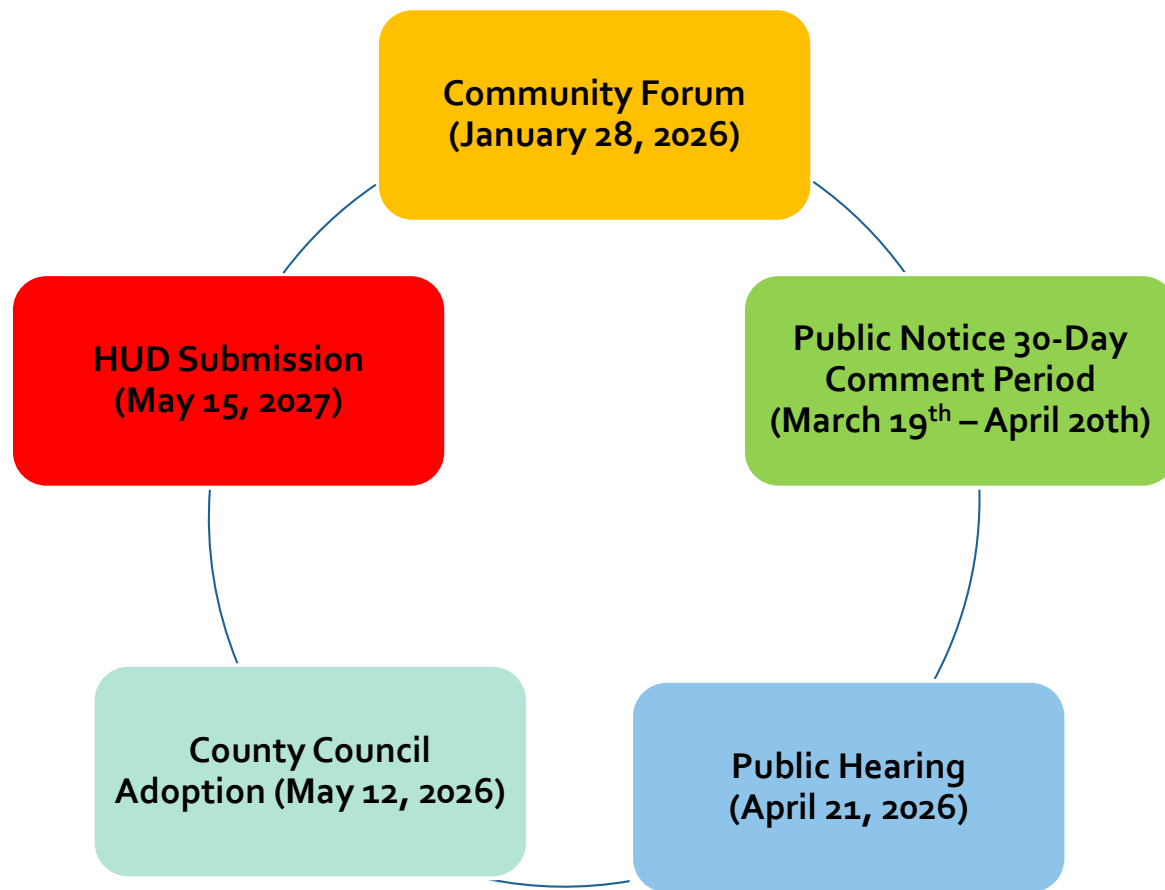
Increased access to job training and economic development assistance by creating and/or retaining 673 jobs and assisting 240 small businesses.

Improved quality of life/livability by supporting public services activities that assist 31,692 low to moderate-income persons.

Supported high-quality public infrastructure improvement activities by supporting public facility or infrastructure improvement activities benefiting 1,011,124 low to moderate-income persons.

Prince George's County Annual Action Plan: FY 2027

Timeline for Development



Dates are tentative

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Anticipated Resources



Federal Grant Programs	County Actual FY 2026 Entitlement Allocations
CDBG	\$5,806,716.00
HOME	\$2,223,444.75
ESG	\$493,358.00
Total	\$8,523,518.75.00

Prince George's County Annual Action Plan: FY 2027

Low-to-Moderate Income Limits

Entitlement funds must assist low-to-moderate income (LMI) individuals and families.

Household Size	<u>EXTREMELY LOW INCOME</u> (30% AMI = Maximum Income)	<u>VERY LOW INCOME</u> (50% AMI = Maximum Income)	<u>LOW INCOME</u> (80% AMI = Maximum Income)	<u>UNCAPPED FY 2025</u> <u>LOW INCOME LIMITS</u>
1	\$34,450	\$57,400	\$74,800	\$91,800
2	\$39,350	\$65,600	\$85,450	\$104,900
3	\$44,250	\$73,800	\$96,150	\$118,000
4	\$49,150	\$81,950	\$106,800	\$131,100
5	\$53,100	\$88,550	\$115,350	\$141,600
6	\$57,050	\$95,100	\$123,900	\$152,100
7	\$60,950	\$101,650	\$132,450	\$162,600
8	\$64,900	\$108,200	\$141,000	\$173,100

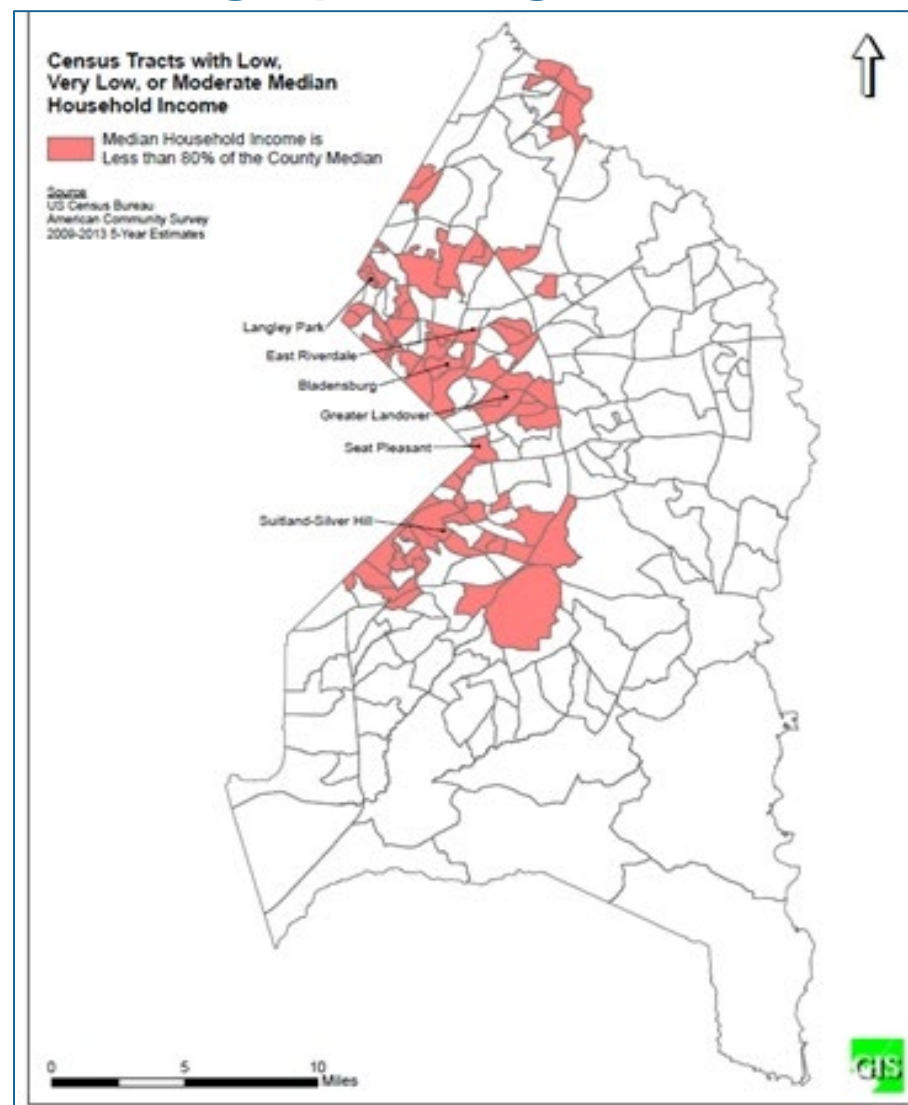
*U.S. Department of Housing and Urban Development, FFY 2025 (CFY 2026)

** Homebuyer Programs are allowed to use uncapped income limits

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Geographic Target Areas

- Prince George's County receives federal funds to invest in improving local communities
- Entitlement funds must assist low- and moderate-income individuals and families



Prince George's County Annual Action Plan: FY2027

AAP Questions/Comments

Written comments and for more information:

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Chief Community Planning and Development Manager
Department of Housing and Community Development
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Largo, Maryland 20774
Email: segrant@co.pg.md.us
Phone: 301-883-5542



Copies of the Annual Action Plans for Housing and Community Development, are available on the County's website at www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports.

Prince George's County Annual Action Plan: FY 2027 CDBG Program



Serving the Emergent Market

**Small Business
Workshops**

**Workshops In
Management, Finance, Marketing + Branding**

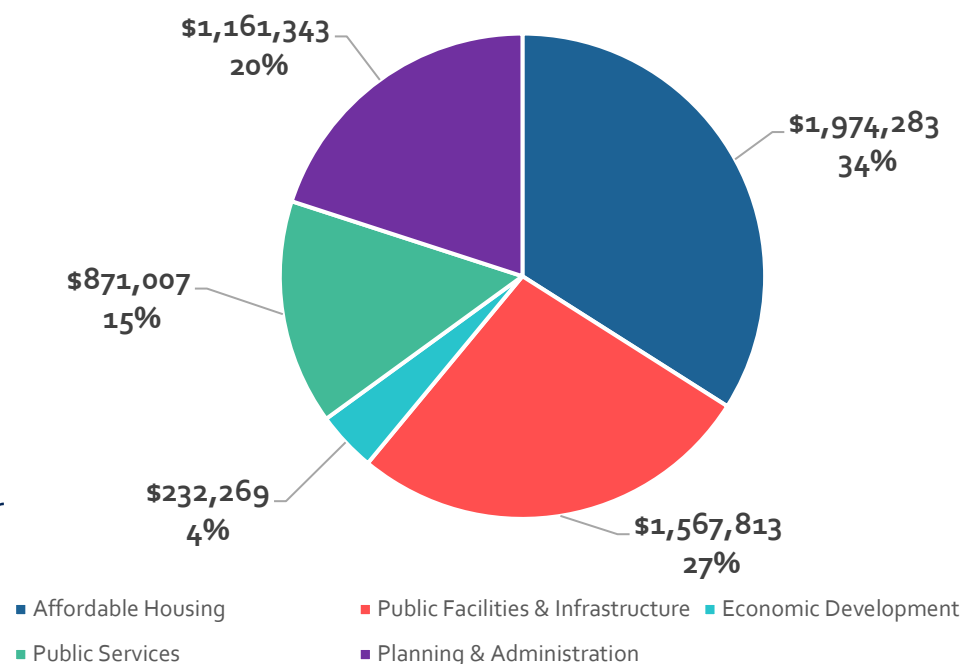
The Department of Housing and Community Development (DHCD) solicit partnerships with non-profit organizations, municipalities, and local government agencies to develop projects or activities to achieve its overall goal of HUD programs in providing decent housing, sustaining a vibrant and suitable living environment and expanding economic opportunities to meet the needs of LMI income persons.

Prince George's County Annual Action Plan: FY 2027

CDBG Program

- **Affordable Housing (34%):** Build or rehabilitate rental/homeownership units for individuals with low and moderate incomes
- **Public Facilities & Infrastructure (27%):** Health centers, street and sidewalk improvements
- **Public Services (15%):** Program & services for youth, seniors, homeless, veterans, and disabled persons
- **Economic Development (4%):** Micro-enterprise programs that create new jobs for individuals with low and moderate incomes
- **Planning & Administration (20%):** Administrative and planning related costs

CDBG Funding Allocation for FY 2027: \$5,806,716



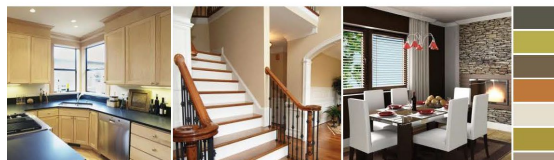
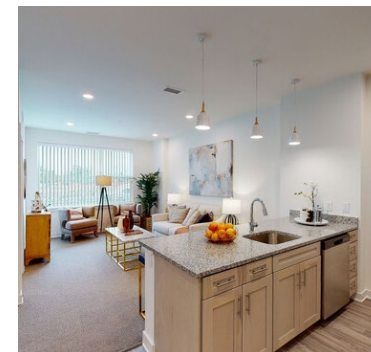
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Annual CDBG Goals and Objectives

Goal Name	Funding	Annual Production Target
Prevent Homelessness	ESG, CDBG	Homelessness Prevention: 50 Persons Assisted
Preserve & Improve Existing Affordable Rental Housing	HOME, CDBG	Rental units rehabilitated: 110 Households/Housing Units
Improve Housing Conditions for Homeowners	CDBG	Homeowner housing rehabilitated: 30 Households/Housing Units
Improve the Quality of Life for Residents	CDBG	Public service activities: 6,000 Persons Assisted Public facility or Infrastructure activities: 26,000 Persons Assisted
Support Economic Mobility	CDBG	Public service activities (e.g., employment training): 100 Persons Assisted
Strengthen the County's Economy	CDBG	Jobs created/retained: 80 Jobs Businesses Assisted: 30 Businesses

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HOME Program



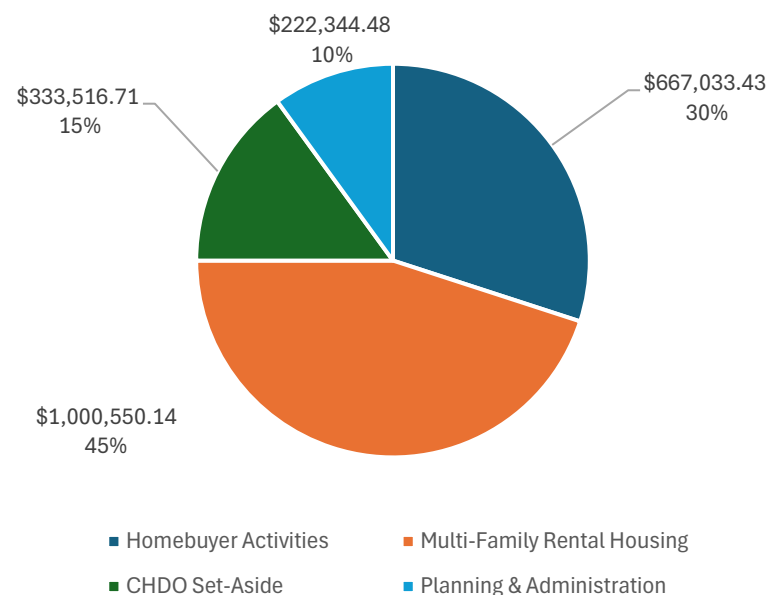
Financial assistance is provided to eligible projects and beneficiaries in several forms: interest bearing loans or advances; deferred loans (forgivable and repayable); grants; interest subsidies; equity investments; and loan guarantees. The form of financial assistance is determined by the type of activity, underwriting criteria applicable to the project, and a determination of conformance with HOME Program Subsidy Limits.

Prince George's County Annual Action Plan: FY 2027

HOME Program

- **Homebuyer Activities (30%):** Assist income eligible first-time homebuyers to purchase eligible residential properties by providing homeownership assistance
- **Multi-Family Rental Housing (45%):** HOME funds are used for gap financing to enhance the financial feasibility of multi-family projects
- **CHDO Set-aside Activities: (15%):** A minimum of 15 percent of HOME funds are used for housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing activity
- **Planning and Administration (10%):** Up to 10 percent for administration and planning related costs

HOME Funding Allocation for FY 2027: \$2,223,444.75



Prince George's County Annual Action Plan: FY 2027

Annual HOME Goals and Objectives

Goal Name	Funding	Annual Production Target
Preserve & Improve Existing Affordable Rental Housing	HOME, CDBG	Rental units rehabilitated: 110 Households/Housing Units
Increase the Supply of Affordable Rental Homes	HOME	Rental units constructed: 40 Households/Housing Units
Increase Access to Homeownership	HOME	Homeowner housing added: 60 Households/Housing Units
Strengthen the bandwidth of CHDOs	HOME	CHDOs serving the county residents: 1 Active CHDO

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Housing Rehabilitation Assistance Program (HRAP)

The Prince George's County Department of Housing and Community Development (DHCD) has partnered with Housing Initiative Partnership and the Redevelopment Authority of Prince George's County to provide **zero percent (0%) home improvement loans of up to \$60,000** to eligible homeowners who need to make repairs on their homes.

Monthly loan payments are deferred, and the principal loan amount is repaid in full when the property is sold or transferred.

Eligible Repairs Include:

- **Health Hazards:** Lead, Mold and Asbestos Abatement
- **Safety and Code Compliance:** Roofing, Electrical, Plumbing, Flooring
- **Energy Efficiency:** Windows, Insulation, Siding
- **ADA Related Improvements:** Ramps, grab bars, railings
- **Other improvements are considered**



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ESG Program



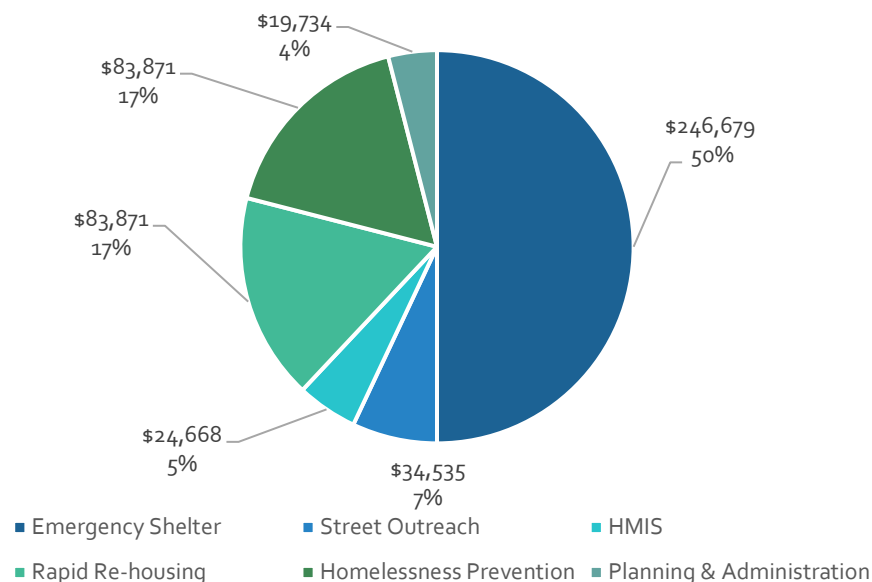
The Prince George's County Department of Housing and Community Development (DHCD) is the administering agency of the ESG Program. DHCD subcontracts with the Prince George's County Department of Social Services (DSS) to implement the ESG Program.

Prince George's County Annual Action Plan: FY 2027

ESG Program

- **Street Outreach (7%):** Engage homeless individuals and families living on the street
- **Emergency Shelter (50%):** Provide essential services to shelter residents (case management, social services, etc.)
- **Rapid re-house (17%):** Emergency rental assistance and supportive services for homeless individuals and families
- **Homelessness Prevention (17%):** Emergency rental assistance and supportive services for individuals and families at risk of homelessness
- **HMIS (5%):** Homeless Management Information System (HMIS) is managed by DSS to maintain unduplicated homeless data
- **Planning and Administration (4%):** For administration and planning related costs

ESG Funding Allocation for FY 2027: \$493,358



Prince George's County Annual Action Plan: FY 2027

Annual ESG Goals and Objectives

Goal Name	Funding	Annual Production Target
Prevent Homelessness	ESG, CDBG	Homelessness Prevention: 50 Persons Assisted
Reduce Homelessness	ESG	Tenant-based rental assistance/rapid re-housing: 40 Households Assisted

Prince George's County Annual Action Plan: FY2027

HUD Programs Questions/Comments

Community Development Block Grant (CDBG) Program:

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CDBG Program Manager
Department of Housing and Community Development
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HOME Investment Partnerships (HOME) Program:

Mrs. Pamela Wilson
Chief Housing Development Manager
Department of Housing and Community Development
Email: pawilson@co.pg.md.us
Phone: 301-883-5551

Emergency Solutions Grants (ESG) Program:

Ms. Shirley E. Grant
Chief Community Planning & Development Manager
Department of Housing and Community Development
Email: segrant@co.pg.md.us
Phone: 301-883-5542



Prince George's County Annual Action Plan: FY 2027

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Thank You!



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.

