



Aisha N. Braveboy
County Executive



Prince George's County, Maryland

**Department of Housing and Community
Development Annual Action Plan
*Approved May 12, 2026***

**County FY 2027 (Federal FY 2026)
(July 1, 2026 – June 30, 2027)**

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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.



Aisha N. Braveboy, County Executive

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Prince George’s County, Maryland
FY 2027 Annual Action Plan for
Housing and Community Development

Table of Contents

The Process.....	4
AP-05 Executive Summary – 24 CFR 91.200 (c), 91.200(b)	4
PR-05 Lead and Responsible Agencies – 24 CFR 91.200(b)	10
AP-10 Consultation – 24 CFR 91.100(b), 91.215(l)	11
AP-12 Participation – 24 CFR 91.105, 91.200(c).....	14
Annual Action Plan	15
AP-15 Expected Resources – 24 CFR 91.220(c)(1,2)	15
AP-20 Annual Goals and Objectives – 24 CFR 91.220(c)(3) & (e)	22
AP-35 and AP-38 Projects Summary – 24 CFR 91.220(d).....	26
AP-50 Geographic Distribution – 24 CFR 91.220(f)	59
AP-55 Affordable Housing – 24 CFR 91.220(g).....	61
AP-60 Public Housing – 24 CFR 91.220(h).....	63
AP-65 Homeless and Other Special Needs Activities – 24 CFR 91.220(i)	64
AP-75 Barriers to affordable housing – 24 CFR 91.220(j)	69
AP-85 Other Actions – 24 CFR 91.220(k)	73
AP-90 Program Specific Requirements – 24 CFR 91.220(l)(1,2,4)	76
Appendices	82

The Process

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

Introduction

This FY 2027 Annual Action Plan covers the second year of the FY 2026-2030 Consolidated Plan. The 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. In Federal FY 2026 (County FY 2027), Prince George's County is eligible to receive \$8.9 million in federal funds.

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.

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Evaluation of Past Performance

In accordance with the U.S. Department of Housing and Urban Development (HUD) regulation 24 C.F.R. § 91.520(a), the County is required to report and assess the progress made towards achieving its 5-year and 1-year goals within ninety (90) days after the program year ends in its Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2025 CAPER marks the end of the performance period of the FY 2021-2025 Consolidated Plan. Prince George's County Department of Housing and Community Development (DHCD) is the responsible entity for the coordination and preparation of the CAPER.

The following summarizes the goals and outcomes, the racial and ethnic composition of families assisted, and available resources and investments made during the program year 2025.

CR-05 – Goals and Outcomes

Consistent with the FY 2021-2025 Consolidated Plan and the implementation of the FY 2025 Annual Action Plan, the County accomplished the following goals.

Goal 1: Increase supply of affordable rental units by constructing 260 housing units by 2025. The County met 17 percent of its 5-year goal by constructing forty-four (44) HOME-assisted rental housing units.

Through strategic use of HOME funds and the County’s local Housing Investment Trust Fund (HITF), the County supported the construction of 1,619 units of affordable housing, including 260 new units developed over the same period. These efforts reflect the County’s commitment to maximizing its resources to expand housing opportunities for low and moderate-income residents.

Goal 2: Stabilize and improve rental properties by rehabilitating 105 rental units by 2025. The County exceeded its 5-year goal by rehabilitating 424 rental housing units with the use of CDBG and HOME funds.

Goal 3: Increase homeownership opportunities by providing direct financial assistance to 300 homebuyers by 2025. The County met 19 percent of its 5-year goal by providing direct financial assistance to fifty-seven (57) homebuyers.

During the performance period, several interrelated factors contributed to not meeting the original goal.

- **COVID-19 Pandemic Impact:** The onset and extended effects of the pandemic disrupted the housing market, delayed transactions, and created economic uncertainty for many potential buyers.
- **Volatile Interest Rates:** Rapid fluctuations and increases in mortgage interest rates over the past few years have significantly impacted homebuyer affordability, particularly for those with lower or moderate incomes.
- **Lack of Starter Home Inventory:** The limited availability of affordable entry-level homes has made it increasingly difficult for first-time buyers to find properties within reach, despite the availability of assistance.
- **HUD Purchase Price Limitations:** The program’s maximum allowable purchase price, as set by HUD, further constrained the pool of eligible homes, particularly in a high-cost housing market like Prince George’s County.

While these challenges have affected performance, the County remains committed to supporting homeownership and is actively exploring strategies to better align resources with current market conditions.

Goal 4: Increase supply of accessible and affordable homes by rehabilitating existing housing units for 200 homeowners by 2025. The County met 46 percent of its 5-year goal by rehabilitating ninety-two (92) existing homeowner units.

While it is accurate that the County assisted ninety-two (92) low-income homeowners with critical home rehabilitation over the past five years using CDBG revolving loan funds, it is important to note that this figure only represents a portion of the County's efforts.

In total, the County assisted 207 homeowners with needed home repairs during this period. In addition to CDBG funds, the County leveraged multiple other funds sources including Maryland Department of Housing and Community Development's NED Program funds, American Rescue Plan Act (ARPA) dollars, and the County's own Housing Investment Trust Fund (HITF) to expand its reach and provide broader assistance.

Through this combined approach, the County exceeded its original goal of assisting low-income homeowners with critical home rehabilitation, demonstrating a strong commitment to housing preservation and community stabilization.

Goal 5: Prevent displacement of long-time residents by rehabilitating 200 rental units and providing rental assistance to 110 households at risk of homelessness. The County exceeded its 5-year goals by rehabilitating 424 rental units and providing rental assistance to 219 individuals at risk of homelessness.

Goal 6: Support independent living for senior and disabled households by rehabilitating 150 rental and 150 existing owner housing units by 2025. The County rehabilitated 150 rental units and rehabilitated 30 existing homeowner units. In addition to the 30 households assisted with CDBG funds.

In total, the County assisted 92 seniors and disabled households with needed repairs during this period. Thirty households were assisted with CDBG funds and the County leveraged other resources including Maryland Department of Housing and Community Development's NED Program funds, ARPA dollars, and its own HITF funds to assist an additional 62 seniors and disabled households.

Goal 7: Support people experiencing homelessness and non-homeless people with special needs by providing rental assistance to 885 people by 2025. The County met 96 percent of its 5-year goal by providing tenant-based rental assistance to 848 people experiencing homelessness with the use of ESG and HOPWA funds.

Goal 8: Increase access to job training and economic development assistance by creating and/or retaining 45 jobs and assisting 20 small businesses by 2025. The County exceeded its 5-year goals by creating and/or retaining 673 jobs and assisting 240 small businesses with the use of CDBG funds.

Goal 9: Improve quality of life/livability by supporting public services activities that assist 42,879 low to moderate-income people by 2025. The County met 74 percent of its 5-year goal by assisting 31,692 individuals with the use of CDBG funds.

The County did not meet its 5-year goal to improve the quality of life/livability by supporting

public services activities by 2025 due to the onset of the COVID-19 pandemic. As a result of the pandemic, nonprofit organizations had to close their doors for a period of time, therefore unable to provide front-facing services; this affected nonprofit organizations. While these challenges were faced, organizations were still committed and were able to meet 74 percent of its goal within the 5-year period. The nonprofits are continuing to provide support to low and moderate-income people in the County.

Goal 10: Support high-quality public infrastructure improvement activities by supporting public facility or infrastructure improvement activities benefiting 114,000 low to moderate-income people. The County exceeded its 5-year goal by assisting 1,011,124 individuals with the use of CDBG funds.

Goal 11: Improve communications and information sharing by increasing the number of low to moderate-income people served during FY 2016-2020 by 3 percent. The County met 72 percent of its 5-year goal by assisting 31,692 individuals with the use of CDBG funds.

The County did not meet its 5-year goal to improve the quality of life/livability by supporting public services activities by 2025 due to the onset of the COVID-19 pandemic. As a result of the pandemic, nonprofit organizations had to close their doors for a period of time, therefore unable to provide front-facing services; this affected nonprofit organizations. While these challenges were faced, organizations were still committed and were able to meet 72 percent of its goal within the 5-year period. The nonprofits are continuing to provide support to low and moderate-income people in the County.

Response to COVID-19 Pandemic

As a part of the County's response to the COVID-19 pandemic, the County leveraged Community Development Block Grant Cares Act (CDBG-CV) funds in an effort to prevent, prepare for, and respond to the coronavirus by supporting activities (i.e., food banks, housing counseling and health services) benefitting low and moderate-income residents impacted by COVID-19. The following describes accomplishment met to date.

CDBG-CV Goal: Support public services activities that provide housing counseling, food pantry, as well as other activities to 4,372 persons impacted by COVID-19 by 2026. To date, 112,282 low and moderate-income people impacted by COVID-19 were assisted, exceeding its 6-year goal.

Summary of citizen participation process and consultation process

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

The FY 2027 Annual Action Plan was developed in accordance with the Prince George's County's "Citizen Participation Plan". See Appendix A. Residents, nonprofit organizations,

municipalities, and County agencies express their concerns, seek additional County resources, and provide suggestions or solutions to address housing and community development needs.

Summary of public comments

All public comments received and considered during the development of the FY 2027 Annual Action Plan and summarized in the final Annual Action Plan. See Appendix D.

Public Notice and Availability

Prince George's County publishes in one or more newspapers a summary of the proposed Annual Action Plan for public comment. The public notices are published in both English and Spanish translation to reach persons with limited English proficiency. The summary describes the context and purpose of these documents, and sites the locations where copies of the entire document may be examined. Copies are available at government offices, on the County's website, and by mail upon request.

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

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

Public Hearing

Prince George's County holds at least two (2) public hearings on the Annual Action Plan. DHCD sponsors an informal public hearing, the Housing and Community Development Needs Community Forum, at the beginning of the Annual Action Plan development process. The Forum gives citizens an opportunity to identify and describe needs for consideration, and to provide the scope, urgency, and financing requirements for proposals to address those needs. The County Council schedules the second, formal public hearing at the time a proposed Plan is transmitted from the County Executive to them for consideration and adoption.

The time, date, location, and subject of the hearings are announced in newspapers of general circulation within the County, notifying the public with adequate advanced notice, typically no less than fourteen (14) days before the hearing. Hearings are held at handicap-accessible sites, convenient to potential and actual beneficiaries. The advertisements include TTY phone numbers so hearing-impaired people can arrange for interpreters at the hearing. Those who need sign language interpretation or other interpretive services, which includes accommodations for persons of limited English proficiency, are requested to contact the

Department of Housing and Community Development at the phone number in the notice. Interpreted comments are incorporated within the Annual Action Plan as appropriate.

Comments and Complaints

Comments and complaints regarding the Annual Action Plan are accepted through all stages of document preparation until the closing of the formal comment period. Written complaints and comments are referred to the Department of Housing and Community Development (DHCD). DHCD responds to written complaints within 30 days.

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

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

Table 1 – Responsible Agencies

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

Annual Action Plan Public Contact Information

Questions or comments regarding the 2027 Annual Action Plan may be directed to:

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AP-10 Consultation – 24 CFR 91.100(b), 91.215(l)

Overview

DHCD launched a comprehensive and collaborative effort to consult with County departments, community stakeholders, and beneficiaries of entitlement programs to introduce and develop the priorities and strategies contained within the FY 2027 Annual Action Plan. The County utilized the Citizen Participation Plan to facilitate outreach to public and assisted housing

providers, private and governmental health, mental health and service agencies, and stakeholders that utilize funding for eligible activities, projects, and programs.

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

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

Coordination with the Continuum of Care to address the Needs of Homeless Persons

Prince George's County Continuum of Care (CoC) for homeless persons is coordinated through the County's Homeless Services Partnership (HSP); a coalition comprised of more than 100 public, private, non-profit, faith-based and citizen representatives. Services are provided through a combination of street outreach, prevention, diversion, rapid re-housing, hypothermia and emergency shelter, transitional housing, permanent supportive housing, and permanent housing interventions. All CoC services are coordinated through a central intake system (the "Homeless Hotline") which is accessible 24 hours, 7 days a week, and 365 days a year.

The HSP's primary purpose is to identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness including special needs populations: returning citizens, unaccompanied youth, and young adults, elderly and aging, veterans, survivors, chronic homeless and persons with significant behavioral challenges.

Consultation with the Continuum of Care in determining how to allocate ESG Funds

Prince George's County Department of Social Services (DSS) serves as the lead agency responsible for the coordination of the CoC through the HSP. The HSP includes representation from the Prince George's County Department of Housing and Community Development (DHCD). DHCD is the administering agency of the Emergency Solutions Grants (ESG) Program, however DHCD determined that DSS be the appropriate agency for the purpose of implementing the ESG program in accordance with funds from HUD, as described in the Annual Action Plan. DSS administers and/or operates the ESG program with the provisions of an Administrative Order.

Through direct operations, as well as publicly procured contracts with private non-profit agencies, DSS uses ESG funds to provide emergency shelter, street outreach, HMIS, and homeless prevention and rapid re-housing services. Services are provided through HSP provider network. Funding priorities for services are determined using several factors: (1) priority areas identified in the County Ten Year Plan to prevent and end homelessness, (2) alignment with

HEARTH and ESG regulations, (3) level of need documented in HMIS, and (4) funds currently available for similarly situated activities.

Policies, procedures, and performance standards are used by the County in the administration of ESG to prevent and end homelessness have been developed by DHCD in partnership with the DSS. The following describes the performance standards for evaluating the ESG program outcomes in FY 2027:

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

DSS serves as the Homeless Management Information System (HMIS) lead agency and is responsible for hosting and maintaining all HMIS data, ensuring data quality, reporting, training, technical user support, custom report design, and other HMIS data activities. The HMIS Policy and Procedures Manual cover general operational protocols and privacy, security, and data quality; and policies are updated annually by the HMIS lead. Significant changes are discussed with the CoC membership during regular plenary sessions and implemented uniformly system wide.

Agencies, groups, organizations who participated in the AAP Process

Throughout the process, several groups, organizations, agencies, and residents were involved. The list below outlines the different organizations and agencies involved in this process.

Table 2 – Agencies, groups, organizations who participated

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

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Opportunity for All	DHCD	HOFA provided the strategic framework for the development of the Consolidated Plan
Plan 2035	MNCPPC	Priorities in the Consolidated Plan support Plan 2035 goals
Purple Line Corridor Housing Action Plan	PLCC	Actions presented in this plan will inform housing investments in the PLC

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

Public Hearings/Community Forums

To encourage citizen participation during the Annual Action Plan process, the County holds at least two (2) public hearings (informal and formal) each year. The public hearings provide an opportunity for all Prince George’s County residents, non-profit organizations, and other community stakeholders to communicate their views and needs to the County.

A virtual community forum was held during the development of the FY 2027 Annual Action Plan on January 28, 2026. The purpose of the forum was to provide citizens with an opportunity to address housing and community development needs, the development process for proposed activities, and program performances.

A public hearing was held on April 21, 2026, to solicit public comments on the Annual Action Plan. A summary of the comments was incorporated in the final AAP. See Appendix C.

Public Notices

Public notices are published at least fourteen (14) days prior to public hearings in two (2) local newspapers, The Enquirer-Gazette, and The Prince George's Post in English and Spanish. The public notices are also posted on the DHCD website.

In addition to the public notices published in two (2) local newspapers and on the website, email notifications are sent to the County's network of service delivery providers inviting them to attend. Those included network providers that provide services to LMI persons, minorities, non-English speaking persons and persons with disabilities.

Copies of the Annual Action Plans are made available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774 upon request and on the County's website at:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/.

Public Comments

A comment period of no less than 30 days is provided for citizens and other interested parties to solicit comments on the proposed Annual Action Plans. Prior to submitting the final Annual Action Plan to HUD, the County gives consideration, incorporates necessary changes, and provides responses to the comments received during the public comment period.

Annual Action Plan

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

Introduction

Prince George's County is submitting this FY 2027 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. The County anticipates receiving the following HUD entitlement grants during the FY 2027 program year:

- CDBG
- HOME
- ESG

The Annual Action Plan for FY 2027 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, 2026, and ending June 30, 2027. 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 2027				Expected Amount Available Remainder of 2026-2030 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	\$6,146,921	\$533,109		\$6,700,030.00	\$17,681,674.00	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.	\$2,271,508.09	\$997,197		\$3,268,705.09	\$10,426,473.07	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.	\$510,349	0		\$510,349	\$1,362,571.00	ESG funds will be used to address homelessness and prevent homelessness.

Table 4 - Expected Resources - Priority Table

*Note: The FY 2027 annual allocation is based on the final HUD Federal FY 2026 (County FY 2027) 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 \$2,100,000 under the formula allocation for County FY 2027.

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

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 County FY 2027, the County projects a total of 389 units, of which 100 percent will be restricted affordable, will be built utilizing this federal source totaling approximately \$49.2 million in LIHTC equity.

Housing Investment Trust Fund (HITF)

Local funds through the Housing Investment Trust Fund (HITF) will provide gap financing loans averaging approximately \$2.5 million per project for the new construction or rehabilitation of affordable housing as well as provide funds to support single family homeownership programs. In County FY 2027, 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 in the form of a grant 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.

Additionally, the County received an additional \$10 million of capital for the Fund from the State of Maryland during Program Year 2022 to supplement this fund. It is projected that this fund will be exhausted in FY 2027.

Housing Choice Voucher Program (HCV)

The Housing Authority of Prince George's County (HAPGC) uses federal resources to administer the Housing Choice Voucher Program to a maximum of 5,986 low-moderate income families. This service population includes the chronically homeless, veterans, mentally ill and disabled, young adults aging out of foster care, persons experiencing domestic violence, and those persons for which affordable housing has been an impediment to family unification. HAPGC also utilizes the funding to provide project-based rental assistance to eligible families at designated housing units where assistance is contractually assigned.

The anticipated budget authority for the administration of the Housing Choice Voucher Program for FY 2026-2027 is approximately \$98,400,000 based on prior year allocations.

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 received initial County legislative approval for the issuance of Private Activity Bonds to fund the repositioning of Cottage City Towers. Since the initial approval, the project budget has increased due to economic conditions and supply chain issues. The project will be need to increase the Bond request.
- 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 has issued a Request for Information (RFI) for a co-developer to serve as the managing partner and lead guarantor for Cottage City Towers.
- 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.

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 2027 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	County-wide	CDBG	Homeowner Housing Rehabilitated: 30 Households/Housing Units

Goal Name	Category	Start Year	End Year	Needs Addressed	Geographic Area	Funding	Goal Outcome Indicator
				weatherization improvements, and accessibility modifications)			
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: 20 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	County-wide	CDBG	Public service activities other than Low-/Moderate-Income Housing

Goal Name	Category	Start Year	End Year	Needs Addressed	Geographic Area	Funding	Goal Outcome Indicator
				services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities)			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 workforce development programs	County-wide	CDBG	Public service activities other than Low-/Moderate-Income 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 5 - Goals Summary

Goals Descriptions

Consistent with the Consolidated Plan, through its 2027 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 and AP-38 Projects Summary – 24 CFR 91.220(d)

In alignment with the 2026 – 2030 Consolidated Plans, the County will support the following CDBG, HOME, and ESG projects in FY 2027.

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	HA of the City of College Park – Attick Towers Affordable-Housing Preservation
4	Project Name	HAPGC – Interior and Exterior Upgrades at Kimberly Gardens
5	Project Name	Housing Initiative Partnership – HIP Homes: Single-Family Acquisition
6	Project Name	Housing Initiative Partnership – HIP Homes: Program Administration
7	Project Name	United Communities Against Poverty, Inc. – Community Revitalization Program – Rehab Admin.
8	Project Name	United Communities Against Poverty, Inc. – Community Revitalization Program
9	Project Name	United Communities Against Poverty, Inc. – Weatherization
10	Project Name	Hyattsville CDC – Capacity Building, Business Retention, and Expansion
11	Project Name	Department of Housing & Community Development – CDBG Administration
12	Project Name	Town of Bladensburg – Pedestrian Lighting
13	Project Name	Town of Colmar Manor – Colmar Manor Public Right of Way Improvements
14	Project Name	Town of Edmonston – 2026 Edmonston Street Lighting Improvement Project
15	Project Name	City of Greenbelt – Cherrywood Lane Improvements: Cherrywood Ct. to Springhill Dr.
16	Project Name	Town of Landover Hills – Road Reconstruction, Sidewalk, Curb and Gutter Reconstruction
17	Project Name	Town of Riverdale Park – Jefferson St. – Spring Lande Lighting Improvement Project
18	Project Name	City of Seat Pleasant – Street Repair – Greig St. between 65 th Ave & MLK, Jr. Hwy
19	Project Name	The Arc of PGC – Health, Safety and Accessibility Upgrades for Residential Facilities
20	Project Name	Boys and Girls Clubs of Greater Washington – Youth Development and Education Programming at Drew Freeman Middle School
21	Project Name	CASA, Inc. – Somos Langley Park Housing Program
22	Project Name	Catholic Charities of the Archdiocese of Washington, Inc. – Primary Health Care of Low-income, Uninsured Adults and Children
23	Project Name	College Summit, Inc. dba PeerForward – Expanding Economic Opportunities for low-income Students in PGC High Schools
24	Project Name	Community Builders Ltd. – Steps Ahead/Mighty Minds Learning Academy
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 Who Have Experienced Foster Care
28	Project Name	End Time Harvest Ministries, Inc. – Pathways to Career Success Program
29	Project Name	First Generation College Bound, Inc. – Homework Club & College Access Programming

30	Project Name	Housing Initiative Partnership, Inc. – Bilingual Housing Counseling & Services
31	Project Name	H.O.P.E. – Homekeepers Plan: Teach & Coach Financial Capabilities
32	Project Name	Joe’s Movement Emporium – CreativeWorks Job Training and Internship Program
33	Project Name	Korean Community Services Ctr of Greater Washington – Asian Minority Outreach and Services
34	Project Name	Latin American Youth Center/MD Multicultural Youth Center – Workforce Development Program
35	Project Name	Laurel Advocacy and Referral Services, Inc. – Eviction Prevention and Community Support
36	Project Name	Legal Aid Bureau, Inc. – Access to Civil Legal Services for PGC Residents
37	Project Name	Prince George’s Child Resource Center, Inc. – Family Literacy Program
38	Project Name	Prince George’s Co. DSS – Elder and Vulnerable Adult Abuse Respite Care and Emergency Placement Services
39	Project Name	SEED – Keys to Sustainable Housing Program
40	Project Name	The Arc of PGC – Jaycees Early Learning Center
41	Project Name	UCAP – Homeownership Counseling
HOME Investment Partnerships (HOME)		
42	Project Name	Department of Housing & Community Development – Homebuyer Activities
43	Project Name	Department of Housing & Community Development - Multi-Family Rental Housing Construction & Rehabilitation
44	Project Name	Department of Housing & Community Development - CHDO Set-Aside Activities
45	Project Name	Department of Housing & Community Development - HOME Administration
Emergency Solutions Grants (ESG)		
46	Project Name	Department of Social Services - ESG PY 39

Table 6 - Project Information

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

In developing the FY 2027 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, 2026, and ending June 30, 2027. 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.

Project Summary Information

Below is a detailed description of each project or activity planned for FY 2027 with the use of CDBG, HOME and ESG funding, including national objective and output targets.

1	Project Name	Department of Housing & Community Development - Housing Rehabilitation Assistance Program
	Target Area	County-Wide
	Goals Supported	Improve housing conditions for homeowners
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	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 seven (7) 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. Up to 10% of the program income can be used to supplement administrative costs associated with implementing the program. 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	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	7 - 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-1-4-52 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab, Single-Unit Res. CDBG National Objective: LMH
2	Project Name	Department of Housing & Community Development - Housing Rehabilitation Assistance Program Administration

Target Area	County-Wide
Goals Supported	Improve housing conditions for homeowners
HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
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 seven (7) housing units which will be funded with CDBG Program Income in FY 2027.
Target Date	12/31/2027
Estimate the number and type of families that will benefit from the proposed activities	7 - 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-2-4-52 Type of Recipient: Local Government Agency HUD Matrix Code: 14H – Rehab Admin. CDBG National Objective: LMH
3 Project Name	Housing Authority of City of College Park – Attick Towers Affordable Housing Preservation
Target Area	County-Wide
Goals Supported	Preserve & improve existing affordable rental housing
HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
Needs Addressed	Preserve and improve the quality of existing affordable rental housing opportunities for low-income residents
Funding	CDBG: \$301,341.00
Description	The Housing Authority of City of College Park will use CDBG funds to renovate six (6) UFAS accessibility units (2) common area restrooms that comply with specific design standards to ensure usability by individuals with disabilities. An additional three (3) units will be made available for the hearing and visually impaired. Funds will also be used for sewer relining and building heating system repairs. Approximately 108 households will benefit from the project.
Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	108 - Households
	Location Description	Agency: Housing Authority of City of College Park 9014 Rhode Island Ave, College Park, MD 20740
	Planned Activities	Local ID: AH-3-3-52 Type of Recipient: Local Government Agency HUD Matrix Code: 14C – Public Housing Modernization CDBG National Objective: LMH
4	Project Name	Housing Authority of Prince George’s County – Interior and Exterior Upgrades at Kimberly Gardens
	Target Area	County-Wide
	Goals Supported	Preserve & improve existing affordable rental housing
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	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 Kimberly Gardens. Work includes structural systems: roofing, soffits and gutters, HVAC replacement, site work improvements, and interior upgrades addressing structural and water damage. Approximately 94 households will benefit from this project.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	94 - Households
	Location Description	Agency: Housing Authority of Prince George’s County 9200 Basil Ct, Suite 500, Largo, MD 20774
	Planned Activities	Local ID: AH-4-3-52 Type of Recipient: Local Government Agency HUD Matrix Code: 14C – Public Housing Modernization CDBG National Objective: LMH
5	Project Name	Housing Initiative Partnership – HIP Homes: Single-Family Acquisition
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	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: \$546,133.00
	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	12/31/2027
	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-5-6-52 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G – Acquisition for Rehabilitation CDBG National Objective: LMH
6	Project Name	Housing Initiative Partnership – HIP Homes: Program Administration
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	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: \$100,000.00
	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	12/31/2027
	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-6-6-52 Type of Recipient: Non-profit Organization

		HUD Matrix Code: 14H – Rehabilitation Administration CDBG National Objective: LMH
7	Project Name	UCAP – Community Revitalization Program – Rehab Admin.
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	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: \$70,000.00
	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 two (2) properties and sell the home to a first-time low to moderate-income homebuyer.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 - Households
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	Planned Activities	Local ID: AH-7-6-52 Type of Recipient: Non-profit Organization HUD Matrix Code: 14H – Rehabilitation Administration CDBG National Objective: LMH
8	Project Name	UCAP – Community Revitalization Program
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	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: \$500,000.00
	Description	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to acquire and rehabilitate two (2) properties. Upon completion, the properties will be sold to a first-time low to moderate-income homeowners.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 - Households

	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	Planned Activities	Local ID: AH-8-6-52 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G – Acquisition for Rehabilitation CDBG National Objective: LMH
9	Project Name	UCAP - Weatherization
	Target Area	County-Wide
	Goals Supported	Improve housing conditions for homeowners
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	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: \$70,000.00
	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	12/31/2027
	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-9-4-52 Type of Recipient: Non-profit Organization HUD Matrix Code: 14F – Energy Efficiency Improvements CDBG National Objective: LMH
10	Project Name	Hyattsville CDC – Capacity Building, Business Retention, and Expansion
	Target Area	County-wide
	Goals Supported	Strengthen the County’s economy
	HUD Performance Goals	Objective: Economic Development / Outcome: Sustainability
	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 expand its economic development programs by supporting 15 small businesses and creating and/or retaining 15 jobs across the county.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	15 - Jobs created and/or retained 15 - Businesses
	Location Description	Agency: Hyattsville CDC 4314 Farragut St, Hyattsville, MD 20784
	Planned Activities	Local ID: ED-1-10-52 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
	HUD Performance Goals	Objective: N/A / Outcome: N/A
	Needs Addressed	N/A
	Funding	CDBG: \$1,229,384.00
	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	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Planning Activity
	Location Description	Agency: Department of Housing & Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	Planned Activities	Local ID: PA-1-CDBG-52 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 - Pedestrian Lighting
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility

	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: \$240,000.00
	Description	The Town of Bladensburg will use CDBG funds to complete Phase 3 of the 57 th Ave. Lighting Project and to install additional safety lighting at David C. Harrington Park. Approximately 4,105 individuals will benefit from the project.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	4,105 - People
	Location Description	Agency: Town of Bladensburg 4229 Edmonston Road, Bladensburg, MD 20710
	Planned Activities	Local ID: PF-1-8-52 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8040.01 / BG: 3 CT: 8040.02 / BG: 1
13	Project Name	Town of Colmar Manor – Public Right of Way Improvements
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$250,000.00
	Description	The Town of Colmar Manor will use CDBG funds to repair roadways and sidewalks that have shown age, safety issues and have standing water problems. The repairs will be done by replacing sidewalks with new concrete and roadways with new repaving. Approximately 2,825 individuals will benefit from the project.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,825 - People
	Location Description	Agency: Town of Colmar Manor 3701 Lawrence St., Colmar Manor, MD 20722

	Planned Activities	Local ID: PF-2-8-52 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8044.00 / BG: 1 ,2
14	Project Name	Town of Edmonston – 2026 Street Light 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: \$184,010.00
	Description	The Town of Edmonston will use CDBG funds to install streetlights between 5100 and 5200 blocks of Emerson Street. Approximately 955 individuals will benefit from this project.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	955 - People
	Location Description	Agency: Town of Edmonston 5005 52 nd Avenue, Edmonston, MD 20781
	Planned Activities	Local ID: PF-4-8-52 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8063.01 / BG: 2
15	Project Name	City of Greenbelt – Cherrywood Lane Improvements: Cherrywood Court to Springhill Drive (Roadworks & Misc. Concrete)
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$231,022.00
	Description	The City of Greenbelt plans to use CDBG funds for major road restoration to include base repair, milling, and asphalt resurfacing. Along Cherrywood Court to Springhill Drive. Approximately 7,625 individuals will benefit from this project.
	Target Date	12/31/2027
	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-5-8-52 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
16	Project Name	Town of Landover Hills – Reconstruction, Sidewalk, Curb, and Gutter Reconstruction
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$145,818.00
	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	12/31/2027
	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
	Planned Activities	Local ID: PF-6-8-52 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements

		CDBG National Objective: LMA CT: 8037.00 / BG: 1,2 CT: 8041.02 / BG: 1,2,3
17	Project Name	Town of Riverdale Park – Jefferson Street – Spring Lane Lighting Improvement Project
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$285,000.00
	Description	The Town of Riverdale Park will use CDBG funds to install new, energy-efficient pedestrian lighting to address concerns about nighttime visibility and public safety along Jefferson Street – Spring Lane. Approximately 1,495 individuals will benefit from this project.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,496 - People
	Location Description	Agency: Town of Riverdale Park 5008 Queensbury Rd, Riverdale Park, MD 20737
	Planned Activities	Local ID: PF-7-8-52 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8065.01 / BG: 3
18	Project Name	City of Seat Pleasant – Street Repair – Greig St. between 65 th Ave and MLK, Jr. Hwy
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$125,000.00

	Description	The City of Seat Pleasant will use CDBG funds for street repairs on Greig Street between 65 th Avenue and Martin Luther King Jr. Highway. Approximately 1,880 individuals will benefit from this project.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,880 - People
	Location Description	Agency: City of Seat Pleasant 6301 Addison Rd, Seat Pleasant, MD 20743
	Planned Activities	Local ID: PF-8-8-52 Type of Recipient: Local Government Agency HUD Matrix Code: 03K – Street Improvements CDBG National Objective: LMA CT: 8029.01 / BG: 1
19	Project Name	The Arc of PGC – Health, Safety and Accessibility Upgrades for Residential Facilities
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	The Arc of Prince George’s County will use CDBG funds to renovate four (4) residential facilities for fourteen (14) adults with intellectual and developmental disabilities.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	14 – People with Disabilities
	Location Description	Agency: The Arc of PGC 1401 McCormick Dr, Largo, MD 20774
	Planned Activities	Local ID: PF-9-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 03B – Facilities for Persons with Disabilities

		CDBG National Objective: LMC
20	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
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$30,255.00
	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 260 youth from Drew Freeman Middle School will benefit from the program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	260 - Youth
	Location Description	Agency: Boys and Girls Clubs of Greater Washington 4103 Benning Road, NE, Washington, DC 20019
	Planned Activities	Local ID: PS-1-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC
21	Project Name	CASA, Inc. – Somos Langley Park Housing Program
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	CASA, Inc. will use CDBG funds to tenant organizing, Know Your Rights education, and eviction-prevention support to approximately 2,000 residents in the Takoma-Langley Park area.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,000 - Individuals
	Location Description	Agency: CASA, Inc. 8151 15 th Avenue, Hyattsville, MD 20783
	Planned Activities	Local ID: PS-2-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05K – Tenant/Landlord Counseling

		CDBG National Objective: LMC
22	Project Name	Catholic Charities of the Archdiocese of Washington, Inc. – Primary Health Care for Low-income, Uninsured Adults and Children
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	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 800 low-income, uninsured Prince George’s County residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	800 - People
	Location Description	Agency: Catholic Charities of Archdiocese of Washington, Inc. 924 G Street, NW, Washington, DC 20001
	Planned Activities	Local ID: PS-3-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05M – Health Services CDBG National Objective: LMC
23	Project Name	College Summit, Inc. dba PeerForward – Expanding Economic Opportunities for low-income Students in Prince George’s County High Schools
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	College Summit, Inc. dba PeerForward will use CDBG funds to connect approximately 38,560 low-income students to higher education and careers which includes assisting them with applying for financial aid through the FAFSA; applying to postsecondary institutions; and planning and executing school-wide campaigns that make connections between career aspirations and academic decisions.
	Target Date	6/30/2027
	Estimate the number and type of families that will	38,560 - Youth

	benefit from the proposed activities	
	Location Description	Agency: College Summit, Inc. dba PeerForward 1140 3 rd St. NE, Suite 320, Washington, DC 20002
	Planned Activities	Local ID: PS-4-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC
24	Project Name	Community Builders Ltd. – Steps Ahead/Mighty Minds Learning Academy
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	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, Temple Hills/Marlow Heights, and Glassmanor/Oxon Hill Title I schools.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	200 - Youth
	Location Description	Agency: Community Builders Ltd. 1220 Swan Harbour Circle, Ft. Washington, MD 20744
	Planned Activities	Local ID: PS-5-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – 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
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	Community Legal Services, Inc. will use CDBG funds to provide free legal representation, advice, advocacy, and education to approximately 200 low to moderate-income individuals facing imminent eviction and homelessness.
	Target Date	6/30/2027
	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-6-8-52 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
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$23,255.00
	Description	Community Youth Advance will use CDBG funds to provide targeted academic support, service learning, and college/career development activities to approximately 500 at-risk youth.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	500 - Youth
	Location Description	Agency: Community Youth Advance 2342 Vermont Ave, Suite 1, Hyattsville, MD 20774
	Planned Activities	Local ID: PS-7-8-52 Type of Recipient: Nonprofit 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 Who Have Experienced Foster Care
	Target Area	County-wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	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 homelessness.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	165 - Youth
	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-8-8-52 Type of Recipient: Non-profit Organization HUD Matrix Code: 05N – Abused and Neglected Children Services CDBG National Objective: LMC
28	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
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$24,254.00
	Description	End Time Harvest Ministries, Inc. will use CDBG funds to support its Pathway to Career Success Program. The Program will focus on 1) Academic success, on-time graduation, and case management; 2) Character and leadership development sessions; 3) Workforces readiness through a summer youth employment program; and 4) College access with college tours and college preparation. Approximately 300 youth will benefit from the program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	300 - Youth
	Location Description	Agency: End Time Harvest Ministries, Inc. 5808 Harland Street, New Carrollton, MD 20784
	Planned Activities	Local ID: PS-21-8-52 Type of Recipient: Non-profit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC
29	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
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00

	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 280 income-limited youth in Prince George's County to attend and succeed in college.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	280 - Youth
	Location Description	Agency: First Generation College Bound, Inc. 8101 Sandy Spring Road, Suite 230, Laurel, MD 20707
	Planned Activities	Local ID: PS-9-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: O5D – Youth Services CDBG National Objective: LMC
30	Project Name	Housing Initiative Partnership, Inc. – Bilingual Housing Counseling & Services
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	Housing Initiative Partnership, Inc. will use CDBG funds to provide support to approximately 200 homeowners, first-time buyers, and renters working towards housing security and financial stability in the coming year.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	200 - Persons
	Location Description	Agency: Housing Initiative Partnership, Inc. 6525 Belcrest Road, Suite 555, Hyattsville, MD 20782
	Planned Activities	Local ID: PS-10-8-52 Type of Recipient: Nonprofit Organization

		HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC
31	Project Name	Housing Options & Planning Enterprises, Inc. – The H.O.P.E. Homekeepers Plan: Teach and Coach Financial Capabilities
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	Housing Options and Planning Enterprises, Inc. will use CDBG funds to provide foreclosure prevention, rental counseling, homebuyer education, and financial literacy to approximately 300 at-risk renters and homeowners.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	300 - Persons
	Location Description	Agency: Housing Options and Planning Enterprises, Inc. 6188 Oxon Hill Rd, Suite 700, Oxon Hill, MD 20745
	Planned Activities	Local ID: PS-11-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC
32	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
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	Joe's Movement Emporium (Joe's) will use CDBG funds to provide a tuition-free, paid job training (Pre-Apprenticeship) and Apprenticeship program for approximately 6,025 youth and young adults.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6,025 - Youth
	Location Description	Agency: Joe's Movement Emporium 3309 Bunker Hill Road, Mt. Rainier, MD 20712
	Planned Activities	Local ID: PS-12-9-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D - Youth Services CDBG National Objective: LMC
33	Project Name	Korean Community Service Center of Greater Washington – Asian Minority Outreach and Services
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$23,510.00
	Description	Korean Community Service Center of Greater Washington will use CDBG funds to assist Approximately 175 very low/low to moderate-income limited English proficient individuals, families, and seniors focusing on improving the quality of life through culturally/linguistically competent services including: health insurance navigation, living assistance services, language interpretation and outreach/education activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	175 - People
	Location Description	Agency: Korean Community Service Center of Greater Washington

		700 Buckingham Dr., Silver Spring, MD 20901
	Planned Activities	Local ID: PS-13-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed CDBG National Objective: LMC
34	Project Name	Latin American Youth Center/PGC Workforce Development Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	Latin American Youth Center will use CDBG funds to provide job-readiness training and GED preparation to approximately 35 youth in and around East Riverdale.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	35 - Youth
	Location Description	Agency: Latin American Youth Center/MD Multicultural Youth Center 1419 Columbia Road, NW, Washington, DC 20009
	Planned Activities	Local ID: PS-14-9-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05D – Youth Services CDBG National Objective: LMC
35	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
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility

	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: \$30,255.00
	Description	Laurel Advocacy and Referral Services, Inc. will use CDBG funds to provide housing counseling case management and care coordination services and financial assistance to assist approximately 307 individuals and families facing eviction or needing first month's rent or security deposit to maintain or secure permanent housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	307 - People
	Location Description	Agency: Laurel Advocacy and Referral Services, Inc. 311 Laurel Avenue, Laurel, MD 20707
	Planned Activities	Local ID: PS-15-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Q – Subsistence Payments CDBG National Objective: LMC
36	Project Name	Legal Aid Bureau, Inc. – Access to Civil Legal Services for PGC Residents
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	Legal Aid Bureau, Inc. will use CDBG funds to provide free, civil legal services to address the civil legal needs of approximately 500 low-income residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	500 - People

	Location Description	Agency: Legal Aid Bureau, Inc. 500 E. Lexington St., Baltimore, MD 21202
	Planned Activities	Local ID: PS-16-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05C – Legal Services CDBG National Objective: LMC
37	Project Name	Prince George’s Child Resource Center, Inc. dba Child Resource Connect – Family Literacy Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	390 - People
	Location Description	Agency: Prince George’s County Resource Center 9475 Lottsford Road, Suite 202, Largo, MD 20774
	Planned Activities	Local ID: PS-17-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05Z – Other Public Services Not Listed in 03T and 05A-05Y CDBG National Objective: LMC
38	Project Name	Prince George’s Co. DSS – Elder and Vulnerable Adult Abuse Respite Care and Emergency Placement Services
	Target Area	County-wide

	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$30,254.00
	Description	Prince George's County Department of Social Services will use CDBG funds to deliver short-term, comprehensive services to county residents aged 62+ or vulnerable adults 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. Approximately 55 individuals will benefit from the project.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	55 - People
	Location Description	Agency: Prince George's Co. Department of Social Services 805 Brightseat Road, Landover, MD 20785
	Planned Activities	Local ID: PS-22-8-52 Type of Recipient: Non-profit Organization HUD Matrix Code: 05A – Senior Services CDBG National Objective: LMC
39	Project Name	Sowing Empowerment and Economic Development – Keys to Sustainable Housing Program
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$30,255.00

	Description	Sowing Empowerment and Economic Development will use CDBG funds to provide comprehensive housing counseling to approximately 150 renters, homebuyers, and homeowners.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	150 – People
	Location Description	Agency: Sowing Empowerment and Economic Development 6201 Riverdale Rd, Suite 200, Riverdale, MD 20737
	Planned Activities	Local ID: PS-18-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC
40	Project Name	The Arc of Prince George’s County – Jaycees Early Learning Center
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	The Arc of Prince George’s County will use CDBG funds to provide critical early learning and behavioral support to approximately 85 children, including children with individuals intellectual and developmental disabilities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	85 – Persons with Disabilities
	Location Description	Agency: The Arc of Prince George’s County 1401 McCormick Drive, Largo, MD 20774
	Planned Activities	Local ID: PS-19-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05B – Services for Persons with Disabilities

		CDBG National Objective: LMC
41	Project Name	UCAP, Inc. - Homeownership Counseling
	Target Area	County-Wide
	Goals Supported	Improve the quality of life for residents
	HUD Performance Goals	Objective: Suitable Living Environment / Outcome: Availability/Accessibility
	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: \$50,000.00
	Description	United Communities Against Poverty, Inc., will use CDBG funds to provide housing counseling and homebuyer education to approximately 155 homebuyers.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	155 - People
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743
	Planned Activities	Local ID: PS-20-8-52 Type of Recipient: Nonprofit Organization HUD Matrix Code: 05U – Housing Counseling Only CDBG National Objective: LMC
42	Project Name	DHCD – Homebuyer Activities
	Target Area	County-Wide
	Goals Supported	Increase access to homeownership Increase the number of homebuyers assisted
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	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	HOME: \$1,000,000.00

	Description	The Department of Housing and Community Development will use HOME entitlement funds to assist approximately 20 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.
	Target Date	6/30/2032
	Estimate the number and type of families that will benefit from the proposed activities	20 - Households
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774
	Planned Activities	Local ID: AH-1-6-35 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
43	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
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	Needs Addressed	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
	Funding	HOME: \$703,632.09
	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 for new multi-family construction, rehabilitation of affordable, workforce housing opportunities, and/or homebuyer activities.

	Target Date	6/30/2032
	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-2-3-5-35 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
44	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
	HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
	Needs Addressed	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 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: \$340,726.00
	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	6/30/2032
	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-2-3-5-6-35 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
45	Project Name	DHCD - HOME Administration
	Target Area	N/A
	Goals Supported	N/A
	HUD Performance Goals	N/A
	Needs Addressed	N/A
	Funding	HOME: \$227,150.00
	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	6/30/2032
	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-35 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
46	Project Name	DSS - ESG PY 39

Target Area	County-Wide
Goals Supported	Prevent homelessness Reduce homelessness
HUD Performance Goals	Objective: Decent Housing / Outcome: Affordability
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: \$510,349.00
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	6/30/2029
Estimate the number and type of families that will benefit from the proposed activities	581 - Homeless and at-risk homelessness individuals and families
Location Description	Agency: Department of Social Services 805 Brightseat Road, Landover, MD 20785
Planned Activities	Local IDs: Shelter (HP-1-1-2-39), Street Outreach (HP-2-1-2-39), HMIS (HP-3-1-2-39), RRH (HP-4-1-2-39), and HP (HP-5-1-2-39) Type of Recipient: Local Government Agency HUD Matrix Code: 03T - Homeless/AIDS Patients Programs CDBG National Objective: N/A

Table 7 – HUD Table 3Cs

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

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 of 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
Areas with higher-than-average rates of aging homes	<ul style="list-style-type: none"> • Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Areas with higher-than-average rates of LMI households	<ul style="list-style-type: none"> • Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Areas with higher-than-average rates of cost burden	<ul style="list-style-type: none"> • Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Areas with higher-than-average employment density	<ul style="list-style-type: none"> • Inner Beltway, including Capitol Heights, Seat Pleasant, District Heights, Landover, and Suitland
Proximity to transit	<ul style="list-style-type: none"> • Communities in proximity to Blue and Purple Line Corridors

Table 8 - Geographic Area Descriptions

Geographic Distribution

Target Area	Percentage of Funds
Inner Beltway	40%
Greenbelt	20%
Southwestern County	10%
Route 1 Corridor	10%

Blue and Purple Line Corridor	20%
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Table 9 - Geographic Distribution

Rationale for the priorities in allocating investments geographically.

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 Transit Oriented Development (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.

Priority Need: Improve the quality of owner-occupied homes	
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 ▪ 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 ▪ 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 10 - Priority Needs Rationale

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

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

In FY 2027, the annual goal is to assist 290 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	90
Non-Homeless	130
Special Needs	70
Total	290

Table 11 - 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	140
Acquisition of Existing Units	20
Total	290

Table 12 - 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 2027 to provide affordable housing options to LMI households utilizing the following strategies:

- Production of new units: the County HOME funds will assist forty (40) households 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 140 LMI families.
 - The County anticipates HOME and CDBG funds will be used to acquire and/or rehabilitate homes to preserve affordable housing for approximately twenty (20) 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)

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 2026 – 2027 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.

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.

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

The County plans to continue employing all 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.

One-year Goals and Actions for Reducing and Ending Homelessness

The Continuum of Care prioritizes services that

- prevent homelessness whenever possible,
- expedite re-stabilization 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 be 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 2027, 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 383 emergency shelter beds and 224 transitional shelter beds. 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 146 rapid re-housing beds and 392 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.

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

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

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

households with family members affected by the virus. It also provides emergency assistance on a case-by-case basis for HIV/AIDS-affected households.

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

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

It is anticipated in County FY 2027 with the use of available HOPWA funds. Approximately 85 individuals and families will receive tenant-based rental assistance, and 80 individuals and families will receive housing related short-term assistance (short-term rent, mortgage, and utility assistance). Currently, Suburban Maryland does not use HOPWA funds for supportive services due to funding availability. However, Suburban Maryland provides a link to supportive services.

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

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

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

Introduction:

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 departments 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 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.

AP-85 Other Actions – 24 CFR 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

The Prince George’s County Department of Housing and Community Development (DHCD) is the lead agency responsible for administering the following federal programs: CDBG, HOME, and ESG. The annual apportionment of the U.S. Department of Housing and Urban Development (HUD) funds received each fiscal year is approximately \$8.9 million and provides housing and community development assistance to primarily low- and very low-income residents of the County. A significant portion of these funds are used to carry out housing rehabilitation, housing construction, and public facilities and infrastructure projects. Whenever the total amount of HUD financial assistance provided to a project exceeds \$200,000 dollars the project is defined by HUD as “Section 3” covered project.¹

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 Harbor² requirements it shall “to the greatest extent feasible”³

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) Twenty-five percent (25%) 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 twenty-five percent (25%) threshold.

The HUD Office of Fair Housing and Equal Opportunity (FHEO) is charged with oversight and monitoring of Section 3 compliance for recipients of covered funding. In accordance with Section 3 guidelines at 24 C.F.R. § 75, DHCD will report annually Section 3 activities using HUD’s

¹ September 29, 2020, Section 3 Final Rule 24 C.F.R. § 75.3(2)

² September 29, 2020, Section 3 Final Rule 24 C.F.R. § 75.23

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

Integrated Disbursement and Information System (IDIS)/Consolidated Performance Evaluation Report (CAPER).

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.

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.

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

DHCD administers the CDBG program. DHCD anticipates it will earn \$533,109.00 in CDBG Program Income, which must be disbursed before any new entitlement funds are used. Up to twenty percent (20%) of the program income received may be, as allowed under the regulations, deposited into DHCD's account(s) for administrative related costs.

The Department anticipates program income will be generated from the following sources in FY 2027:

- Housing Rehabilitation Assistance Program (HRAP)
- Multi-family, Commercial Loans and Lead Identification Field Testing (LIFT)
- Neighborhood Stabilization Program (NSP): Upon approval from the U.S. Department of Housing and Urban Development (HUD), DHCD may convert any program income received from the NSP1 program to CDBG program income.

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.	\$533,109.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	N/A
3. The amount of surplus funds from urban renewal settlements.	N/A
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	N/A
5. The amount of income from float-funded activities	N/A
Total Program Income	\$533,109.00

Other CDBG Requirements

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

Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:** Prince George's County does not use HOME funds in any other manner than those described in 24 C.F.R. § 92.205.
2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:** 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.
3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:** The County will enforce the recapture/resale guidelines during the applicable affordability with a deed restrictions and land covenants to be recorded in the County's land records.
4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:** Prince George's County does not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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. See Appendix B.

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 evaluating the ESG program outcomes in FY 2027:

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: FY 2026 – 2030 Citizen Participation Plan

Appendix B: ESG Written Standards

Appendix C: HUD Income Limits

Appendix D: FY 2027 AAP Public Comment Summary

FY 2026-2030 Citizen Participation Plan

The Prince George's County's "Citizen Participation Plan" is a mechanism for managing the development of the County's Consolidated Plan, Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). It is a process, required by HUD, designed to encourage residents, including low- and moderate-income citizens of the community, minorities, non-English speaking persons, and persons with disabilities, to participate in the development of the Consolidated Plan and its goals.

Public Notice and Availability

This section outlines public notice requirements for public hearings and public comment periods. The County follows all guidance put forth in the state of Maryland's Open Meetings Act. Prince George's County publishes in one or more newspapers a summary of the proposed Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report for public comment and required information about public hearings.

Public notices are posted at least 14 days before the public comment period begins or the public hearing to provide reasonable notice to the public. The public notice describes the context and purpose of these documents, the method for providing written comment, a description of funds, the program year, dates of the comment period, and the locations where copies of the entire document may be examined. Copies are available at government offices, libraries, on the County's website, and by mail upon request. The notice for public hearings should include the date, time, location, how to request accommodations, a contact for questions, and contingency language.

Copies of the final or amended Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report are distributed upon request, provided to local libraries, and posted on the County website.

Public Hearing

A minimum of two in-person or hybrid public hearings will be conducted at different stages of the program year. Public hearings must be noticed per the Public Notice and Availability section of this CPP. This includes providing accessibility and accommodations as requested by the public (e.g., space accommodations, language interpretation).

One of the public hearings must take place prior to the public comment period to collect input on housing and community development needs. At a minimum, hearings give the opportunity to identify housing needs, review proposed uses of funds, and comment on past uses of funds.

Public Comment Period

Public comment periods must be noticed per the Public Notice and Availability section of this CPP. The required duration of the public comment period is determined by the document for review.

- Consolidated Plan, Annual Action Plan, substantial amendments, and CPP submissions or changes require 30-day comment period
- Performance report/CAPER require 15-day comment period

The public notice must list out the start and end date of the comment period, and the last day counts.

Access to Records

Comments and Complaints

Comments and complaints regarding the Consolidated Plan, Annual Action Plan, or Consolidated Annual Performance and Evaluation Report are accepted and considered through all stages of document preparation until the closing of the formal comment period. A summary of public comments will be appended to the Consolidated Plan or Annual Action Plan along with how the comments were considered and if any public suggestions were not used provide an explanation. Prince George's County will respond within 15 days to written complaints received.

Criteria for Amendments to a Plan

Prince George's County revises and submits to HUD, amendments to the final Consolidated Plan or Annual Action Plan whenever a "substantial change" is planned or actual activities require such an amendment. Revised or amended plans are made available for public comment and the same public notice and 30-day public comment period observed as required under this Citizen Participation Plan. The County Council shall hold a public hearing for public input on any substantial revision or amendment to the Plans and approve the amendment by resolution pursuant to Section 15A-106 of the County Code. Prince George's County must respond within 15 days to written complaints received.

Any substantial amendment to the Consolidated Plan or Annual Action plan requires a 30-day public comment period. The County defines a substantial amendment to the Consolidated Plan or Annual Action Plan as any changes in the use of CDBG funds from one eligible activity to another. Reallocating funds amongst identified activities will not constitute a substantial amendment.

The Prince George's County Consolidated Plan or Annual Action Plan is only amended for a "substantial change" whenever it makes the following decisions:

- A change in the allocation priorities or a change in the method of distribution of funds;
- The addition of an eligible activity not originally funded or described in the Annual Action Plan;
- A change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan;
- A change in the use of CDBG, HOME, Program Income, or ESG funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity in any category

within the applicable Program. All activities must have been in an approved Annual Action Plan. The CDBG categories include Affordable Housing, Economic Development, Public Facilities and Infrastructure Improvements, Public Services and Planning and Administration. The ESG categories include Emergency Shelter, Street Outreach, HMIS, Rapid-Rehousing, Homeless Prevention and Administration;

- Designations for Neighborhood Revitalization Strategy Areas (NRSAs); and
- A change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program Income

Emergency Amendments

In the event of a pandemic, natural disaster, catastrophic occurrence, or the County's receipt of disaster recovery funding, Prince George's County establishes expedited procedures when drafting, proposing, or amending its Consolidated plans and Annual Action Plans. Where the County needs to make a new Plan submission and/or Substantial Amendment to the Consolidated Plan and its most recent Annual Action Plan to address the unforeseen needs of the community, the County will determine the necessary changes, prepare the proposed amendment and provide citizens with reasonable notice of and an opportunity to comment on the proposed amendment.

Pursuant to any published waivers, or upon request by the County to HUD for a waiver of the required 30 days public comment, the County will proceed with an expedited process for giving the public reasonable notice and opportunity to comment. In such emergency situations as described above, the County will provide a timeframe of no less than five days for public comments on a new Plan submission and/or substantial amendment and dictate lesser or no public hearings.

The time, date, location and subject of the public hearings will be announced in newspapers of general circulation within the County, notifying the public with reasonable advanced notice, as permitted, but no less than five days.

However, if HUD dictates a shorter comment period and/or fast turnaround time and lesser (or no) hearings, the County will comply with federal requirements.

Non-Substantial Amendments for CDBG, HOME, Program Income and ESG Reprogramming Authorized

The County authorizes a "non-substantial amendment" process for CDBG, HOME, Program Income and ESG through the County Department of Housing & Community Development subject to the process, below, when there is a change in the use of CDBG, HOME, Program Income and ESG entitlement funds less than a total of \$250,000 in the County's fiscal year [July 1 – June 30], from one existing activity to another existing eligible activity in any category within the applicable program.

Process to Identify Community Development Block Grant (CDBG) Funds for Reprogramming

The CDBG categories eligible to reprogram funds include Affordable Housing, Economic Development, Public Facilities and Infrastructure Improvements, Public Services, and Planning and Administration. The identification of funds for the purpose of reprogramming includes the following:

- **Voluntary Reprogrammed Funds:** Voluntary reprogramming represents those CDBG funds acquired when the sub-recipient has completed the originally funded activity and the Department of Housing & Community Development staff has closed the activity in the HUD Integrated Disbursement and Information System. The Department of Housing & Community Development will take actions pertaining to voluntary reprogramming subject to a sub-recipient's request and/or recommendation. However, when the eligible activity is completed and closed with a remaining balance, this represents funds available for another approved eligible activity. A subrecipient is not permitted to maintain any portion or a remaining balance for a completed and closed activity.
- **Under the voluntary reprogramming, the sub-recipient provides written notification to the Department of Housing & Community Development stating:** 1) the project is complete and provides closeout documentation, as required; 2) the remaining balance dollar amount; and 3) a recommendation to reprogram the remaining balance into the CDBG Program to another eligible activity.
- **Involuntary Reprogrammed Funds:** Involuntary reprogramming represents when a CDBG activity is generally flagged as "At Risk", under the HUD Integrated Disbursement and Information System, when the activity has required no draw down of funds for a year or more. The Department of Housing & Community Development will take actions pertaining to involuntary reprogramming subject to the specific circumstances that are consistent with HUD's Integrated Disbursement and Information System, which is used to provide administrative
- **In the case of involuntary reprogramming,** the Department of Housing & Community Development will issue a written letter specifying a 60 calendar day intensive technical assistance period to the subrecipient with a copy to the Prince George's County Council. If the intense technical assistance period does not address the deficiency, the Department of Housing & Community Development will issue a written letter to the sub-recipient stating that funds will be reprogrammed, thirty (30) calendar days from the date of the letter based on the aforementioned "At Risk" condition subject to approval of the County Executive and Prince George's County Council.
- **Program Income:** Program Income (PI) is defined as the gross income received by the grantee and its sub-recipient directly generated from the use of CDBG funds pursuant to 24 C.F.R. § 570.504. As required, the Department of Housing & Community

Development's Annual Action Plan lists anticipated CDBG program income each year. As program income is received, it is applied to an eligible and funded sub-recipient activity, resulting in "available" entitlement funds. The application of program income does not affect a subrecipient's original allocation award.

Process to Identify HOME Investment Partnerships (HOME) Funds for Reprogramming

The HOME categories eligible to reprogram funds include Homebuyer Activities, Multi-Family Rental Housing Construction and Rehabilitation Program, CHDO Set-Aside Activities, CHDO Operating Assistance, and HOME Administration. The identification of funds for the purpose of reprogramming includes the following:

- **Voluntary Reprogrammed Funds:** Voluntary reprogramming represents those HOME funds acquired when the sub-recipient has completed the originally funded activity and the Department of Housing & Community Development staff has closed the activity in the HUD Integrated Disbursement and Information System. The Department of Housing & Community Development will take actions pertaining to voluntary reprogramming subject to a sub-recipient's request and/or recommendation. However, when the eligible activity is completed and closed with a remaining balance, this represents funds available for another approved eligible activity. A sub-recipient is not permitted to maintain any portion or a remaining balance for a completed and closed activity.

Under the voluntary reprogramming, the sub-recipient provides written notification to the Department of Housing & Community Development stating: 1) the project is complete and provides closeout documentation, as required; 2) the remaining balance dollar amount; and 3) a recommendation to reprogram the remaining balance into the HOME Program to another eligible activity.

- **Involuntary Reprogrammed Funds:** Involuntary reprogramming represents when a HOME activity is generally flagged as "At Risk," under the HUD Integrated Disbursement and Information System, when the activity has required no draw down of funds for a year or more. The Department of Housing & Community Development will take actions pertaining to involuntary reprogramming subject to the specific circumstances that are consistent with HUD's Integrated Disbursement and Information System, which is used to provide administrative oversight of each entitlement jurisdiction.

In the case of involuntary reprogramming, the Department of Housing & Community Development will issue a written letter specifying a 60-calendar day intensive technical assistance period to the sub-recipient with a copy to the Prince George's County Executive and Council. If the intense technical assistance period does not address the deficiency, the Department of Housing & Community Development will issue a written

letter to the sub-recipient stating that funds will be reprogrammed, 30 calendar days from the date of the letter based on the aforementioned “At Risk” condition subject to approval of the Prince George’s County Council.

- **Program Income:** Program Income (PI) is defined as the gross income received by the grantee and its sub-recipient directly generated from the use of CDBG funds pursuant to 24 C.F.R. § 92.503. As required, the Annual Action Plan lists anticipated HOME program income each year. As program income is received, it is applied to an eligible and funded sub-recipient activity, resulting in “available” entitlement funds. The application of program income does not affect a sub-recipient’s original allocation award.

Criteria for Eligible CDBG Activities to Receive Reprogramming Funds

County approved CDBG activities in prior program years that are eligible to receive reprogrammed funds include Affordable Housing, Economic Development, and Public Facilities and Infrastructure Improvements.

These activities must meet one or more of the following conditions:

1. Must have submitted an application and received an approved funding allocation in a previously approved Annual Action Plan;
2. Demonstrates evidence of a need for additional CDBG funding;
3. Have a HUD approved environmental review on file;
4. Show evidence of being ready to proceed in a timely manner;
5. The Department of Housing & Community Development agrees that the activity meets a priority in the approved 2026-2030 Consolidated Plan; or
6. The Department of Housing & Community Development had determined that the recommended activity and sub-recipient demonstrates the ability to expend funds in a timely manner.

Criteria for Eligible HOME Activities to Receive Reprogramming Funds

County approved HOME activities in prior program years that are eligible to receive reprogrammed funds include Homebuyer Activities, and Multi-Family Rental Housing Construction and Rehabilitation Program. These activities must meet one or more of the following conditions:

1. Must have submitted an application and received an approved funding allocation in a previously approved Annual Action Plan;
2. Demonstrates evidence of a need for additional CDBG funding;
3. Have a HUD approved environmental review on file;
4. Show evidence of being ready to proceed in a timely manner;

5. The Department of Housing & Community Development agrees that the activity meets a priority in the approved 2026-2030 Consolidated Plan; or
6. The Department of Housing & Community Development had determined that the recommended activity and sub-recipient demonstrates the ability to expend funds in a timely manner.

Reprogramming Notification and Approval Process

The Department of Housing & Community Development shall place a notice pertaining to the proposed allocations of reprogrammed funds on the Department of Housing & Community Development/County's website at least 30 calendar days prior to the proposed actions to be executed by the Director pertaining to reprogrammed funds. The notice shall contain information regarding the proposed reprogramming, including total amount, opportunity to comment and subject to approval by the County Executive and County Council.

The Department of Housing & Community Development shall provide written notification 30 calendar days prior to the proposed actions to be executed by the Director pertaining to reprogrammed funds to the Prince George's County Executive and Council, except when the County Council is in recess in August and December, including:

- Identification of where reprogramming funds are transferred from, specifically the program year, sub-recipient's name, project title, remaining balance amount, and the summation of facts pertaining to the Department of Housing & Community Development action (i.e., voluntary or involuntary reprogrammed funds or program income).
- Identification of where reprogrammed funds will be transferred to, specifically, the program year, the sub-recipient's name, project title, scope, location, budget, term of performance and amount of reprogrammed funds.

The Department of Housing & Community Development shall provide timely responses to any public comments or referrals received in response to the proposed reprogramming to the County Council prior to the expiration of the 30 day review period. The County Council shall provide written notification to the Department of Housing & Community Development prior to the expiration of the 30 calendar days whether the Council approves, disapproves or amends the reprogrammed funds. Failure by the County Council to provide the written notification within the 30-calendar day period shall be deemed an approval of the proposed reprogramming.

The Department of Housing & Community Development shall provide written notification of all final actions executed by the Director pertaining to reprogrammed funds to the Prince George's County Executive, County Council and HUD. In all cases, Department of Housing & Community Development shall place a notice pertaining to the final allocations of reprogrammed funds in

one or more local newspapers and update the Department of Housing & Community Development/County's website.

DHCD ESG Written Standards

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.

**Prince George's County, Maryland
Housing and Community Development
HUD Income Limits
Effective June 1, 2025**

FY 2025 Median Family Income: \$163,900

Household Size	<u>EXTREMELY LOW INCOME</u> (30% AMI = Maximum Income)	<u>VERY LOW INCOME (50%</u> AMI = Maximum Income)	<u>LOW INCOME</u> (80% AMI = Maximum Income)	<u>UNCAPPED FY 2025 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

Source: U.S. Department of Housing and Urban Development (<http://www.huduser.org>)

Appendix D

FY 2027 Annual Action Plan Public Comment Summary

Community Forum

Date and Time: Wednesday, January 28, 2026, at 6:00pm

Location: Virtual Platform – Annual Action Plan Community Forum

1. Nikki Greco, Constituent Services Director for Councilmember At-Large Jolene Ivey

Ms. Greco thanked the Department of Housing and Community Development for the information. Please describe your collaboration with non-profits and municipalities.

DHCD Response: DHCD partners with non-profit organizations like Housing Initiative Partnership, United Communities Against Poverty, Community Builders, Department of Social Services, First Generation College Bound, etc. DHCD only partners with Prince George’s County municipalities that are a part of its Cooperation Agreement, and they have eligible projects that benefit at least 50 percent low to moderate-income residents.

30-Day Public Comments Received

1. Warren W. Wilson, Jr., MPA, M. Sc., CGCM, Senior Planner
Prince George’s County Department of Family Services
Aging and Disabilities Services Division

Prince George’s County Department of Family Services, Aging & Disabilities Services Division, recently completed a strategic plan informed by the County Aging Needs Assessment. One of the key priorities identified through that process is housing, particularly as it relates to affordability, accessibility, aging in place, and ensuring that older adults have equitable access to safe and supportive housing options across the County.

In addition, the Aging and Disabilities Services Division is actively advancing the Longevity Ready Maryland initiative for Prince George’s County. This initiative is designed to help jurisdictions prepare for the growing older adult population by promoting age-friendly systems, cross-sector planning, and policies that support healthy aging, social connection, economic security, mobility, and community livability across the lifespan. As we move this work forward locally, housing remains one of the most critical pillars for creating communities where residents can age with dignity, independence, and stability.

Given the strong alignment between the priorities outlined in DHCD’s housing and community development efforts and the goals emerging from our strategic planning work, the Aging and Disabilities Services Division would welcome the opportunity to partner more intentionally with the Department of Housing and Community Development. We believe there is meaningful opportunity to coordinate around shared priorities, including affordable housing strategies, accessibility considerations, supportive housing pathways for older adults and individuals with disabilities, and broader planning efforts that strengthen livable communities in Prince George’s County.

DHCD Response: Comment received. A meeting has been scheduled to collaborate in support of the shared goals.

2. Dr. Douglas E. Edwards, Longtime Community Activist and President Emeritus of the Coalition of CPGCCO

For the past 30 or more years, Dr. Edwards and the Coalition of Central Prince George's County Community Organizations (the Central Coalition) have been trying to get an answer to what is considered "Affordable Housing". According to Dr. Edwards, Economics 101 states affordable goods, and services which consumers are willing and able to buy. Then the question which comes to mind is, what about people who are employed and working every day, but due to non-affordable housing, they are either homeless, being abused for having a place to live, or homeless and if they are fortunate enough to have one, sleeping in their automobiles.

DHCD Response: Comment received. The Annual Action Plan (AAP) is a strategic plan that addresses DHCD's five-year goals and objectives described in our FY 2026-2030 Consolidated Plan. A copy of the FY 2026-2030 Consolidated Plan and the Draft FY 2027 AAP can be found at: [Plans & Reports | Prince George's County](#). The Annual Action Plan also serves as our federal application to receive HUD funds: CDBG, HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) funds.

The AAP describes how DHCD will use its HUD funds to address Affordable Housing. Please refer to page 61 of the AAP.

According to Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, Prince George's County must describe the projected number of households that meet the Section 215 Qualifications as Affordable Housing requirements with federally funded programs (CDBG, HOME, and ESG). The accepted definition of affordability for a household is generally classified as spending no more than 30 percent of annual income on housing costs.

In FY 2027, the annual goal is to assist 290 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.

As outlined in the needs assessment and market analysis sections of FY 2026-2030 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 2027 to provide affordable housing options to LMI households utilizing the following strategies:

- Production of new units: the County HOME funds will assist forty (40) households 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 140 LMI families.
 - The County anticipates HOME and CDBG funds will be used to acquire and/or rehabilitate homes to preserve affordable housing for approximately twenty (20) 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.

County Council Public Hearing

Date and Time: Tuesday, April 21, 2026, at 6:00 pm

Location: Prince George's County Council Room, Wayne K. Curry Administration Building

1. **Rasheeda Jamison, MBA, President/CEO, United Communities Against Poverty, Inc.** – UCAP provided an overview of programs funded with CDBG funds such as weatherization, housing counseling, and housing acquisition and rehabilitation that have assisted them over the years. UCAP is in support of the FY 2027 AAP.

DHCD Response – Comment noted.

2. **Bronwyn King, Executive Director, Hyattsville CDC** – Hyattsville CDC thanked the County Council for their continued support. The funds are critical to provide direct assistance to small businesses in low-income communities.

DHCD Response – Comment noted.

3. **Shannon Mouton, Executive Director, Laurel Advocacy Referral Services (LARS)** – LARS provides food and financial support to low-income and homeless individuals. LARS would like to thank the County Council for their partnership in investing in our communities.

DHCD Response – Comment noted.

4. **Deja Cobbs, Director of Program Services, First Generation College Bound (FGCB)** – FGCB is a non-profit organization that has served high school students in Prince George’s County. FGCB works with students and their families to navigate the complicated process of applying for college and financial aid. FGCB thanked the Council for their support over the years and requested for \$200,000 in CDBG funds to sustain their operations to continue to serve our low-income and first-generation students in Prince George’s County

DHCD Response – Comment noted.

5. **FGCB current and past participants** – The following participants expressed their gratitude for the assistance that they have received from FGCB and their support for the AAP funding recommendation for FGCB.

- Marcos Campos
- Kimberly Mejia
- Nevaeh Gibson

DHCD Response – Comment noted.

FY 2027 Annual Action Plan Public Contact Information

Questions or comments regarding the FY 2027 Annual Action Plan may be directed to:

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