

## *Prince George's County, Maryland*



**JACK B. JOHNSON, County Executive**

### **Consolidated Plan for Housing and Community Development (July 1, 2011 – June 30, 2015)**



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May 11, 2010

*Prince George's County, Maryland*

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**FY 2011-2015 Consolidated Plan for Housing and Community Development**

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## EXECUTIVE SUMMARY

Prince George's County Five Year Consolidated Plan for Housing and Community Development for a time period of July 1, 2010 to June 30, 2015 has been prepared to meet the requirements issued by the U.S. Department of Housing and Urban Development (HUD). The *Consolidated Plan* ("The Plan") is a comprehensive analysis of community needs eligible for HUD funding and appropriate strategies to address the needs. This Plan focuses on low and moderate-income individuals, families, and areas, by census tracts.

The *Plan* describes the County's goals and objectives to address priority needs related to affordable housing, homelessness, special needs populations, and community development, which includes economic development, revitalization, community infrastructure, and public services. These areas of concentration will be measure by HUD national outcome standards which are : (1) availability which is outcomes related to programs that make services, housing, infrastructure, public services, shelters/transitional housing, available to low and moderate income persons, including those with special needs and/or disabled; (2) affordability which is outcomes related to programs that provide affordability to low and moderate income persons; and (3) sustainability which is outcomes related to programs that improve communities and promote viability such as removing slum and blight, adherence to the national green movement, linking transportation and housing, and economic development.

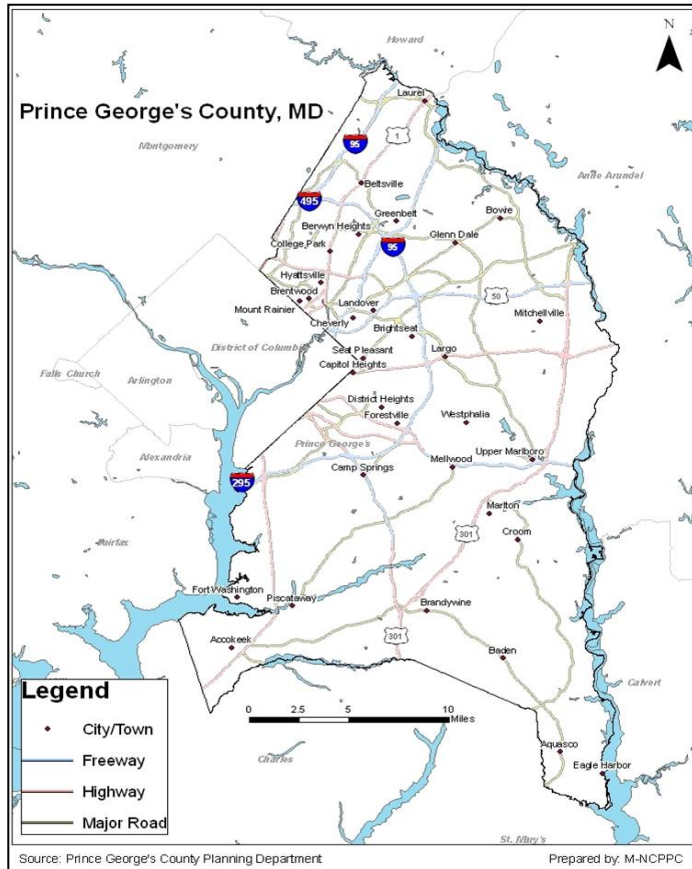
The Executive Branch of County government through its Department of Housing and Community Development (DHCD) initiated the overall planning process with assistance in data analysis and mapping from the Maryland - National Capital Park and Planning Commission staff. The planning process culminated in the transmission of the *Consolidated Plan* to the Legislative Branch via Council Resolution (CR-26-2010).

Prince George's County is qualified as an urban county entitled to receive funds from four Federal HUD programs: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) see at [www.hud.gov](http://www.hud.gov) The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require submission of a consolidated plan for award of these federal funds.

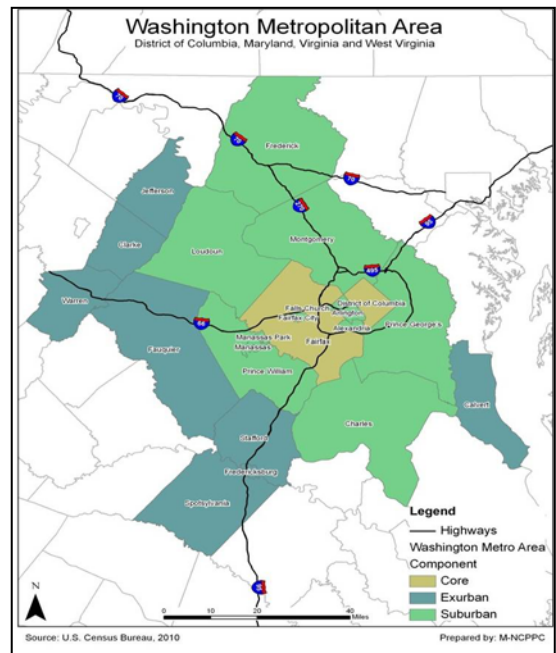
Over the next five years, Prince George's County anticipates receiving an estimated \$46 million dollars in HUD resource coming from CDBG, HOME, ESG, and HOPWA funds. To meet the new Consolidated Plan goals, the County encourages organizations applying to review the Plan to ensure that the activity is in communities with low and moderate income residents. They should collaborate where possible with additional partners; and be leveraged for long term stability. Organizations are encouraged to seek additional funding and ideally become self-sustaining over time.

## Background

Prince George's County was formed from land in Calvert and Charles Counties by an act of the General Assembly on St. George's Day, April 23, 1696. It is one of the 3,141 counties and County-equivalents of the United States and 24 counties in Maryland.



Prince George's County covers 485 square miles of land and has a population of approximately 825,924 according to the 2008 American Community Survey. The County wraps around the eastern,



northeastern and southeastern borders of the nation's capital city and is part of the Washington DC-MD-VA-WV Primary Metropolitan Statistical Area (PMSA).

## General Characteristics

### Racial and Ethnic Populations

According to the 2008 American Community Survey, 64 percent of the County’s residents are Black or African American, 24 percent are white, 4 percent are Asian or Pacific Islander, less than one percent are American Indian, and the remaining 7 percent of the population are made up of “some other race” and “two or more races”. Between 2000 and 2008, the Black population increased by 4.4 percent, while the white population decreased by 8.2 percent.

**Racial and Ethnic Population (2000 and 2008)**

	2000	Percent	2008	Percent	Percent Change 2000-2008
<b>Total Population</b>	<b>801,515</b>	<b>100.0%</b>	<b>820,852</b>	<b>99.9%</b>	<b>2.4%</b>
White alone	216,729	27.0%	199,059	24.3%	-8.2%
Black or African American alone	502,550	62.7%	524,664	63.9%	4.4%
American Indian and Alaska Native alone	2,795	0.3%	2,797	0.3%	0.1%
Asian alone	31,032	3.9%	32,925	4.0%	6.1%
Native Hawaiian and Other Pacific Islander alone	447	0.1%	379	0.0%	-15.2%
Some other race alone	27,078	3.4%	41,201	5.0%	52.2%
Two or more races	20,884	2.6%	19,827	2.4%	-5.1%
<i>Hispanic or Latino *</i>	57,057	7.1%	105,325	12.8%	84.6%

Source: U.S. Census Bureau, 2000 Census and 2008 American Community Survey  
 \*Hispanic/Latino is an ethnic group and not a race; it is not included in the “total” figure

### Minority Concentration

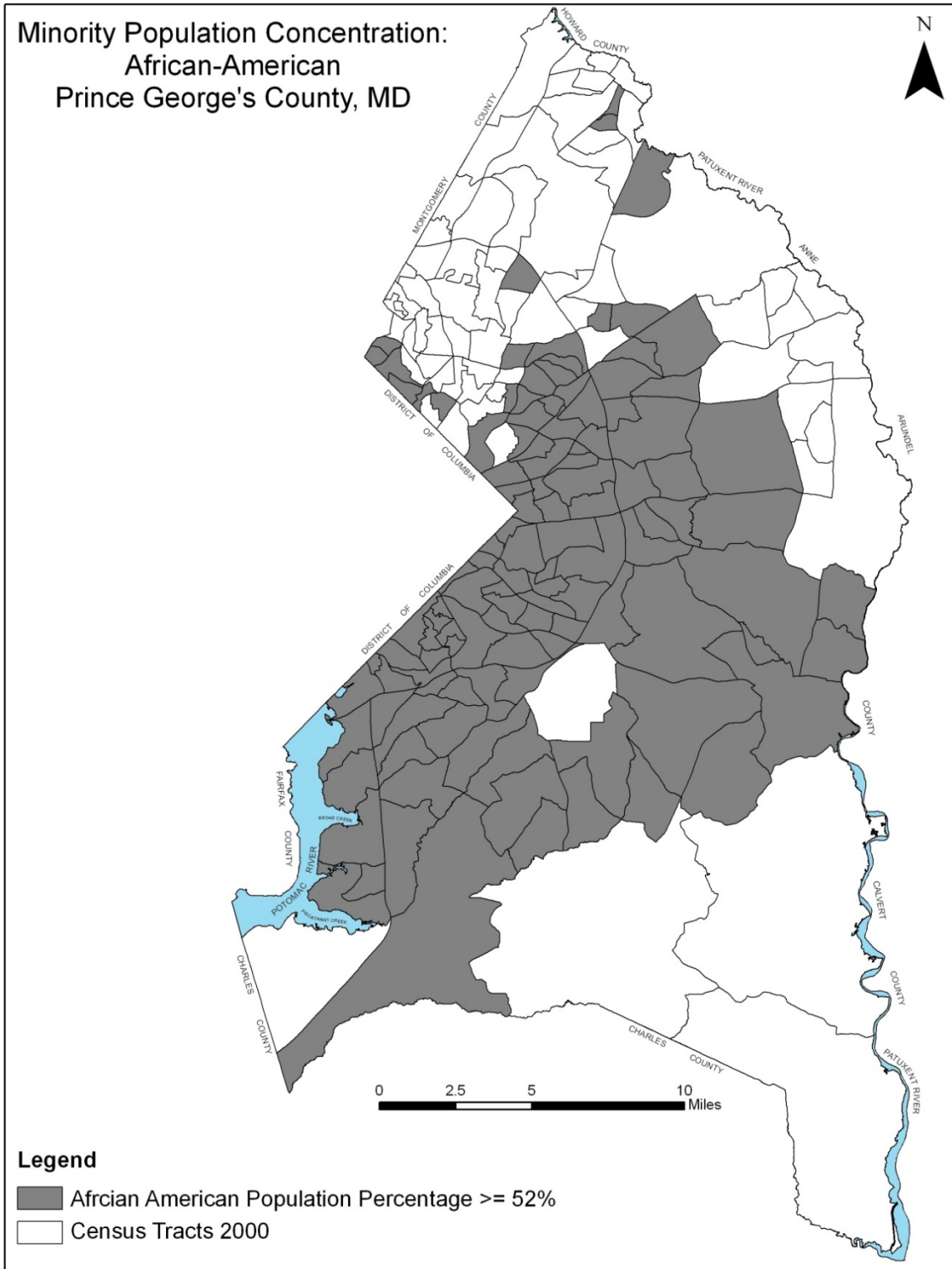
HUD guidelines define areas of minority concentration as areas in a jurisdiction with double the region’s share of a minority population. The 2000 Census showed that the percentage of African Americans, Hispanics, and Asians in the Washington Metropolitan area was 26, 9, and 7 percent respectively. Therefore, in order to meet the HUD guideline for minority concentration, the percentage of the total population in Prince George’s County that is African American, Hispanic, or Asian needs to be greater than or equal to 52, 18, or 14 percent respectively.

As mentioned earlier, a majority of the County’s residents are African American. Taking this into account, it is not surprising that approximately half of the County has a high concentration of African Americans compared to the regional average.

Between 2000 and 2008, the Hispanic population increased by 77 percent (an increase of 43,806 residents). This increase is higher than that experienced by any other minority group in the County. Most Hispanic residents are concentrated in the north-western parts of the County bordering the District of Columbia, such as Hyattsville and Langley Park.

The Asian population increased by five percent between 2000 and 2008. Areas in the County with a high concentration of Asian residents include parts of Beltsville and Greenbelt.

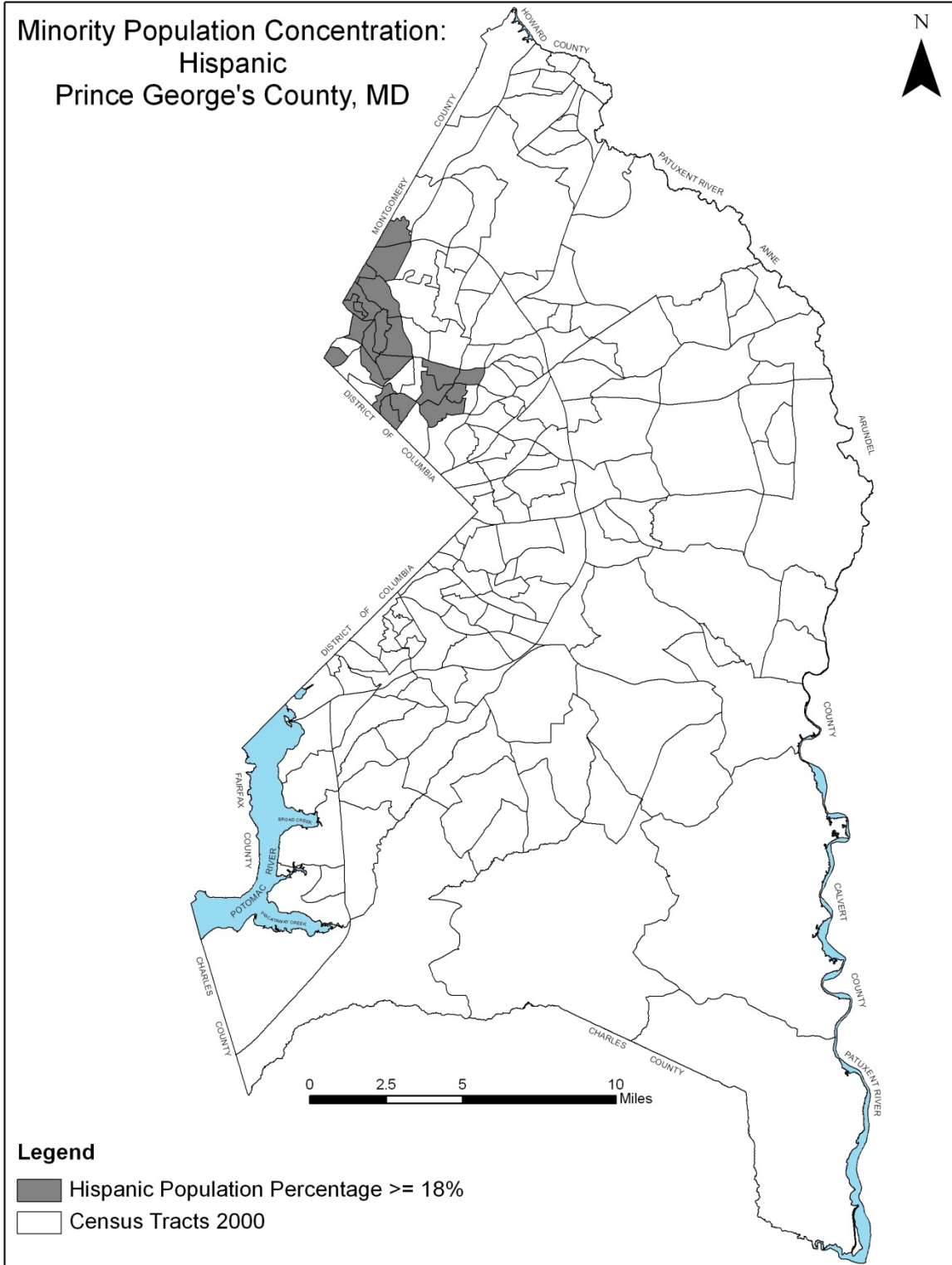
The following three maps show areas of minority concentration in the County.

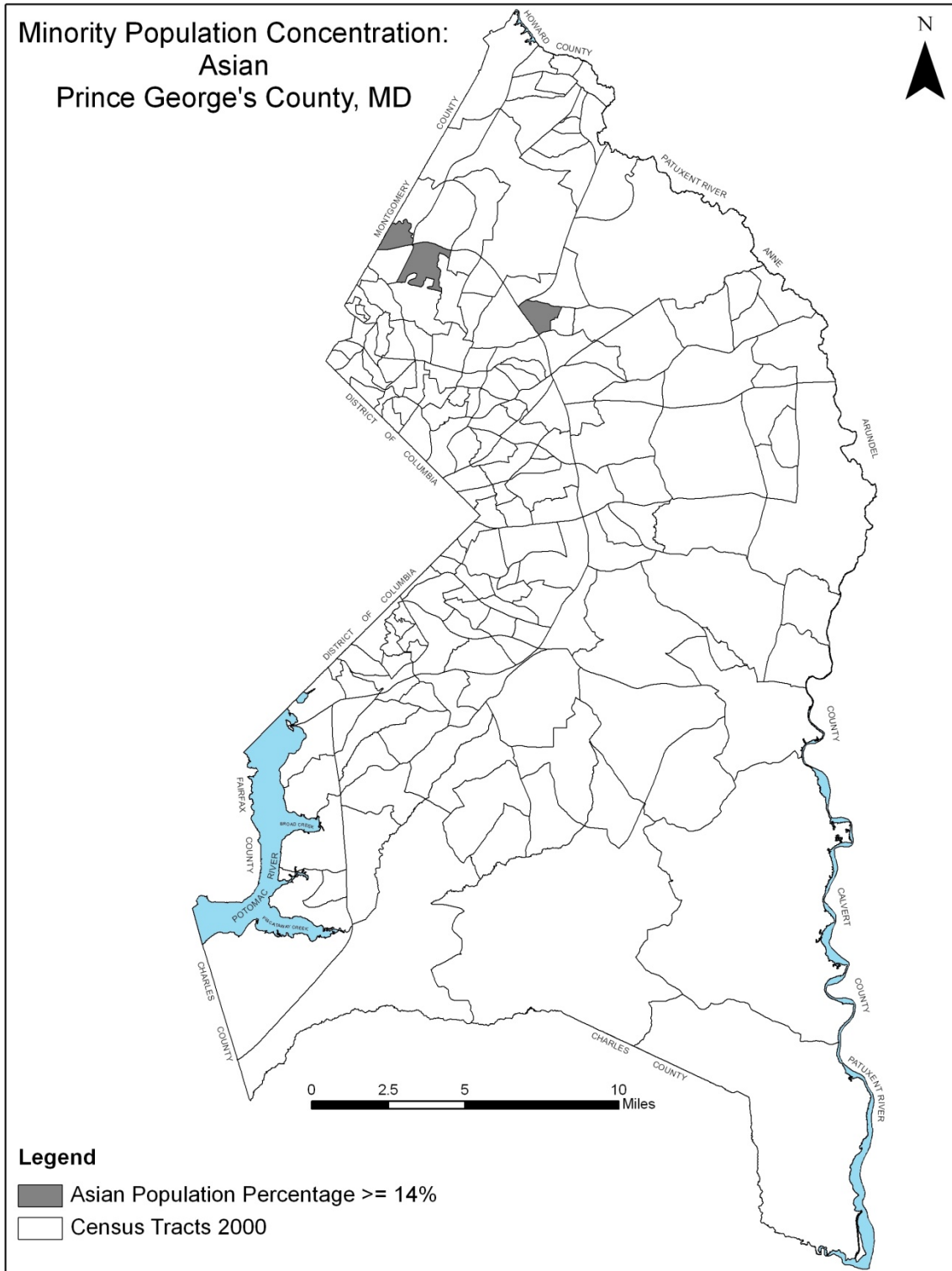


Source: U.S. Census Bureau

Prepared by: M-NCPPC







## Low-Income Population

### Poverty

The U.S. Census Bureau uses money income thresholds that vary by family size and composition to determine threshold of poverty. A family or household of unrelated individuals with a total income that falls below the relevant poverty threshold is classified as being "below the poverty level." In 2008, the percentage of County families and individuals whose income was below the poverty level was 4.1 percent and 6.5 percent, respectively.

### Low- to Moderate-Income Concentration

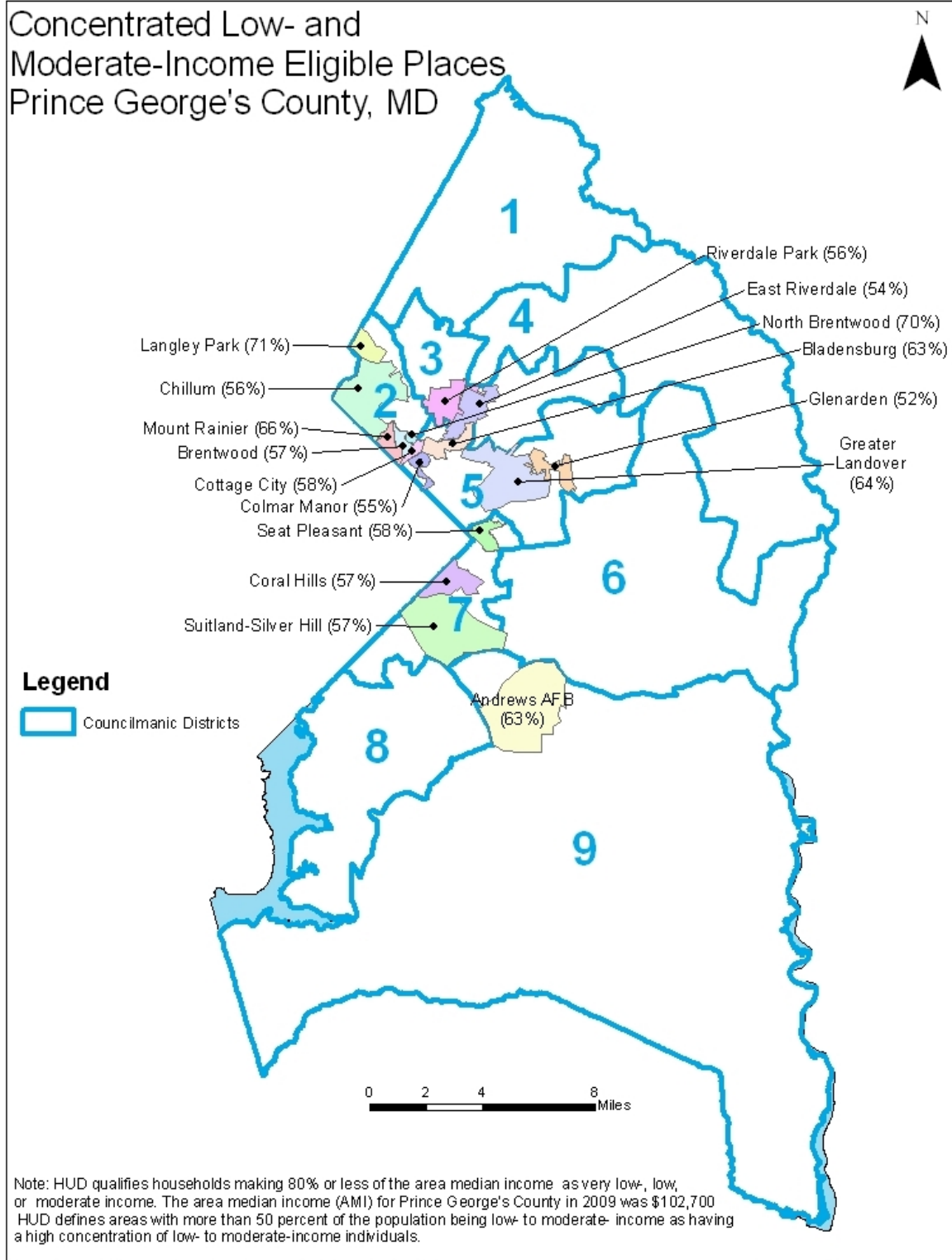
The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. HUD's standard that is typically used to judge income types in the County is based on a percentage of area median income (AMI) established by HUD. The 2009 AMI for Prince George's County is \$102,700. These standards or income limits are as follows:

Prince George's County Income Limits			
Family Size	Income Limit Category		
	Moderate (80%)	Low (50%)	Very Low (30%)
1 Person	\$44,800	\$35,950	\$21,550
2 Person	\$51,200	\$41,100	\$24,650
3 Person	\$57,600	\$46,200	\$27,700
4 Person	\$64,000	\$51,350	\$30,800
5 Person	\$69,100	\$55,450	\$33,250
6 Person	\$74,250	\$59,550	\$35,750
7 Person	\$79,350	\$63,650	\$38,200
8 Person	\$84,500	\$67,800	\$40,650

Source: HUD, FY 2009 Income Limits Documentation System


HUD qualifies individuals and families making less than 80 percent of the AMI as very low-, low-, or moderate-income. Areas are considered to have a high concentration of very low-, low-, or moderate-income persons when more than 50 percent of the population make less than 80 percent of the AMI.

The following maps utilize HUD's FY 2009 Low- to Moderate-Income Estimates to illustrate places in the County with a high concentration of low- to moderate-income individuals. Areas with the highest concentration of low- to moderate-income residents were Langley Park (71 percent), North Brentwood (70 percent), Mount Rainier (66 percent), Greater Landover (64 percent), and Bladensburg (63 percent).



### Concentrated Low- and Moderate-Income Population by Census Block Group Prince George's County, MD


**Legend**

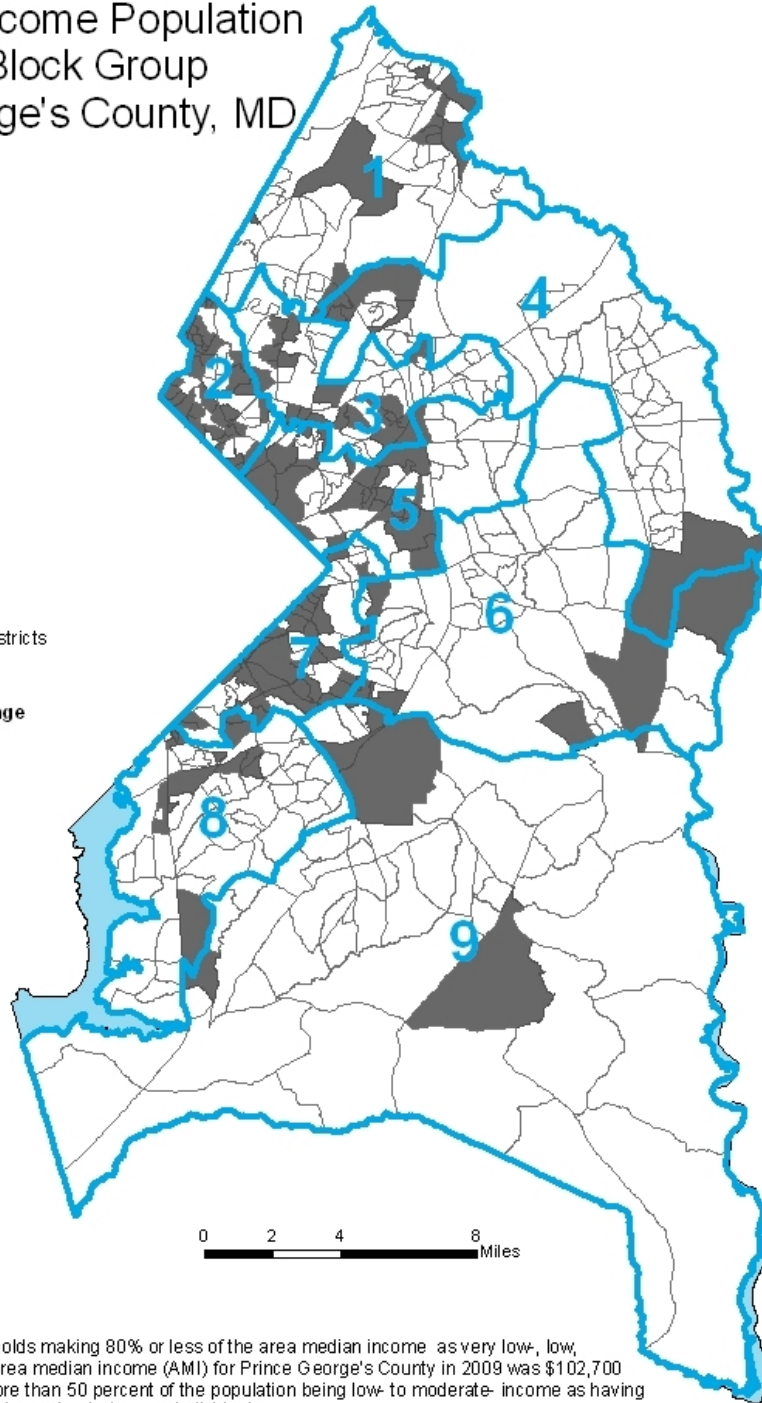
 Councilmanic Districts

**Block Groups**

**2009 Low/Mod Percentage**

 0% - 50%

 51% - 100%



Note: HUD qualifies households making 80% or less of the area median income as very low, low, or moderate income. The area median income (AMI) for Prince George's County in 2009 was \$102,700. HUD defines areas with more than 50 percent of the population being low- to moderate-income as having a high concentration of low- to moderate-income individuals.

Source: HUD Low to Moderate Income Estimates, FY 2009

Prepared by: M-NCPPC

## Part I - Summary of Objectives and Outcomes for FY 2011-2015

Over the next five years, the priorities are:

**Goal 1:** To stabilize and increase housing opportunities for 5,540 low and moderate-income households, homeless individuals and families, persons at risk of becoming homeless and non-homeless persons with special needs.

- DH 1.1 - Assist homeless persons to obtain permanent housing.
- DH 1.1 - Assist persons at risk of becoming homeless to obtain affordable housing.
- DH 1.1 - Assist persons with special needs to obtain affordable housing.
- DH 2.1 - Increase affordable housing options for low and moderate-income households.
- DH 3.1 - Retain the affordable housing stock.

**Goal 2:** To improve the safety and livability of neighborhoods for principally 189,975 low and moderate-income persons.

- SL 1.1 - Improve or expand needed public services for low and moderate-income residents.
- SL 3.1 - Improve or expand public facilities and infrastructures in areas with high concentrations of low and moderate-income.

**Goal 3:** To support employment opportunities for low and moderate-income persons, small businesses, and community revitalization activities by creating and/or retaining 230 jobs and assisting 660 small businesses.

- EO 1.1 - Expand access to employment opportunities for low and moderate-income residents.
- EO 2.1 - Increase affordable options for new and existing businesses.
- EO 3.1 - Support community revitalization strategies that will stabilize and expand small businesses (including micro-businesses).

The following specific objectives were developed to address the County's priority needs. Each objective was identified by number and contains proposed accomplishments, the time period and annual program year numeric goals.

**HUD Table 1C - Summary of Specific Objectives**

**Decent Housing**

<b>Availability/Accessibility of Decent Housing (DH-1)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>
<b>DH1.1</b>	Assist homeless persons to obtain permanent housing.	HUD	2011	No. brought from	719		%
		HAP,	2012	substandard to	704		%
		Local	2013	standard	677		%
	Assist persons at risk of becoming homeless to obtain affordable housing.	Funds,	2014	condition	524		%
		HOME,	2015	No. qualified as	529		%
	Assist persons with special needs to obtain affordable housing.	CDBG, HPRP, Section 8, State Funds		No. occupied by elderly No. of units made accessible for persons w/disabilities No. of households assisted No. with rental assistance			
<b>MULTI-YEAR GOAL</b>					3153		%

<b>Affordability of Decent Housing (DH-2)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>
<b>DH2.1</b>	Increase affordable housing options for low and moderate-income households	Local	2011	No. affordable	375		%
		Funds,	2012	No. brought from	395		%
		State,	2013	substandard to	345		%
		CDBG,	2014	standard	395		%
		HOME,	2015	condition	395		%
		ADDI, HUD Section 8, HA Revenue Bond, LIHTC, Other Federal, Private Funds		No. qualified as Energy Star No. of first-time homebuyers No. receiving down-payment assistance/closing cost			
<b>MULTI-YEAR GOAL</b>					1905		

Sustainability of Decent Housing (DH-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH3.1	Retain the affordable housing stock.	HOME, CDBG, CDBG-R, Other Federal, State Funds, Local Funds	2011	No. of units	125		%
			2012	brought from	152		%
			2013	substandard to	25		%
			2014	standard	45		%
			2015	condition	45		%
			No. qualified as Energy Star				
MULTI-YEAR GOAL					392		%

### Suitable Living Environment

Availability/Accessibility of Suitable Living Environment (SL-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL1.1	Improve or expand needed public services for low and moderate-income residents.	CDBG,	2011	No. of persons	10775		%
			2012	assisted with new	10775		%
			2013	or improved	10775		%
			2014	access to a service	10775		%
			2015		10775		%
		MULTI-YEAR GOAL					53875

Sustainability of Suitable Living Environment (SL-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL3.1	Improve or expand public facilities and infrastructures in areas with high concentrations of low and moderate-income	CDBG, CDBG-R	2011	No. of persons	27220		%
			2012	assisted with new	27220		%
			2013	or improved	27220		%
			2014	access to a facility	27220		%
			2015	or infrastructure	27220		%
		MULTI-YEAR GOAL					136100



**Economic Opportunities**

<b>Availability/Accessibility of Economic Opportunity (EO-1)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>
<b>EO1.1</b>	Expand access to employment opportunities for low and moderate-income residents	CDBG, CDBG-R	2011	Jobs Created or	46		%
			2012	Retained:	46		%
			2013	Employer-	46		%
			2014	sponsored health	46		%
			2015	care	46		%
				Type of jobs created Employment status before taking the job created			
MULTI-YEAR GOAL					230		%

<b>Affordability of Economic Opportunity (EO-2)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>
<b>EO2.1</b>	Increase affordable options for new and existing businesses	CDBG	2011	Businesses	45		%
			2012	assisted	45		%
			2013	New and existing	45		%
			2014	businesses	45		%
			2015	assisted	45		%
				DUNS number(s) of businesses assisted			
MULTI-YEAR GOAL					225		%

<b>Sustainability of Economic Opportunity (EO-3)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>
<b>EO3.1</b>	Support community revitalization strategies that will stabilize and expand small businesses (including micro-businesses).	CDBG	2011	Businesses	132		%
			2012	assisted	132		%
			2013	New and existing	132		%
			2014	businesses	132		%
			2015	assisted	132		%
				DUNS number(s) of businesses assisted			
MULTI-YEAR GOAL					660		%

## **Part II - Past Performance**

The Department of Housing and Community Development performed a 5-Year assessment to evaluate the County's efforts in resolving the housing and community development priority needs by FY 2010. This assessment includes a comparison of the County's goals and objectives to the actual outcomes for FY 2006, FY 2007, FY 2008 and FY 2009. The County is currently in FY 2010, which marks the fifth fiscal year of its *2006 – 2010 Consolidated Plan*. A summary of the assessment is listed below.

### ***Decent and Affordable Housing***

According to the County's 2006-2010 Consolidated Plan for Housing and Community Development, households between 0-80 percent of the Median Family Income (MFI) experience more "housing problems." Housing problems can occur when households spend more than 30 percent of their income on housing, are overcrowded or live in substandard conditions. The strategy to address the "unmet" need of at least 9,725 households by FY 2010 was to use funds such as CDBG, HOME, ADDI, HOPWA, Public Housing Modernization/Capital Fund and Bond programs for activities (e.g. single family financing, rehabilitation loans, down payment and closing cost assistance and rental subsidies). Since 2006, additional resources were identified and the County therefore increased its five-year goal to at least 12,066 households. These housing activities provide quality affordable housing to low and moderate-income households, homeless individuals and families, and non-homeless persons with special needs.

To date, the County stabilized and increased homeownership opportunities for 10,119 households. The County has met 84 percent of its 5-year goal. It is anticipated that an additional 1,066 households will be assisted in FY 2010.

### ***Suitable Living Environment***

The County supports HUD's goal to develop a suitable living environment that will benefit principally low and moderate-income persons. The specific objectives are to:

- provide supportive services to homeless populations;
- provide supportive housing services to non-homeless populations with special needs;
- improve and/or expand community facilities and infrastructure for residents; and
- provide new and/or improved public services for residents.

### **Homeless Populations**

A person (adult, child or youth) is considered homeless if he or she resides in an emergency shelter, in a transitional or supportive housing program, in a hospital or treatment program, is being released from an institution, or sleeps in places and facilities not meant for human habitation (e.g. streets, parks, alleys, abandoned buildings, or vehicles). The chronically homeless are individuals that have a disabling

condition and have been continuously homeless for a year or more, or have at least 4 episodes of homelessness in the past 3 years.

According to the County's 2006-2010 Consolidated Plan for Housing and Community Development, there is a need to house at least 1,371 homeless individuals and families each year. The 5-year goal was to house at least 6,855 individuals and families by the end of FY 2010. The projected number of people assisted was based on the annual Point-in-Time Survey. To date, the County has assisted 5,250 homeless individuals and families, which is 77 percent of its 5-year goal. It is anticipated, based on the January 2009 Point-in-Time Survey, that an additional 1,215 homeless individuals and families will need to be assisted by the end of FY 2010.

The County's 5-year goal was to increase the number of beds for emergency shelters and transitional housing by 150. To date an additional 164 beds have been made available. The County exceeded its 5-year goal by 9 percent.

#### Non-homeless with Special Needs

Prince George's County identifies non-homeless persons with special needs as: the elderly and frail elderly, persons with disabilities (developmental, physical and mental), and persons living with HIV/AIDS and victims of domestic violence.

The 5-year goal was to provide housing services to 500 homeowners and renters who are considered non-homeless with special needs. In FY 2006 the projected number of people served by FY 2010 did not reflect all available resources, however since then the expected number increased. As a result the 5-year goal increased to approximately 1,150 people served. To date, the County exceeded its 5-year goal due to a significant increase in available funds in FY 2009. However, these sources of funds may not become available in FY 2010.

#### Public Facilities and Infrastructure Improvements

The cost of needed public facilities and infrastructure improvements (street resurfacing, sidewalks, sewer, community centers, health facilities, etc.) is significant for thirty-four (34) low and moderate-income communities in the County, particularly those in the established communities due to aging and need to be repaired. The goal is to leverage CDBG funds to improve and/or expand access to facilities and infrastructure to at least 187,500 residents of the County by FY 2010. To date, the County was successful in reaching 85 percent of its 5-year goal. It is anticipated that an additional 61,813 residents will benefit in FY 2010.

## Public Services

Public services address the health and safety concerns of the County's low and moderate-income and other populations such as at-risk children, youth and families, seniors and frail elderly, persons with disabilities, immigrants, homeless individuals and families, and ex-offenders re-entering the County.

The goal is to leverage CDBG funds to support activities and programs that are essential to improving the quality of life for at least 156,000 residents of the County. To date, the County has achieved 88 percent of its 5-year goal by providing new and/or improved services to 137,003 individuals. It is anticipated that the County will reach its 5-year goal by serving an additional 23,085 residents by the end of FY 2010.

## ***Economic Opportunities***

According to the County's 5-year Consolidated Plan for Housing and Community Development, there is a need to improve the delivery of technical information and financing to small businesses and new entrepreneurs. Both small and medium sized businesses need a trained work force. Workers in the County at all income levels, but particularly low and moderate-income workers, lack access to employment opportunities because they do not have the required skills. The County proposed to leverage CDBG funds to expand employment opportunities for at least 1,600 residents, and assist at least 285 existing and new businesses by FY 2010. To date, with the use of CDBG funds, the County has created and/or retained 301.5 jobs, 19 percent of its 5-year goal and 439 existing and new businesses have been assisted, 154 percent of its 5-year goal.

## **MANAGING THE PROCESS**

### **Consultations - 91.200 (b)**

Prince George's County Department of Housing and Community Development (DHCD) initiated the process of updating its 5-year *Consolidated Plan* by establishing a Work Group, which was composed of key program staff from various County and State agencies (See Appendix). These agencies provide services for planning, housing, homelessness, economic development, revitalization, community infrastructure, and public services in the County. The Work Group member agencies identified the needs, goals, and objectives, which established the framework for the *Consolidated Plan*. The needs identified, along with demographic, housing and income data, were assembled in the format of the HUD Tables required for the *Consolidated Plan*.

The Consolidated Plan goals and objectives are consistent with the County's Approved General Plan, Continuum of Care Strategy, the Housing Authority Agency Plan and other County planning efforts, particularly as these goals and objectives relate to quality affordable housing, homelessness, economic development and revitalization. This resulted in an organized "Expanded Work Group" which included service providers and

municipalities. The Expanded Work Group members assisted DHCD by identifying preliminary needs based on prior assessments and projected needs. Also, studies submitted from participating agencies were evaluated for supporting data. The Expanded Work Group met on a regular basis from December 2009 through February 2010.

A presentation to the Prince George's County Council was made on January 6, 2010 and the County Executive on January 25, 2010. Regular meetings with the Office of the County Executive and the County Council or its representatives were scheduled to keep them apprised of the process and to receive their comments.

In an effort to identify, understand, and prioritize community needs, the following focus group meetings were held:

#### Senior Citizen Housing Focus Group

On January 6, 2010 and January 14, 2010, DHCD, in partnership with the Prince George's County Department of Family Services, sponsored a work session with elderly citizens. The purpose of these work sessions was to assist the County with prioritizing housing needs for elderly and developing goals for the next five years. A presentation was given to provide background information on housing trends for the elderly population in the County. The presentation was followed by small group discussions.

#### Homelessness Focus Group

On January 14, 2010, DHCD, in partnership with the Prince George's County Department of Social Services, sponsored a work session with the Homeless Service Partnership (HSP). Membership includes public and private agencies, faith-based organizations, service providers, mainstream programs, consumers and concerned citizens. The purpose of the meeting was to consult with HSP to help the County develop a Homeless Strategy that will address homelessness and the priority needs of homeless persons and families (including subpopulations). A presentation was given to provide an overview of the Consolidated Plan, the process for development, and background information on the nature and extent of homelessness in the County and how best to determine the priority homeless needs and strategic plan.

#### Community Development Focus Group

On January 21, 2010, DHCD met with representatives from municipalities, community service and non-profit agencies, and County Council representatives were present. The purpose of the meeting was to identify and prioritize community development needs to assist with the revitalization and stabilization of neighborhoods. Presentations were given to provide background information on planning for community development, available county and state resources, and public or private opportunities. Facilitated discussions followed, focusing on community development needs, barriers, goals, and objectives.

## Housing Focus Group

On January 26, 2010, DHCD met with representatives from non-profit organizations and homeowner associations. The purpose of the meeting was to identify and prioritize housing needs for both homeowners and renters. A presentation was given to provide background information on housing trends and workforce housing in the County followed by small group discussions.

## Citizen Participation - 91.200 (b)

### FY 2011-2015 Citizen Participation Plan

The Prince George's County "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). Residents, non-profit organizations, municipalities, and County agencies express their concerns, seek additional County resources and provide suggestions or solutions to address housing and community development needs.

The primary goals of the citizen participation process are:

- To solicit viewpoints and concerns from the general public, interest groups and other constituencies interested in or affected by the *Consolidated Plan, Annual Action Plan* or *Consolidated Annual Performance and Evaluation Report*;
- To invite participation by anyone who is interested in helping identify needs and developing strategies to address those needs;
- To gather data that accurately describes and quantifies housing and community development needs and to suggest workable solutions;
- To obtain comments on proposals for allocating resources.

The County ensures that citizens have an opportunity to participate throughout the planning process.

### Public Notice and Availability

Prince George's County publishes in one or more newspapers a summary of the proposed *Consolidated Plan (Con Plan)*, *Annual Action Plans (AAP)*, and *Consolidated Annual Performance and Evaluation Reports (CAPER)* for public comment. The summary describes the content and purpose of these documents, and lists the locations where copies of the entire documents may be examined. Copies are available at government offices, libraries, on the County's website, and by mail upon request.

A reasonable number of free copies of the proposed Con Plan and AAP and the draft CAPER can be made available to citizens and groups of interest upon request. When the proposed versions of the Con Plan and AAP are released for comment, they are made available for comment for not less than 30 days. The draft CAPER is available for not less than 15 days before submission to the U. S. Department of Housing and Urban Development (HUD).

The final or amended *Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports* is distributed to all who request copies and to those actively involved in developing these documents. Copies are also sent to County libraries and posted on the County's website.

#### Access to Records

A list of all projects using CDBG, HOME, ESG, HOPWA, and ADDI funding can be made available on request. The list includes the name of the subrecipient, amount of the allocation, a brief description of the activity, and the fiscal year in which the funds were distributed. DHCD also keeps extensive records and reports on all activities financed and can make these materials available on request.

#### Technical Assistance

Prince George's County makes technical assistance available to participating municipalities, nonprofit organizations, community groups, special interest groups and citizens developing proposals for CDBG funding. DHCD's Community Planning and Development Division (CPD) can assist with needs identification, proposal concept development, budget development and general project and financial management. Technical assistance can be arranged by contacting CPD at (301) 883-5540.

#### Public Hearings

Prince George's County holds at least two public hearings on the *Consolidated Plan* and the *Annual Action Plan*. DHCD sponsors an informal public hearing, the Housing and Community Development Needs Community Forum, at the beginning of the *Consolidated Plan* and *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 no less than fourteen (14) days before the hearing. Hearings are held at handicap-accessible sites, convenient to potential and actual beneficiaries. The advertisements include TTY phone numbers so hearing-impaired people can arrange for interpreters at the hearing. Those who need sign language interpretation are requested to contact the Community Planning and

Development Division at the phone number in the notice. Non-English speakers can also make arrangements for language translation provided courtesy of a CDBG-supported, nonprofit organization. Interpreted comments are incorporated within the *Consolidated Plan* and *Annual Action Plan* as appropriate.

The public notices include instructions on how to receive a free copy of the proposed, final, or amended *Consolidated Plan* and *Annual Action Plan*. A minimum of 30 days is provided for comments on each Plan before submission to HUD.

### Comments and Complaints

Comments and complaints regarding the *Consolidated Plan*, *Annual Action Plan*, or *Consolidated Annual Performance and Evaluation Report* 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.

### 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 previously described. The County Council shall hold a public hearing for public input on any revision or amendment to the Plans, may amend and approve the amendment by resolution pursuant to §15A-106 of the County Code.

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

- Change in allocation priorities: A new, urgent or crucial need is identified which requires more than 25 percent of the funding from one HUD activity category to be reallocated to another (e.g. from Public Facilities to Acquisition). The change would result in a displacement of funds (CDBG, HOME, or ESG) from a previously identified need.
- Elimination of an activity originally funded and described in the Annual Action Plan or reported in the Consolidated Annual Performance and Evaluation Report (CAPER).
- Addition of an eligible activity not originally funded or described in the Annual Action Plan.
- A change in the purpose of an activity or use of funds (CDBG, HOME or ESG), such as the change in type of activity or its ultimate objective, provided that the modified activity is an eligible activity.



- A meaningful change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan.
- Revision in Federal program rules or regulations for existing programs.

### Adoption of the Citizen Participation Plan

Prince George's County makes the Citizen Participation Plan available for public comment for 30 days in conjunction with the distribution of the *Consolidated Plan*. The Citizen Participation Plan is adopted along with the Consolidated Plan of which it is a part.

### **Countywide Public Meetings**

Public meetings were held to provide information on the Consolidated Plan process and to solicit feedback on the data analysis and ideas conceived by the focus groups. The first meeting was held on February 23, 2010 at the Prince George's County Sports and Learning Complex in Landover, Maryland. A second public meeting (in Spanish) was held on February 24, 2010 at the Langley Park Community Center in Hyattsville, Maryland. The County Council will hold two public hearings, one to obtain comments on the draft document and one to obtain final comments prior to the adoption of the plan. Summaries of comments received during the development and completion of the Consolidated Plan are listed in Appendix A.

### **Public Notices**

Flyers and meeting invitations were sent to participants for the focus group meetings. Flyers, email announcements, and advertisements in local newspapers were used to advertise the communitywide meetings. Also, DHCD advertised the Consolidated Plan activities on its website, cable television and through radio interviews. Notices were posted in all county libraries and community centers.

During the development of the Consolidated Plan, the County solicited comments on housing and community development needs and goals for low- and moderate-income residents, homeless, and citizens with special needs. A public notice was advertised in the local newspapers and on the County's website. Information describing the contents and purpose of the Consolidated Plan, as well as information for attending public meetings and the public hearing, was provided to community organizations, municipalities, and interested parties.

## HOUSING MARKET ANALYSIS

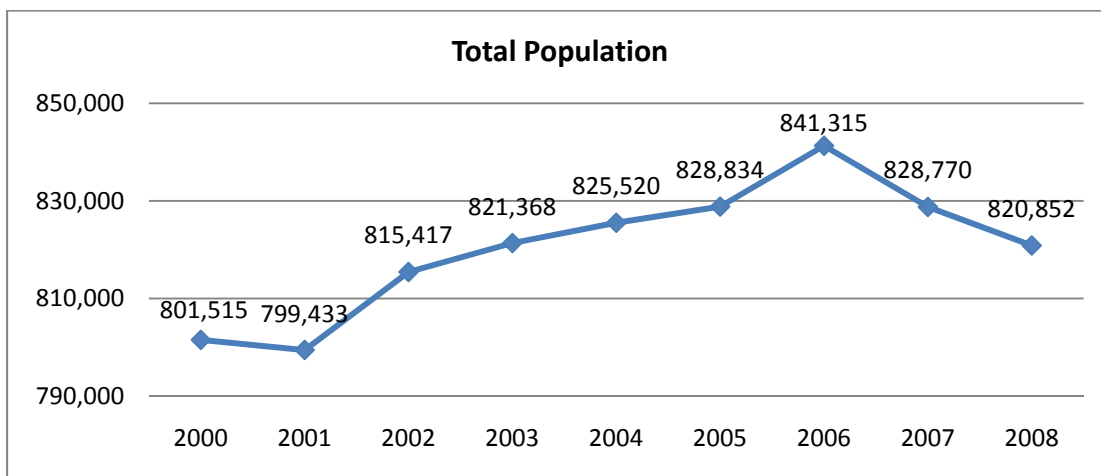
### Housing Market Analysis - 91.210

This section will profile Prince George's County's housing market. Unless otherwise noted, all data were obtained from the 2008 American Community Survey 1-Year Estimates.

#### General Socio-Economic Trends

##### Population

The American Community Survey (ACS) shows 820,852 residents in the County as of 2008. Between 2000 and 2008, the total population in Prince George's County increased by 2.4 percent (19,337 people). While from 2000 to 2006 the population in the County grew consistently, between 2006 and 2008 the population declined by 2.4 percent. The Prince George's County Planning Department Round 7.2A Forecast projects the County's population to increase to 924,788 by the year 2020.



Source: U.S. Census Bureau, 2000 Decennial Census, 2001 – 2008 American Community Survey

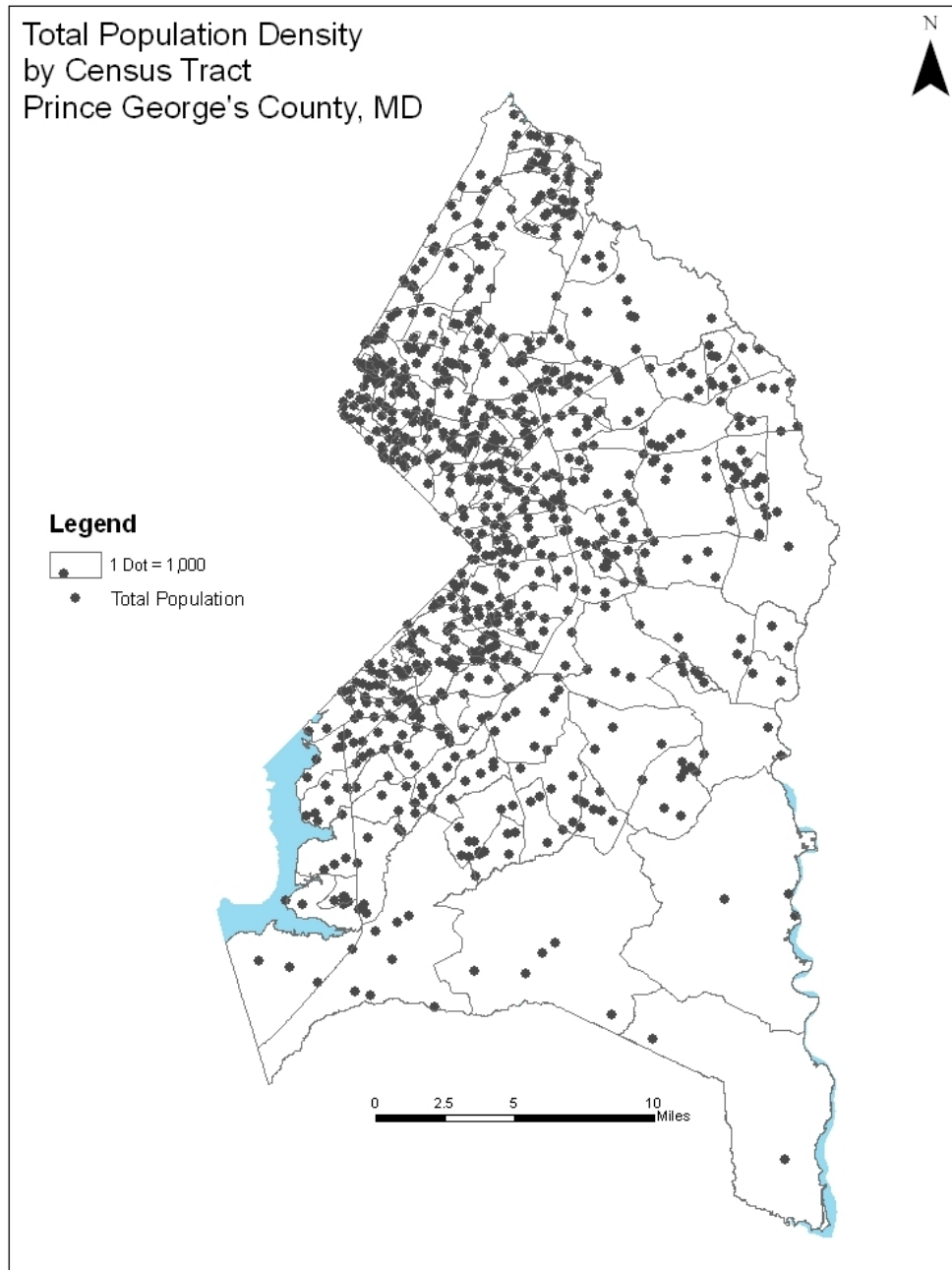
#### Population Concentration and Population Growth

Areas with the highest population density in the County are located within the Capital Beltway as well as parts of Laurel, Bowie, and Greenbelt. This is a result of these areas having a higher percentage of multifamily units than the County average.

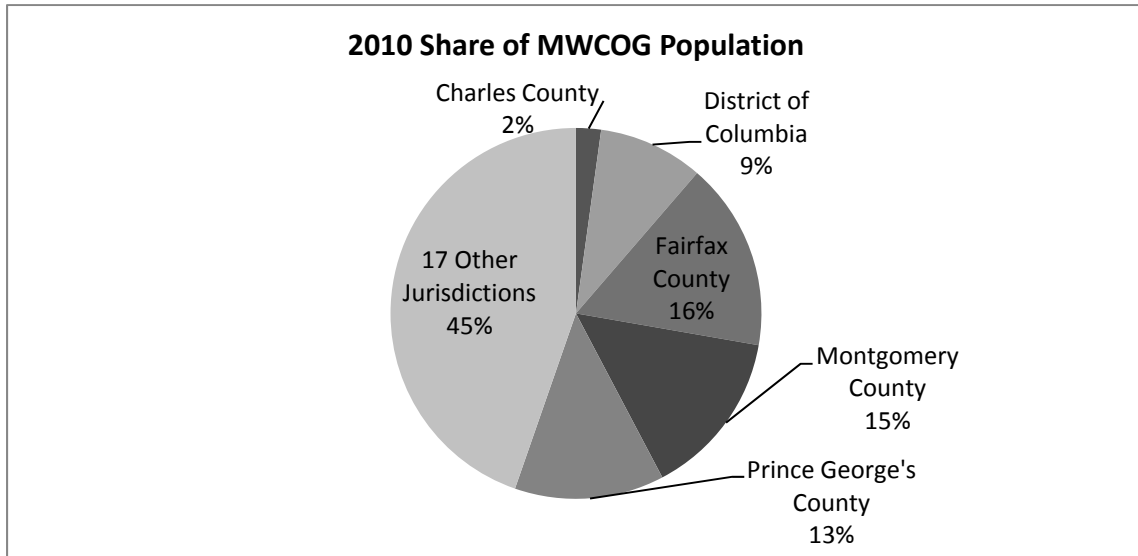
Some areas in Prince George's County are experiencing a continual increase in population. The largest concentration of population growth is occurring in the eastern and southern portion of the County, near major roadways, such as US 301 and MD 214. Between 2005 and 2008, the American Community Survey shows the population outside the Capital Beltway growing 1.3 percent (5,672 residents).

In comparison, communities inside the Capital Beltway have been losing residents over the years. The ACS shows that population inside the Capital Beltway decreased by 3.4 percent (13,654 residents) between 2005 and 2008. Communities inside the Capital Beltway are among the oldest in the County and Washington Metropolitan area. Scarce resources have made upgrading and modernizing the current housing stock in these areas challenging.

The map below illustrates the population density of the County utilizing census tracts from the U.S. 2000 Census.



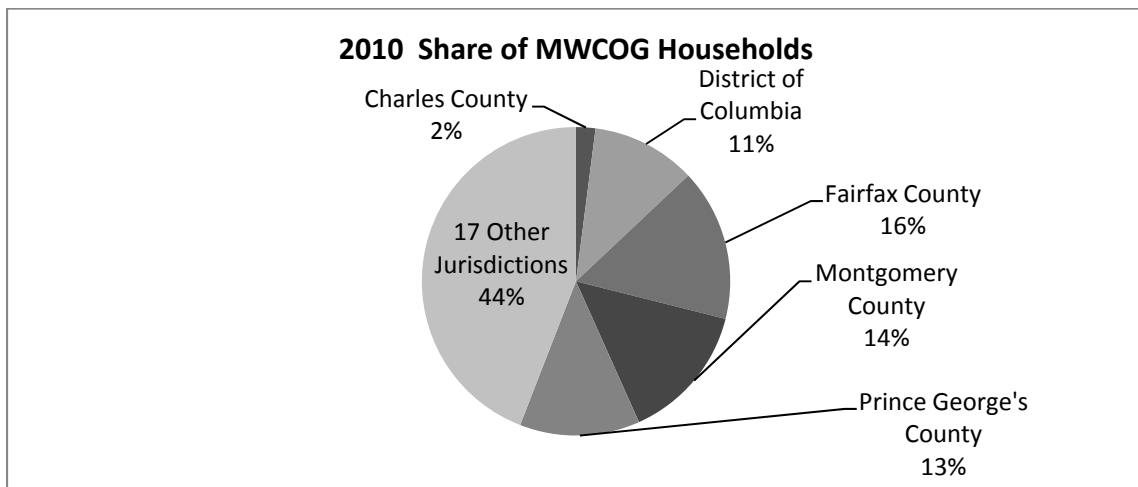
In 2010, the Prince George’s County population makes up approximately 13 percent of the Washington Metro Area, as reported by the Metropolitan Washington Council of Governments (MWCOG). It ranks third in population only to Fairfax and Montgomery Counties. Between 2010 and 2020, MWCOG shows the County’s growing by 52,821 residents (or 6 percent). On average, jurisdictions in the MWCOG region are projected to grow in population by 12 percent between 2010 and 2020.



Source: Metropolitan Washington Council of Governments, Round 7.2A Cooperative Forecasts

### Household Growth, Composition and Size

According to the Prince George’s County Planning Department’s Round 7.2A Forecast, there are 317,881 households in the County, which is an increase of 11,867 households (four percent) between 2005 and 2010. The Round 7.2A Forecast also projects continued household growth in the County with an additional 46,350 households by 2020. Currently the County’s households make up approximately 13 percent of the Washington Metropolitan area’s total households.

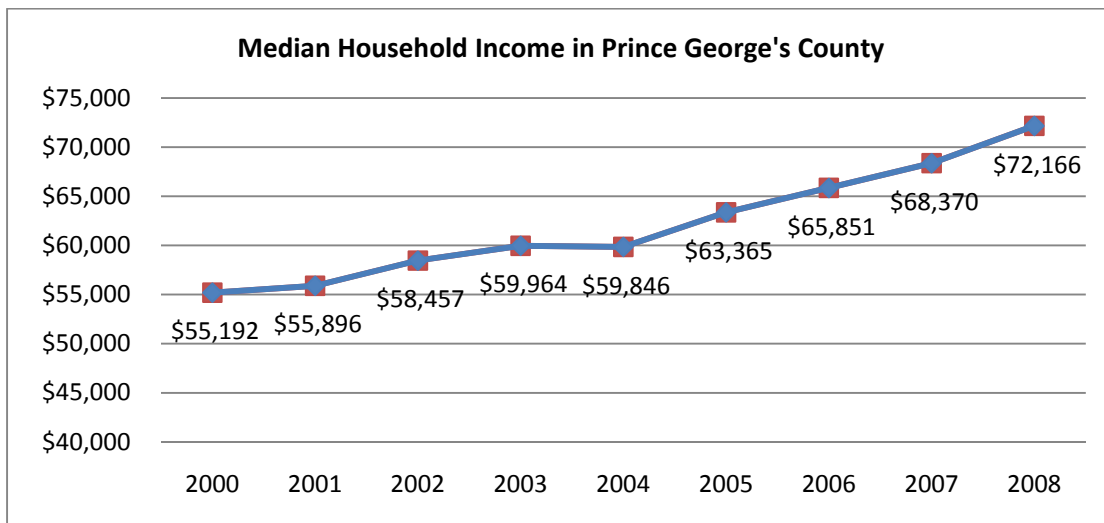


Source: Metropolitan Washington Council of Governments, Round 7.2A Cooperative Forecasts

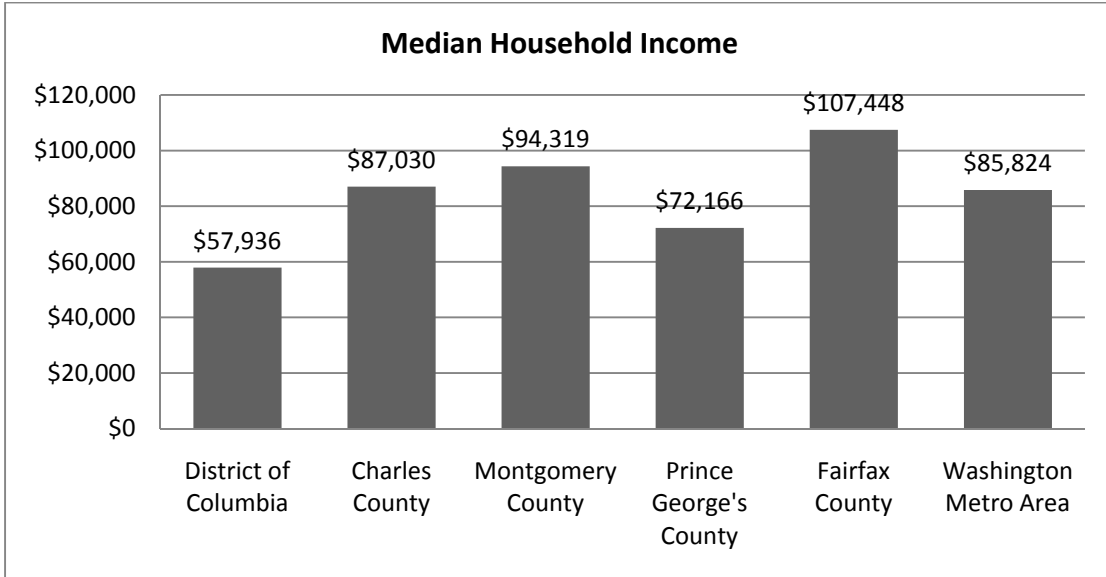
While the number of households in the County continues to increase, the number of persons per household continues to decline. The size of Prince George’s County households dropped from an average of 2.89 persons in 1980; 2.76 persons in 1990; 2.74 persons in 2000; and 2.70 in 2008. This downward trend parallels the trend in U.S. household size. Sixty-five percent of households consisted of families, which is comparable to the Washington Metropolitan area.

### Income Characteristics

Over the past three decades, the County’s median household income has grown steadily. According to the 2008 ACS, the County’s household median income was \$72,166 compared to \$55,192 in 2000. This is an increase of 31 percent over eight years. Still, the County’s median household income is below the region’s median household income (\$85,824).



Source: U.S. Census Bureau, 2000-2008 American Community Survey

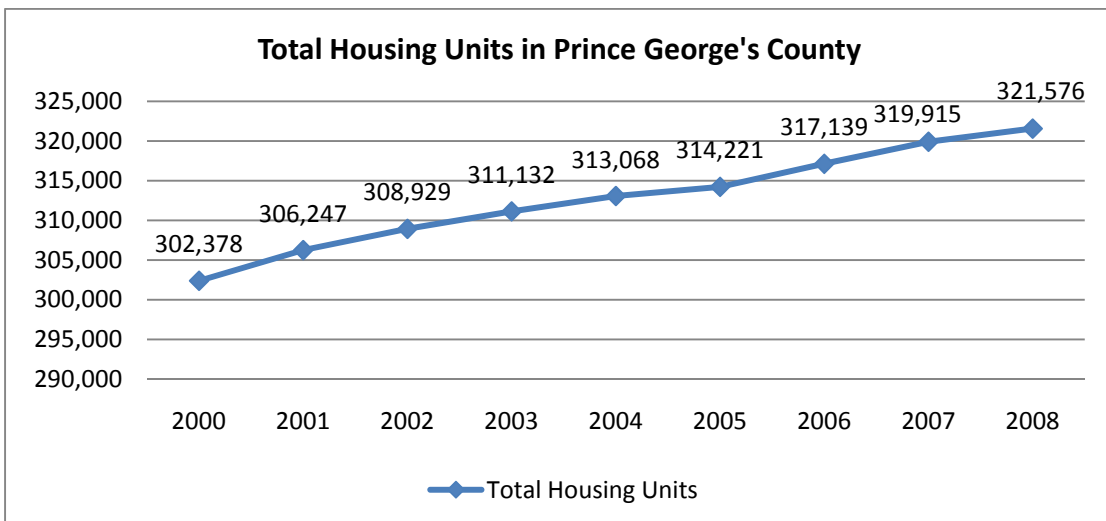


Source: U.S. Census Bureau, 2008 American Community Survey

### Housing Supply

#### Historical Production

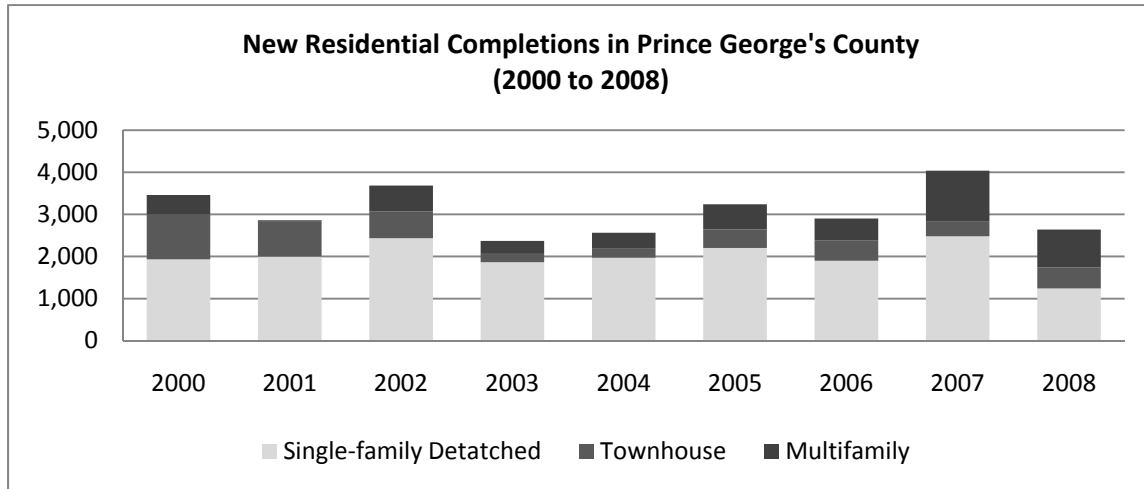
The housing stock in the County is diverse and its condition varies by location. In 2008, the County had an estimated total of 321,576 units, an increase of 6 percent since 2000. Of the total housing units, 65 percent were owner-occupied and 35 percent were renter-occupied. Twenty-two percent of total housing units in the County were built after 1990.



Source: U.S. Census Bureau, 2000 Decennial Census, 2001 – 2008 American Community Survey

### New Construction

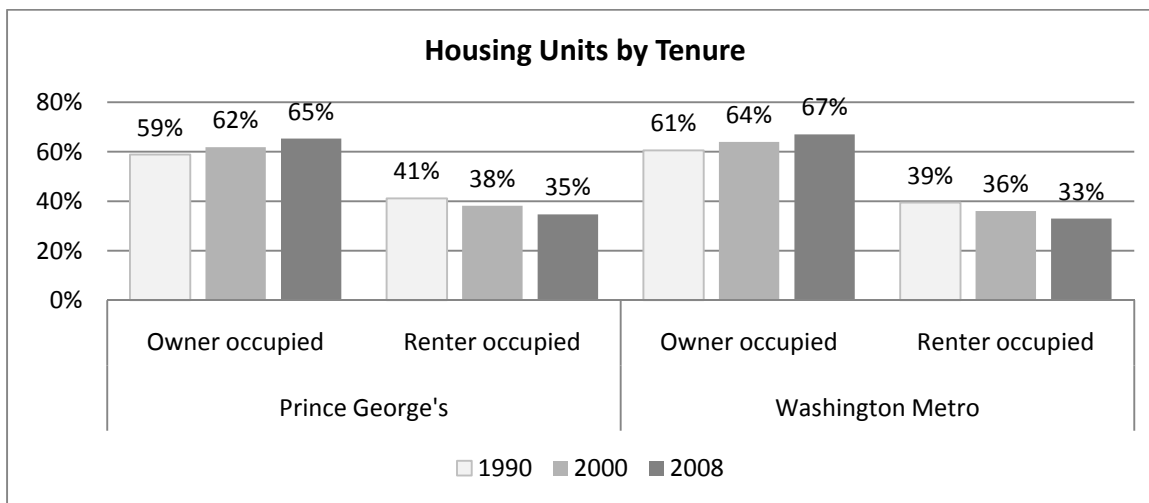
New residential construction in the County between 2000 and 2008 has yielded an average of approximately 3,000 new housing units a year. In 2008, 47 percent of new residential construction was single-family detached homes; 19 percent was townhomes; and 34 percent was multifamily units.



Source: Maryland Tax Assessor File

### Tenure

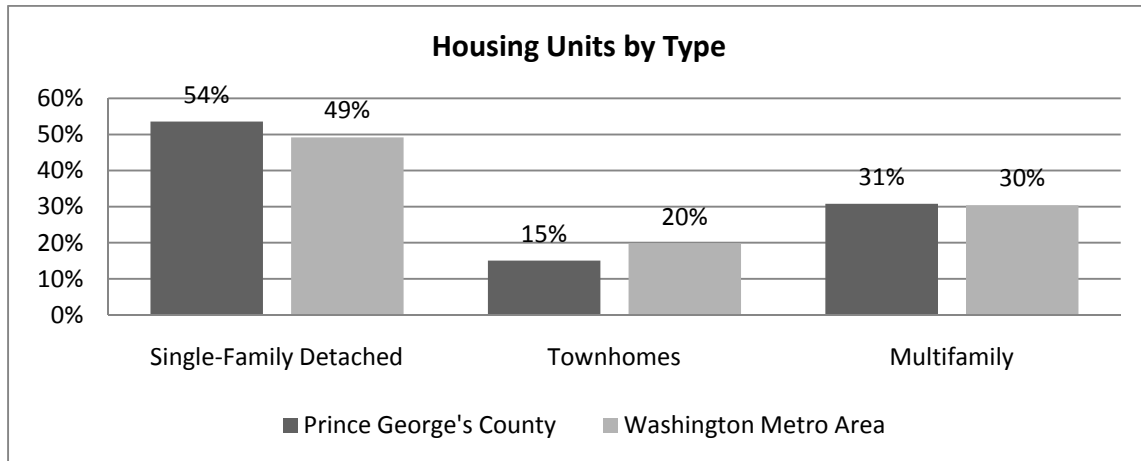
Prince George's County has a slightly higher percentage of renters and a lower percentage of owners compared to the Washington Metropolitan area. The share of the County's housing stock that is owner-occupied has increased gradually between 1990 and 2008. This trend is a result of the nationwide housing market boom, which ended in 2008, and County policy encouraging the construction of quality single-family homes.



Source: U.S. Census Bureau, 1990 and 2000 Decennial Census and 2008 American Community Survey

### Unit Type

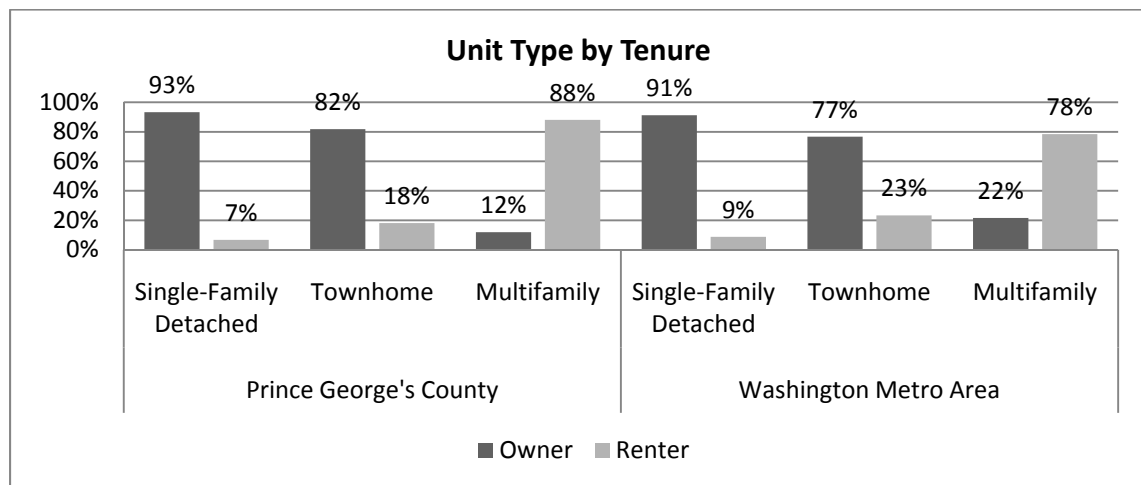
The composition of housing unit types in the County is similar to that of the Washington Metropolitan area. Half of the County’s housing stock is single-family detached units, while townhomes and multifamily units are 15 and 32 percent of the housing stock, respectively. Only one percent of units are classified as “other” (mobile homes, boats, vans, etc.)



Source: U.S. Census Bureau, 2008 American Community Survey  
 Note: “Other” units (boats, mobile home, etc.) are not represented in the above chart

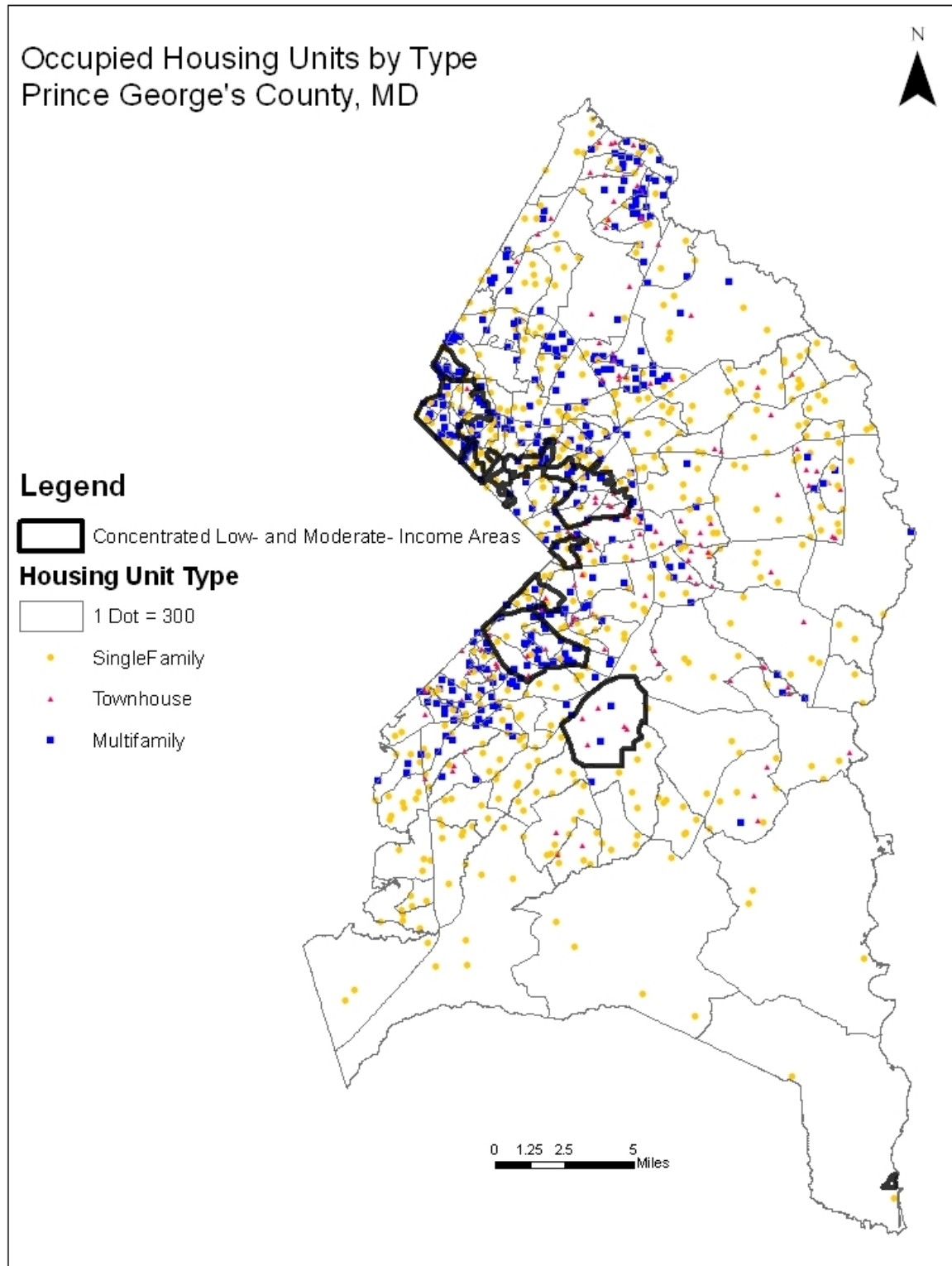
Most of the County’s multifamily units are concentrated in renter households within the Capital Beltway and parts of Laurel. Eighty-eight percent of the County’s multifamily units are rental units. This figure is about ten percentage points higher than the Washington Metropolitan area’s share of multifamily units that are rental (78 percent).

Single-family owner-occupied homes are present throughout all parts of the County. They are especially prevalent in the southern and east-central regions of the County. Ninety-three percent of single-family detached homes and 82 percent of townhomes in the County are owner-occupied.



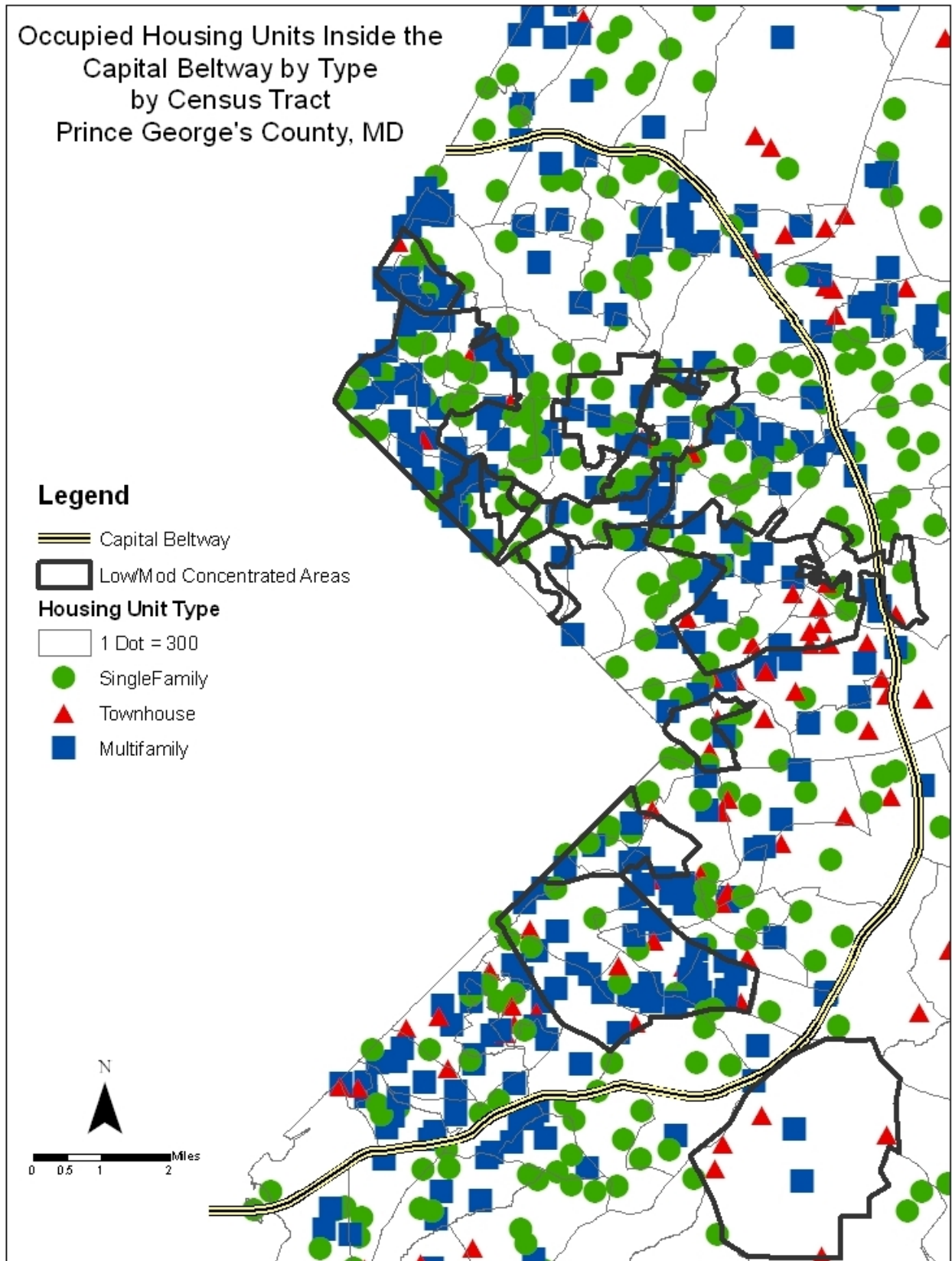
Source: U.S. Census Bureau, 2008 American Community Survey





Source: U.S. Census Bureau, 2000 Decennial Census

Prepared by: M-NCPPC

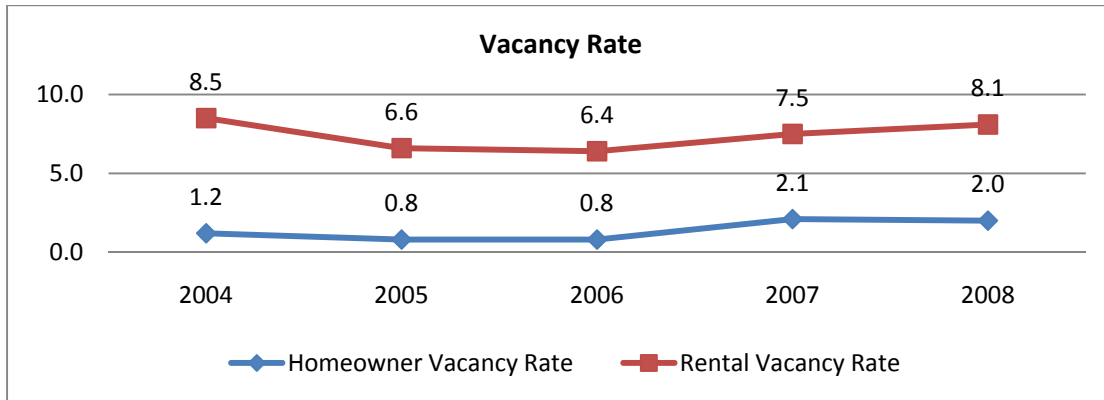


Source: U.S. Census Bureau, 2000 Decennial Census

Prepared by: M-NCPPC

## Vacancy

The 2008 American Community Survey defines a vacant unit as a unit that is temporarily occupied (to be occupied for no more than 2 months) or not occupied (excludes condemned or unfinished units). In 2008 the County’s homeowner and rental vacancy rate was 2 percent and 8 percent, respectively. The upward trend of vacant owner housing units in the County between 2006 and 2007 is in part attributable to increasing foreclosures in the County. The County’s overall vacancy rate of 6.6 percent is lower than the Washington Metropolitan area and U.S. vacancy rate of 8 and 12 percent, respectively.



Source: U.S. Census Bureau, 2004–2008 American Community Survey

In 2008 there were approximately 24,407 vacant housing units in the County. Fifty-four percent of total vacant units in the County are on the market to either be sold or rented compared to 46 percent in the Washington Metropolitan area. The County has a larger share of its vacant units that are rental units on the market (38 percent). This may suggest that there is a slight oversupply of rental units in the County or a mismatch in the type of units sought by prospective renters and what is available.

	Prince George’s County		Washington Metropolitan Area	
	Count	Percentage	Count	Percentage
<b>Total Vacant Units</b>	24,407	100%	171,318	100%
For rent	9,248	38%	49,084	29%
Rented, not occupied	1,393	6%	11,609	7%
For sale only	3,901	16%	29,430	17%
Sold, not occupied	282	1%	8,652	5%
Seasonal	754	3%	13,840	8%
For migrant workers	0	0%	68	0%
Other vacant*	8,829	36%	58,635	34%

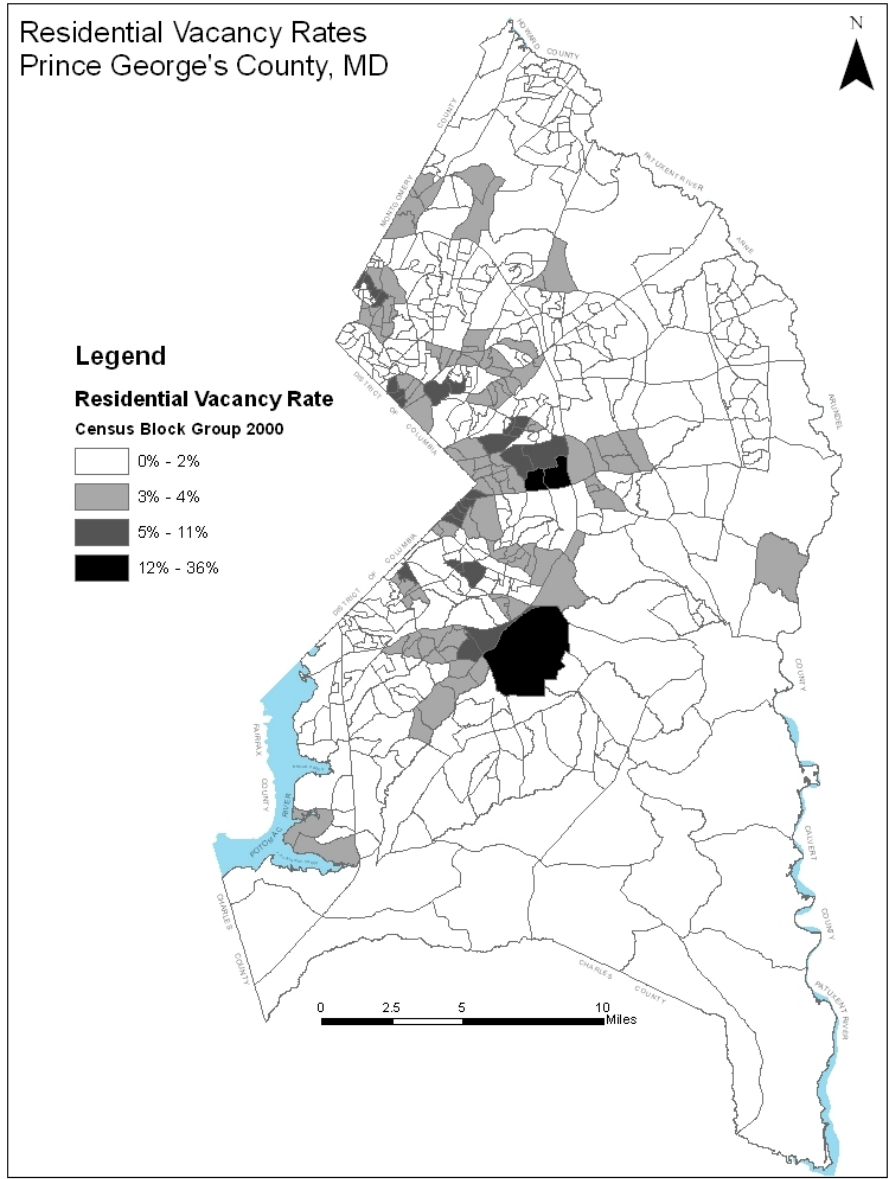
Source: U.S. Census Bureau, 2008 American Community Survey

\*Note: “Other vacant” includes units held for personal reason of the owner or by a caretaker

Currently, areas in the County with a high rate of residential vacancies are older communities bordering the District of Columbia within or along the Capital Beltway. In 2008, sixty percent of vacant rental units had an asking rent of \$1,000 or more.

The highest incidence of vacancy found in the County (35 percent) was an area bounded by Central Avenue, Brightseat Road, Hill Road, and Sheriff Road, in Landover. A majority of this vacancy is related to the Summerfield housing development. This site is currently being used for off-base military housing for families in the DC area. Summerfield has been leased to the U.S. military in previous years; however, its lease expires in 2015. Due to the uncertainty of having its lease renewed, marketing for housing here has stopped and many units are vacant.

Another high vacancy area in the County was Andrews Air Force Base (29 percent). Vacancy is typically higher at Andrews Air Force Base because of its transient population.



Source: HUD Neighborhood Stabilization Program, 2008

Prepared by: M-NCPPC

## Housing Condition

### Age

Age is an important indicator of housing conditions. As houses age, they have a higher likelihood to have structural problems, and becoming obsolete. Homes built before 1949 are more likely than others to contain lead-based paint. Eleven percent of the County’s housing units were built before 1949. Of the 32,555 occupied housing units in the County that were built before 1949, 66 percent are owner-occupied. Forty-seven percent of rental units in the County were built between 1960 and 1979.

The median year that housing units were built in the County is 1972. This is slightly older than the national (1974) and regional (1977) median. Compared to the Washington Metropolitan area the County has an older housing stock. Consequently, attention should be paid to the needed repairs and quality of available housing, to prevent decline. Twenty-two percent of housing units in the County were built after 1990. More owner-occupied units (27 percent) were built after 1990 than renter-occupied units (14 percent).

<b>Median Year Structure Built</b>				
	Owner- Occupied		Renter-Occupied*	
Total Units	194,058	100%	103,111	100%
Built 2005 or later	6,286	3%	1,486	1%
Built 2000 to 2004	14,942	8%	4,693	5%
Built 1990 to 1999	31,225	16%	7,949	8%
Built 1980 to 1989	28,161	15%	12,898	13%
Built 1970 to 1979	31,066	16%	20,298	20%
Built 1960 to 1969	35,140	18%	28,077	27%
Built 1950 to 1959	25,877	13%	16,516	16%
Built 1940 to 1949	10,488	5%	7,413	7%
Built 1939 or earlier	10,873	6%	3,781	4%

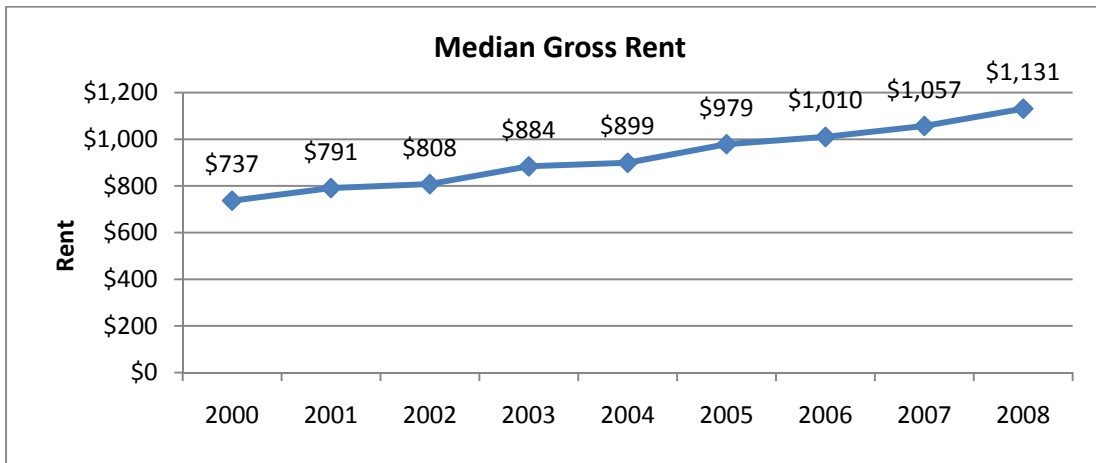
\*Note: Due to rounding percentages total to 101 percent

Source: U.S. Census Bureau, 2008 American Community Survey

## Rental Market Characteristics

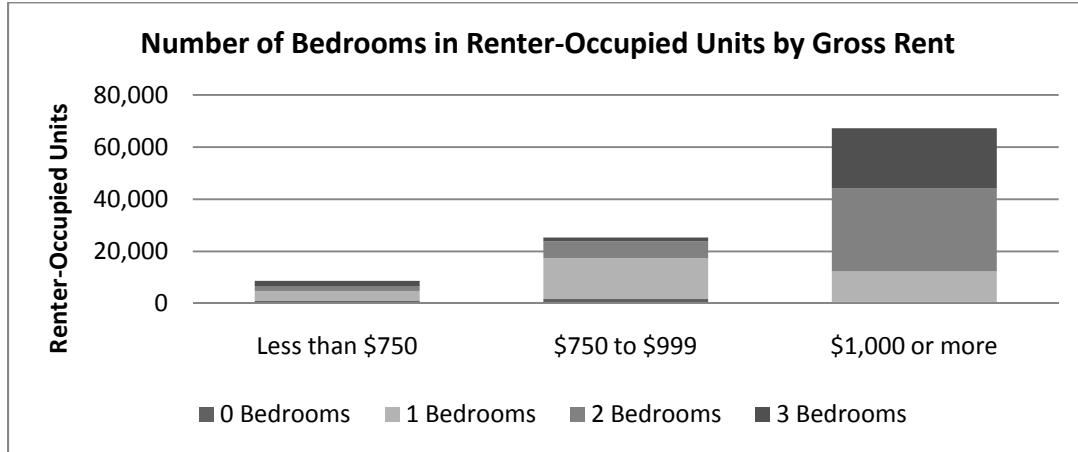
### Rent Levels

Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). As of 2008, the median gross rent for rental units in Prince George’s County of all sizes was \$1,131. This median rent is estimated to be affordable to households making \$40,716 or more. Gross rents in the County have increased approximately 50 percent since 2000. Still, the median gross rent in the County is lower than the Washington Metropolitan area median gross rent of \$1,253. Based on 2008 data, an estimated 40 percent of the County’s renters (41,313 households) cannot afford the median rent without being cost burdened.



Source: U.S. Census Bureau, 2000 - 2008 American Community Survey

Overall, most rental units in the County exceed a gross rent of \$1,000. Efficiencies and one-bedroom rental units are more prevalent in the \$750 to \$999 rent range, while two- and three-bedroom rental are more prevalent at the \$1,000 or more range. Four percent of households that pay rent are in efficiencies; 31 percent are in 1 bedroom units; 40 percent are in 2 bedroom units; and 26 percent are in units that have 3 or more bedrooms.



Source: U.S. Census Bureau, 2008 American Community Survey

Rental Affordability

HUD’s 2000 Comprehensive Housing Affordability Strategy (CHAS) data shows that approximately 10 percent of the County’s rental stock is affordable to very low-income households.

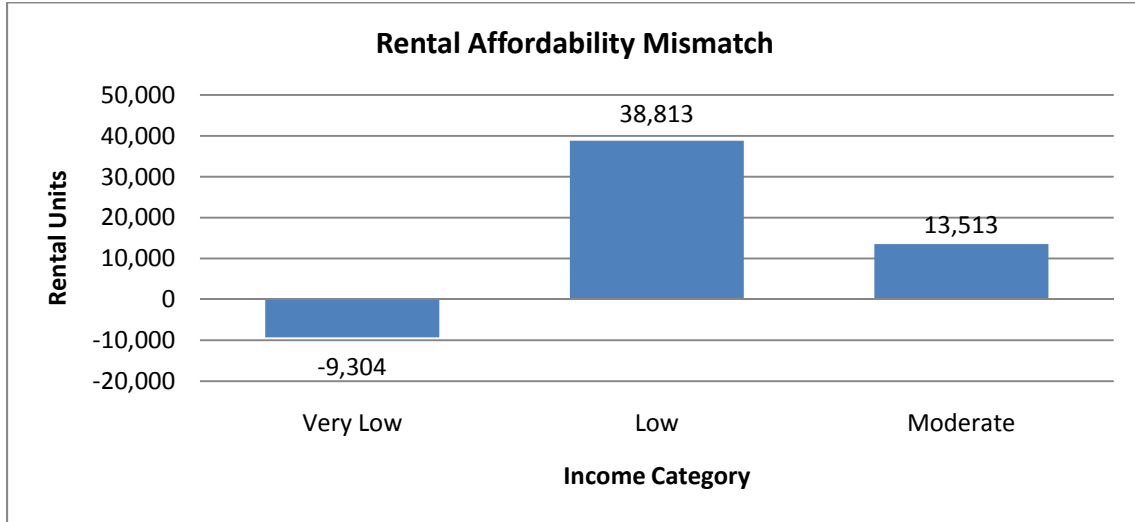
CHAS data also shows that, while the largest share of renters (40 percent) were in the middle- to high-income range, a majority of rental units are affordable to low-income households. This suggests that many low and moderate units are being occupied by middle- and high-income households.

Rental Affordability Mismatch (HUD CHAS 2000)					
Income Category	Rental Units in Income Category	Percentage of Total Owner Units	Renter Households in Income Category	Percentage of Total Owner Households	Gap
Very Low	12,090	10.5%	21,394	19.6%	-9,304
Low	60,905	52.7%	22,092	20.2%	38,813
Moderate	35,100	30.4%	21,587	19.7%	13,513
Middle and High	7,365	6.4%	44,273	40.5%	-36,908
Total	115,460	100%	109,346	100%	15,418

Source: HUD 2000 CHAS Data - See Appendix C

The chart below shows that there is a need for more affordable rental units (approximately 9,300 units) for very low-income households. These households are most likely forced to live in units affordable to low-income households. The supply of low-income rental units in the County is abundant enough to accommodate all low-income households and much of the higher income households as well.





Note: Prepared by Prince George’s County Planning Department from HUD 2000 CHAS

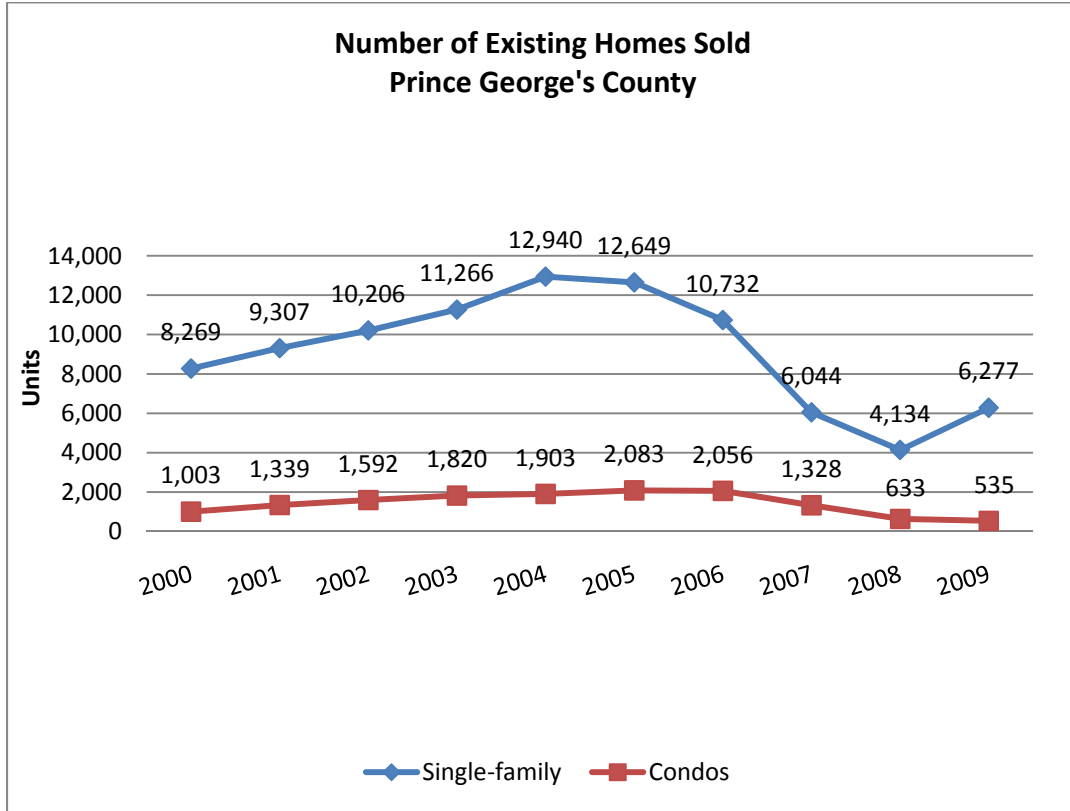
### Homeownership Market Characteristics

#### Home Sales

In 2009, a total of 6,812 homes were sold in the County. The total number of homes sold in the County declined by almost 54 percent between 2004 and 2009. Both the single-family and condo market have had significant decreases in sales since 2004.

As of 2009 condo sales made up only eight percent of total home sales in the County; condo sales were averaging closer to 14 percent of total home sales between 2000 and 2008. Since 2005, when condo sales were at their peak (2,083 sold) condo sales have declined by 74 percent.

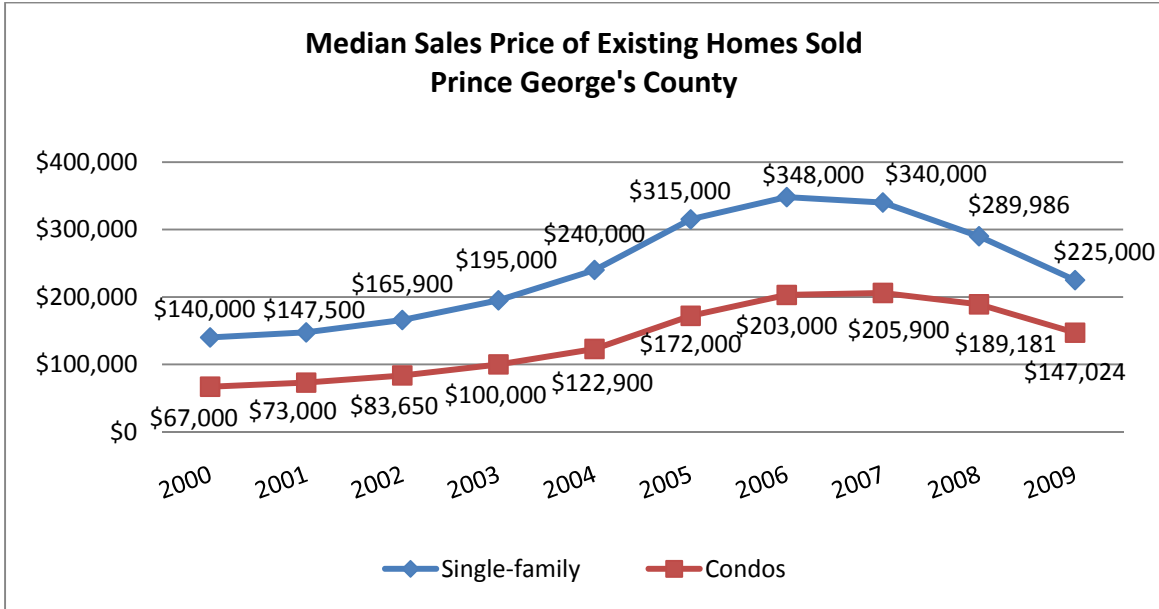
Condo sales have dropped more than single-family home sales since 2005. Still, single-family homes are much lower than they were even before the height of the housing market boom. The number of single-family home sales has fallen by 51 percent since 2004 when single-family home sales were at their peak. Despite this, there are hints that the housing market in the County is starting to improve. In 2009, sales in the single-family market increased by 52 percent from the previous year; increases in homes sold had not occurred since 2003.



Source: MRIS, provided by Prince George's County Association of Realtors, 2009  
 Note: Single-family includes townhomes

### Home Sales Price

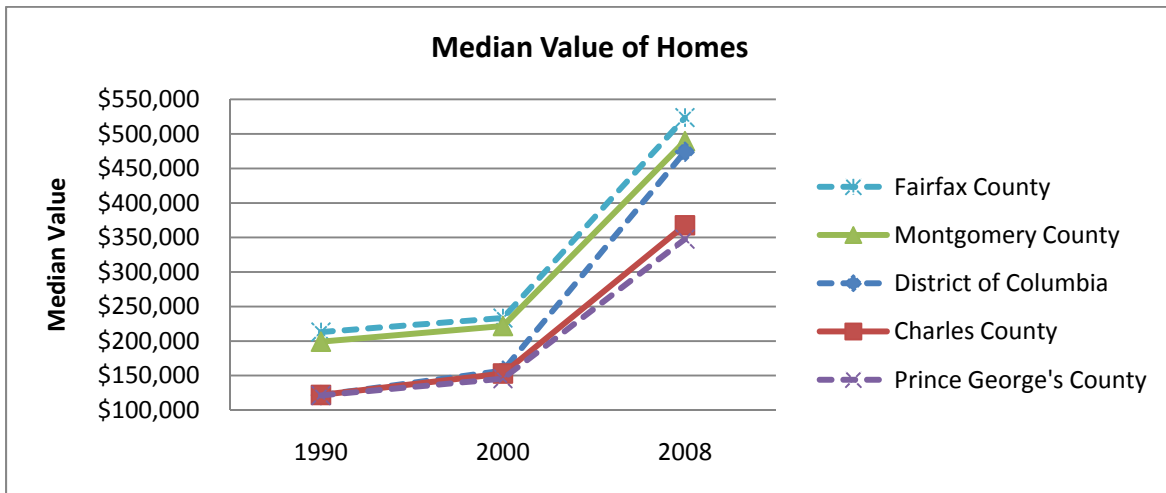
Data from the Metropolitan Regional Information Systems, Inc., (MRIS) provides the median resale price of single-family homes and condos as well as for new homes. As of November 2009 the median prices of single-family homes was \$255,000 and for condos, \$147,024. Median sale prices in both markets have had significant declines in recent years, due to the recent downturn in the national housing market.



Source: MRIS, provided by Prince George's County Association of Realtors, 2009  
 Note: Single-family includes townhomes

### Home Value

The median value of homes in the County increased substantially between 2000 and 2008. In 2000 the median value of a home in the County was \$145,600. By 2008, the median value increased by 139 percent to \$347,700. Similar increases in median home values between 2000 and 2008 occurred in neighboring jurisdictions such as Charles (140 percent) and Montgomery (120 percent) Counties.



Source: U.S. Census Bureau, 1990 and 2000 Decennial Census and 2008 American Community Survey

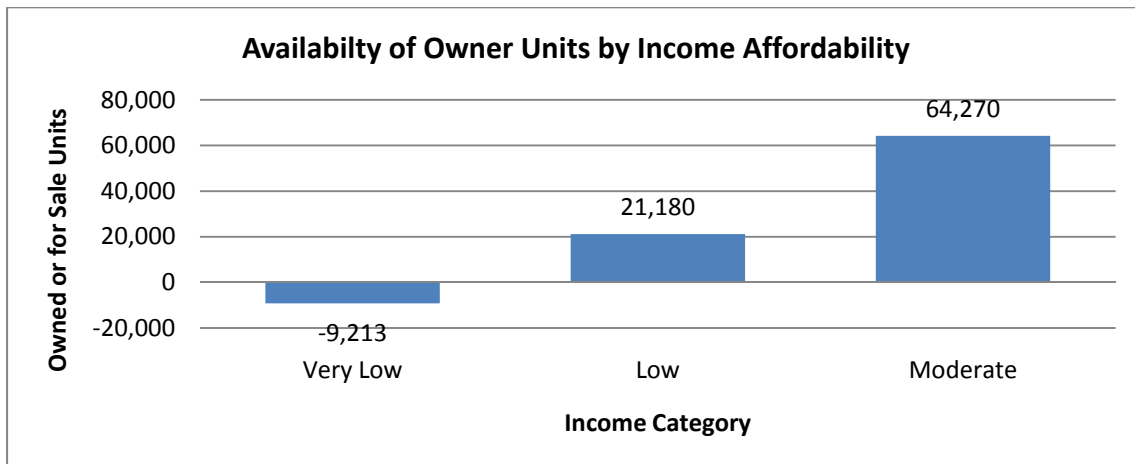
### Homeowner Affordability

HUD 2000 CHAS data (see Appendix C) show that there are no affordable homeownership opportunities for very low-income households in the County. While 63 percent of owner units in the County are affordable to low- and moderate-income households in the County, only 17 percent of owner-occupied units were occupied by households in these income groups. The lack of homeowners in lower income ranges may relate to the ability of low-income households to obtain credit towards purchasing a home.

Ownership Affordability Mismatch (HUD CHAS 2000)					
Income Category	Owner Units in Income Category	Percentage of Total Owner Units	Owner Households in Income Category	Percentage of Total Owner Households	Gap
Very Low	0	0%	9,213	5%	-9,213
Low	33,770	18%	12,590	7%	21,180
Moderate	81,545	45%	17,275	10%	64,270
Middle and High	66,730	37%	138,102	78%	-
Total	182,045	100%	177,180	100%	14,078

Source: HUD 2000 CHAS Data - See Appendix C

The chart below shows that there is a need for more affordable owner units (approximately 9,200 units) for the very low-income. Similar to very low-income renter households in the County, very low-income owners are most likely forced to live in units affordable to low-income households. The supply of moderate-income units accommodates approximately half of the moderate-income and middle- and high-income households in the County.

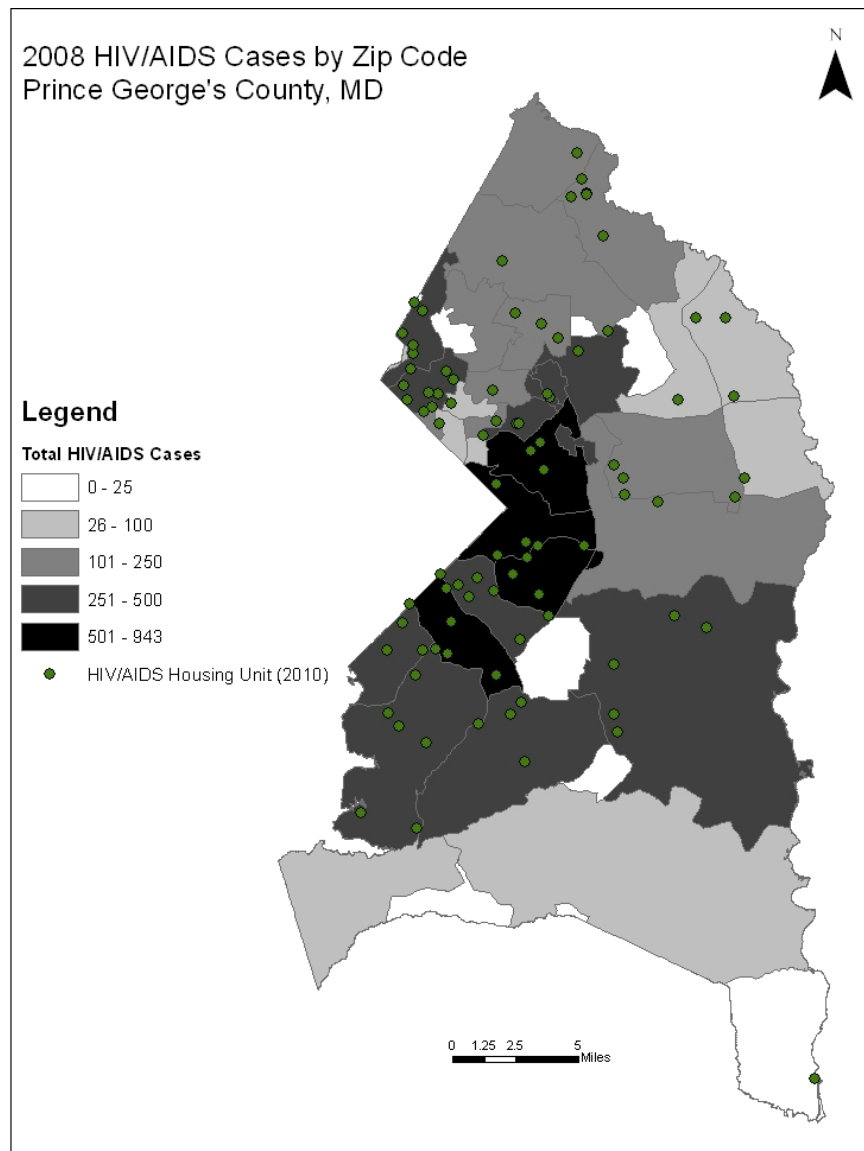


Note: Prepared by Prince George's County Planning Department from HUD 2000 CHAS

### Stock Available to Serve Disabled and Persons with HIV/AIDS

Based on data from the Maryland Department of Health and Mental Hygiene, it is estimated that in 2010 Prince George’s County will have just over 6,000 HIV/AIDS cases. The Prince George’s County Department of Housing and Community Development reports that as of January 2010, there were 162 affordable units set aside for persons with HIV/AIDS.

Areas (zip codes) with the highest number of HIV/AIDS cases in the County are in Landover, Capitol Heights, Forestville, and Temple Hills.

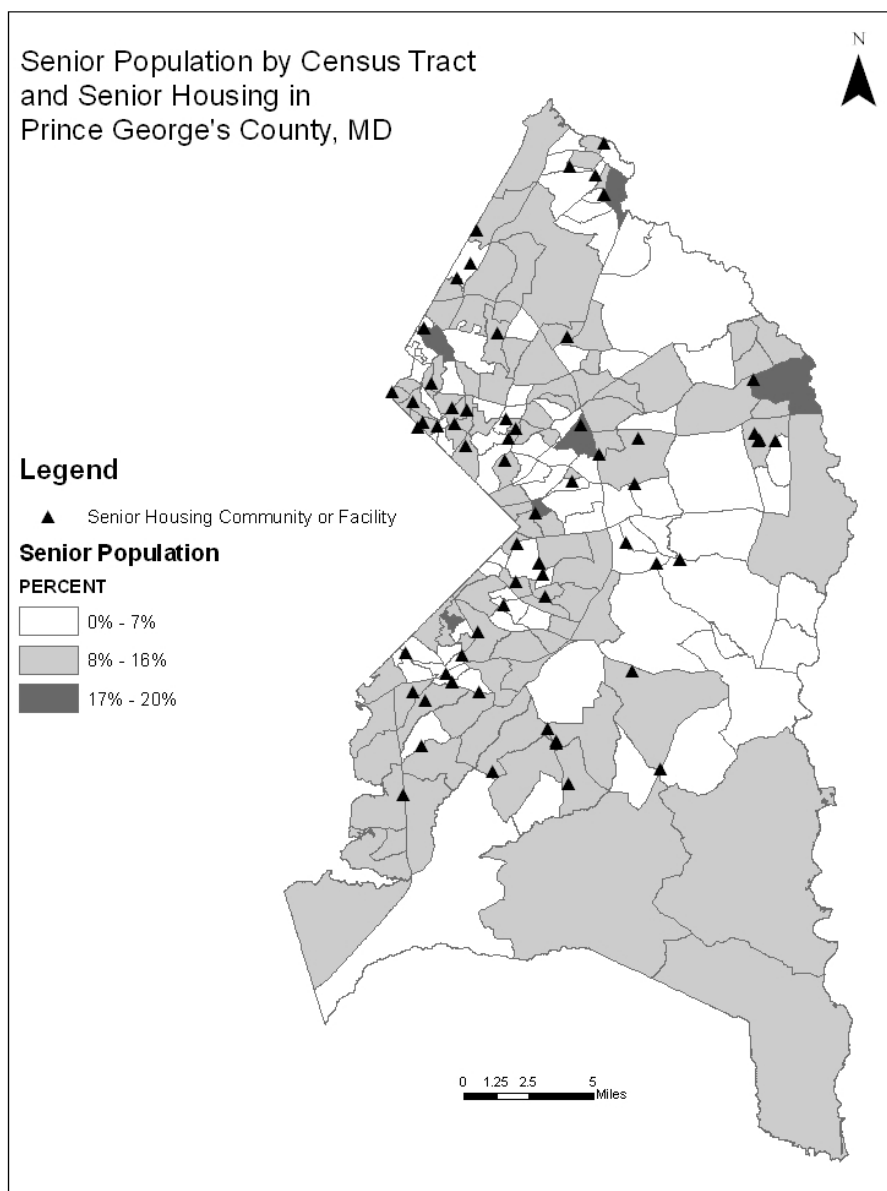


Source: Maryland Department of Health and Mental Hygiene, 2008; Prince George's County Department of Housing and Community Development, 2010 Prepared by: M-NCPPC

## Senior Housing

The 2008 American Community Survey estimated that there were approximately 45,579 households headed by seniors (age 65+) in the County. These senior households make up 15 percent of total households in the County. The highest concentration of seniors in the County is in parts of Laurel, Bowie, Adelphi, Lanham, Seat Pleasant, and Hillcrest Heights.

Based on data from the Prince George's County Department of Housing and Community Development, it is estimated that there are at least 7,500 units reserved for seniors in the County. Many of these units are located in Hyattsville, Capitol Heights, Bowie, and Clinton.



Source: Prince George's County Department of Housing and Community Development, 2010 U.S. Census Bureau, 2000 Decennial Census Prepared by: M-NCPPC

## Other Issues

### Foreclosure

The nationwide housing crisis, resulting in part from extensive reliance on sub-prime mortgages, has had significant effects on the housing market in the Washington Metropolitan area and Prince George's County. The consequences of foreclosures have been felt not only by individual homeowners, but also by communities. Neighborhoods can be affected as bank-owned homes remain vacant, abandoned, and become targets for vandalism. While banks attempt to sell foreclosed property, neighboring homes may lose value and, over time, jurisdictions can experience lower property tax revenue.

The Maryland Department of Housing and Community Development (MD DHCD) reported for the third quarter of 2009 that Prince George's County with 4,454 filings continued to have the largest number of foreclosures in Maryland, accounting for 30.1 percent of all foreclosure activity statewide.

MD DHCD has designated a number of communities as foreclosure Hot Spots. Hot Spot communities are further grouped into three broad categories: "high," "very high," and "severe." In 2009, Prince George's County had communities in each of these categories. This County was also the only jurisdiction to have communities in the "severe" category.

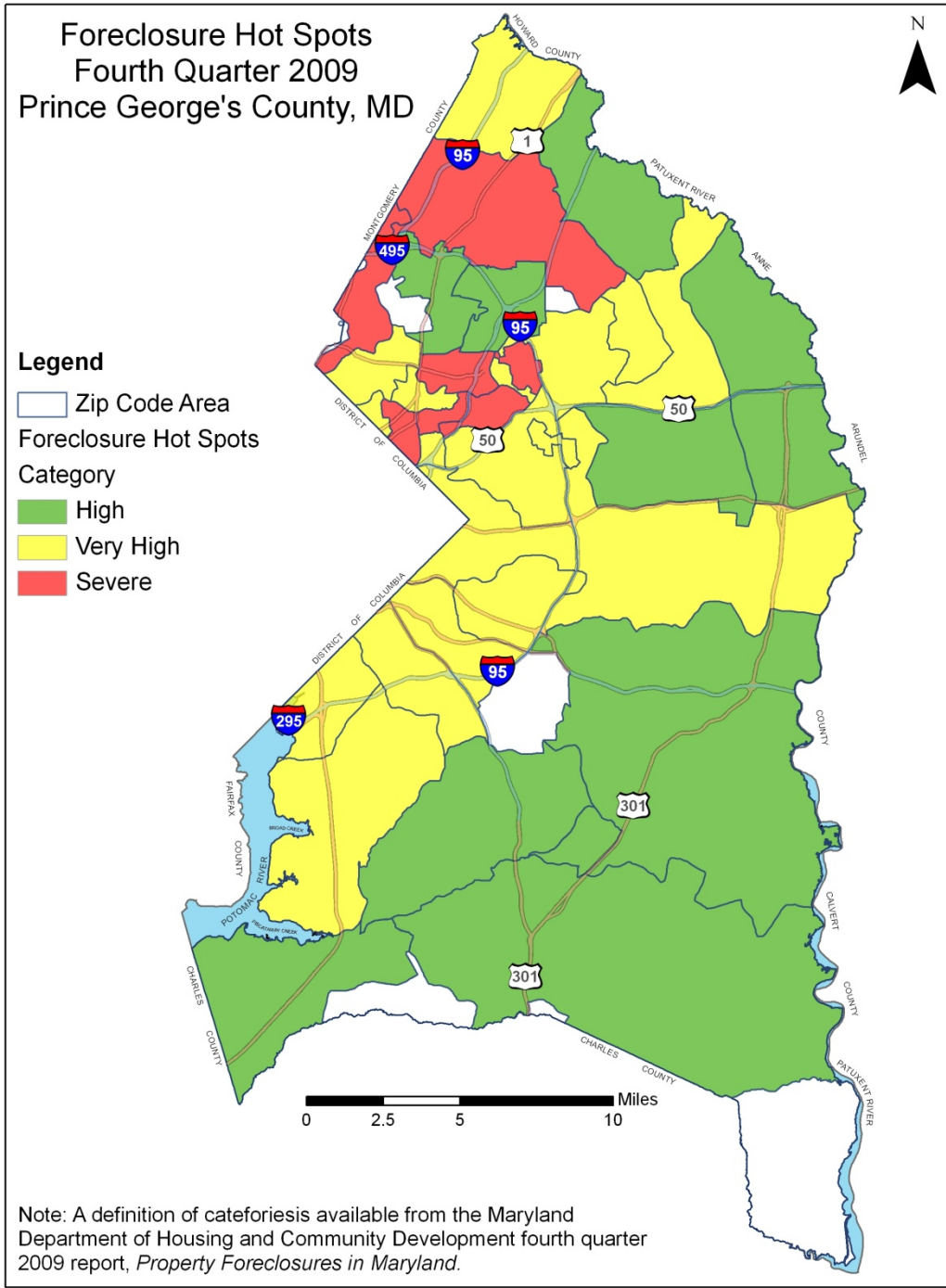
Nine Prince George's County communities, accounting for 10.9 percent of all foreclosures in Hot Spots communities statewide, and 7.4 percent of the foreclosures statewide, were designated as "severe" foreclosure areas. Communities with the highest foreclosure incidence in the County include Riverdale, Bladensburg and Brentwood. The intensity of foreclosures in these communities was four times higher than the statewide average. Other highly impacted communities in this group include Beltsville, Hyattsville and Mount Rainier.

The following table shows that Prince George's County has the highest incidence of foreclosure events in 2009 compared to all other Maryland jurisdictions.

EXHIBIT 4 PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS FOURTH QUARTER 2009							
Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total			
				Number	County Share	% Change from	
						2009Q3	2008 Q4
Allegany	33	34	6	73	0.4%	104.8%	125.4%
Anne Arundel	498	479	178	1,155	6.9%	15.4%	80.0%
Baltimore	589	994	244	1,827	10.9%	35.8%	107.5%
Baltimore City	569	1,320	315	2,204	13.1%	33.1%	98.4%
Calvert	106	129	19	254	1.5%	7.7%	98.9%
Caroline	1	24	7	32	0.2%	10.8%	-1.4%
Carroll	111	97	24	232	1.4%	47.1%	125.6%
Cecil	108	3	25	136	0.8%	9.7%	74.4%
Charles	147	307	43	498	3.0%	-18.0%	60.0%
Dorchester	47	16	8	72	0.4%	-18.5%	166.8%
Frederick	377	289	140	805	4.8%	6.8%	75.4%
Garrett	22	13	6	41	0.2%	49.6%	225.8%
Harford	143	389	42	574	3.4%	8.4%	162.3%
Howard	189	289	43	521	3.1%	-4.5%	123.2%
Kent	14	21	9	44	0.3%	66.1%	74.2%
Montgomery	869	809	356	2,034	12.1%	-8.3%	34.1%
Prince George's	1,631	2,767	718	5,116	30.5%	14.8%	41.3%
Queen Anne's	53	50	21	124	0.7%	4.5%	146.4%
Somerset	26	4	4	34	0.2%	15.2%	163.9%
St. Mary's	64	81	28	173	1.0%	14.4%	99.4%
Talbot	47	41	5	93	0.6%	120.4%	413.8%
Washington	238	115	95	448	2.7%	24.6%	70.9%
Wicomico	82	19	33	133	0.8%	8.4%	75.4%
Worcester	122	20	23	165	1.0%	14.3%	78.1%
<b>Maryland</b>	<b>6,085</b>	<b>8,311</b>	<b>2,392</b>	<b>16,788</b>	<b>100.0%</b>	<b>13.4%</b>	<b>67.4%</b>

Source: MD DHCD, *Property Foreclosures in Maryland*, Fourth Quarter 2009

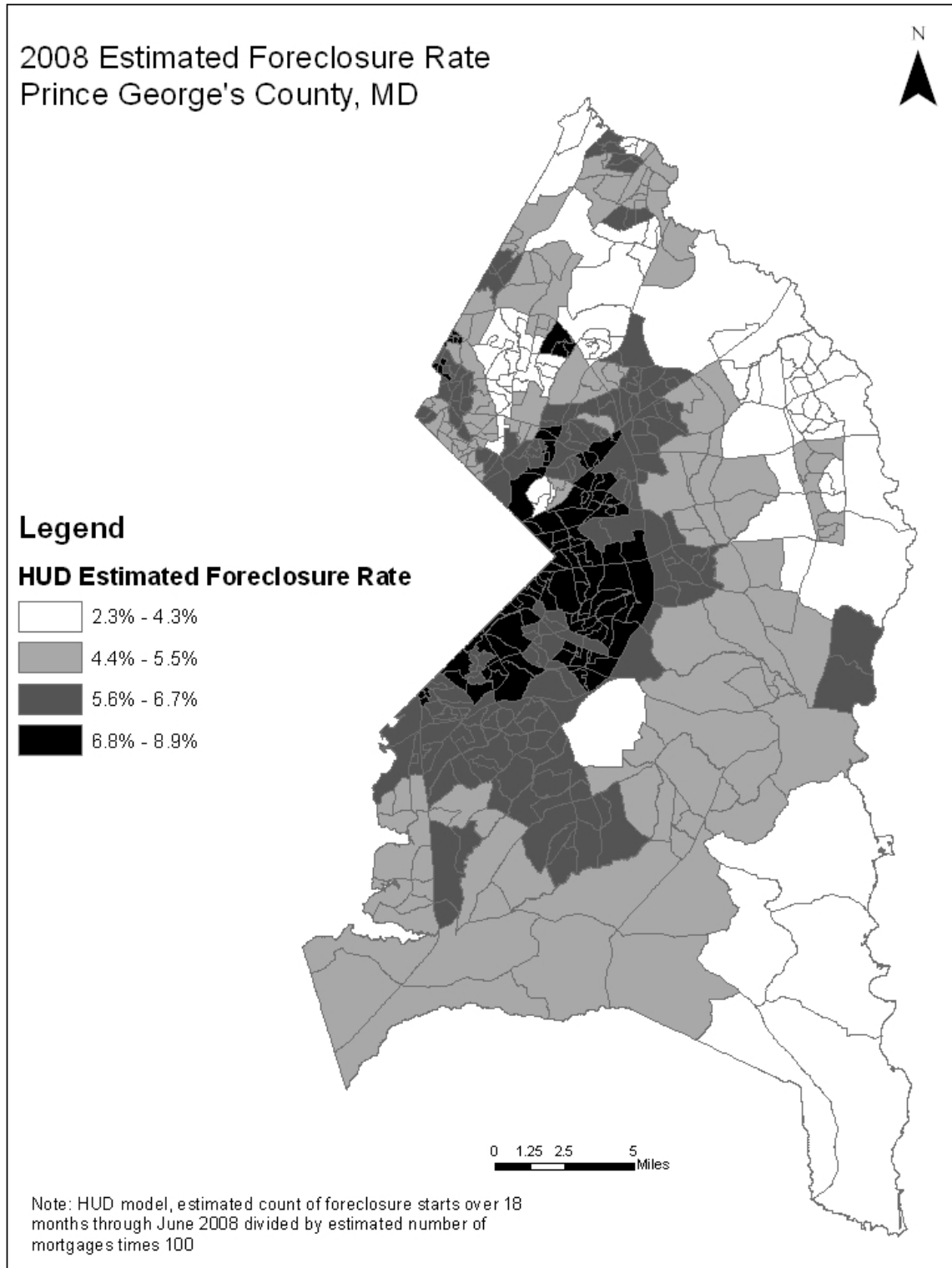




Source: Maryland Department of Housing and Community Development, Fourth Quarter Property Foreclosure Report 2009  
Prepared By: M-NCPPC

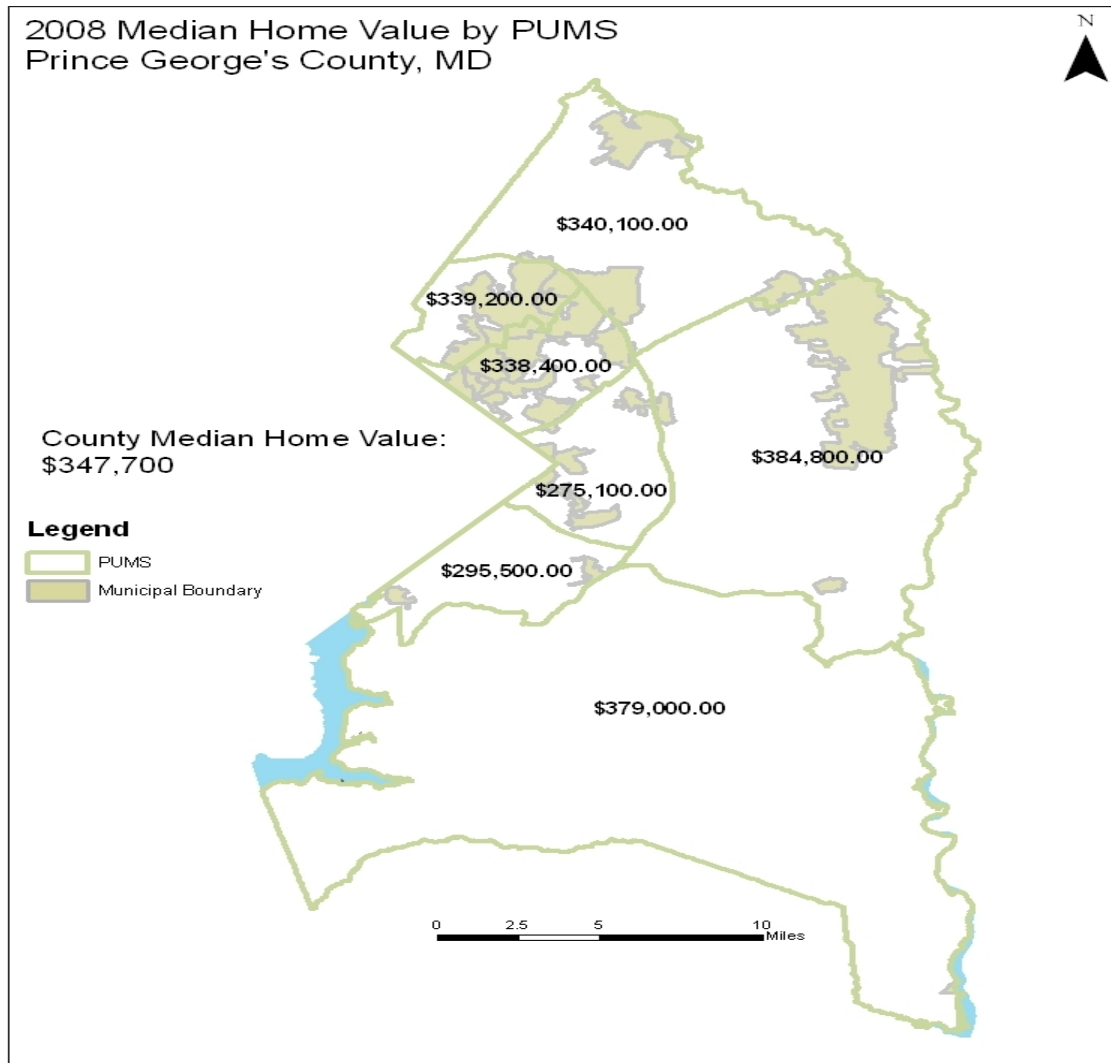
Note: A definition of categories is available from the Maryland Department of Housing and Community Development third quarter 2009 report, *Property Foreclosures in Maryland*.

The following map shows County census block groups by the estimated 2008 foreclosure rate.



Source: HUD Neighborhood Stabilization Data (2008)

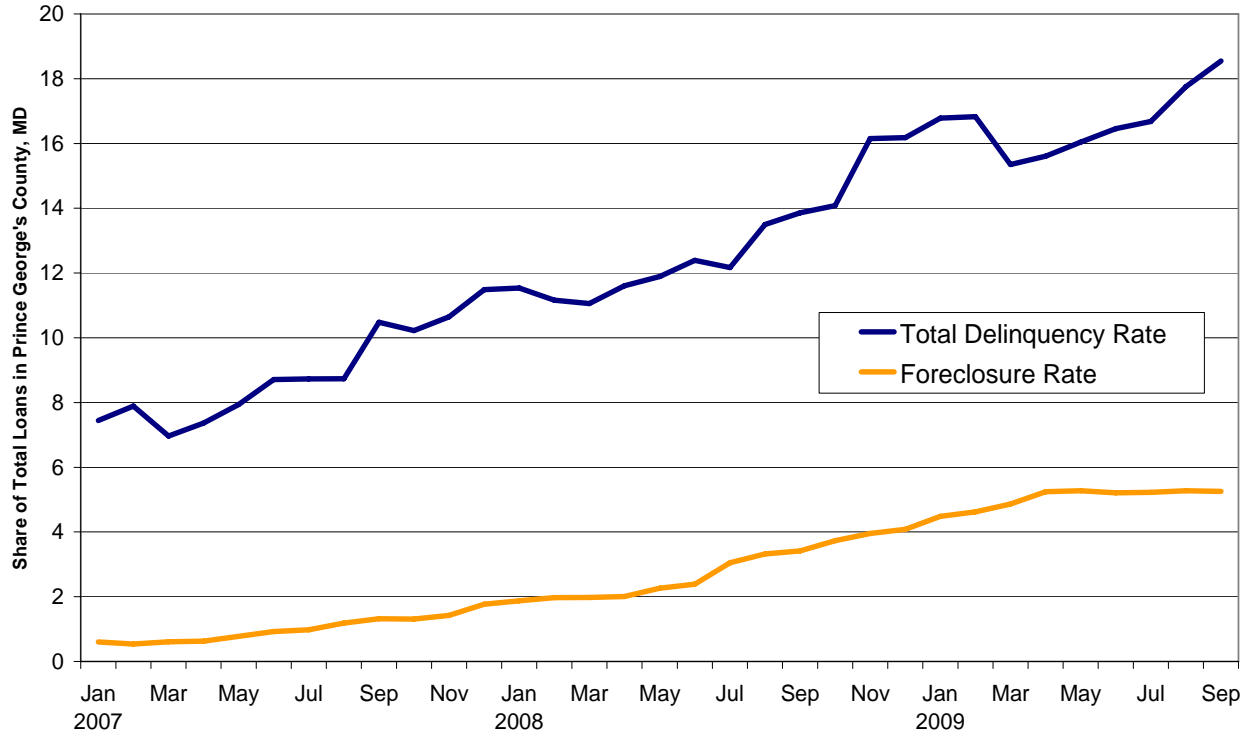
Prepared by: M-NCPPC



The median value of homes in the County has increased substantially since 2000. In 2000 the median value of a home in the County was \$145,600. By 2008, the median value had increased by 139 percent to \$347,700. Similar increases in median home values between 2000 and 2008 occurred in neighboring jurisdictions such as Charles (140 percent) and Montgomery (120 percent) Counties.

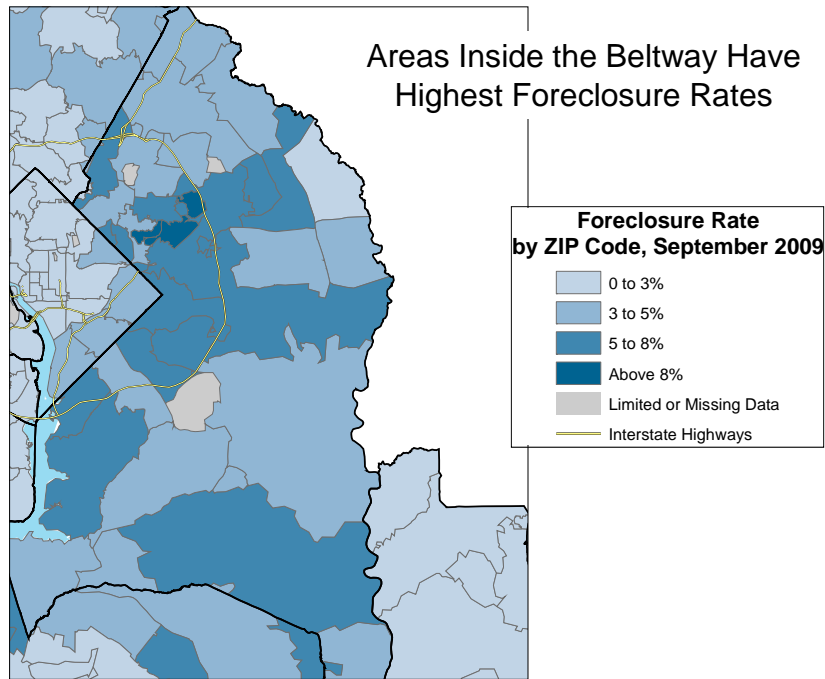
This map shows higher values in the eastern and southern portions of the county in places such as Bowie, Largo, Kettering, Upper Marlboro, Clinton and Fort Washington. Lowest home values are inside the capital beltway in areas such as Landover, Capital Heights, Seat Pleasant, Suitland, and Oxon Hill.

### While Foreclosure Rate Flattens, Delinquency Rate Climbs



Source: Urban Institute analysis of data from LPS Applied Analytics, formerly McDash Analytics, LLC.

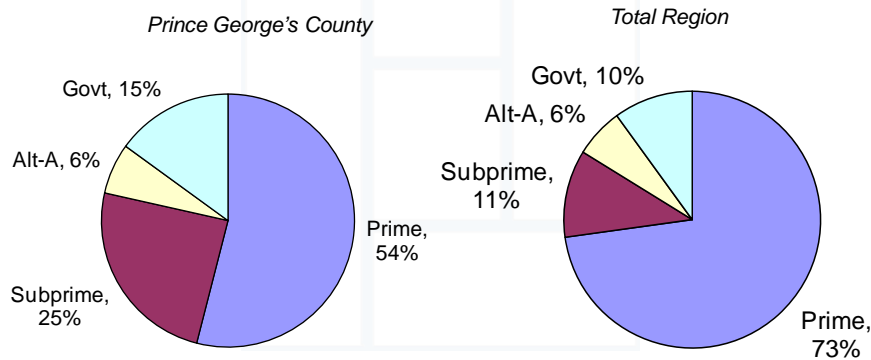
This chart shows that the number of households in foreclosure has leveled off, but more and more homeowners having trouble paying their mortgage. Housing market activity is picking up, but prices are still falling. The oldest housing stock and the areas hardest hit by foreclosure are located near the District of Columbia border.



In September 2009, the total number of loans in foreclosure was still high (about 9,900). Some factors that may have helped slow the process.

- The federal home affordable modification program (HAMP - Home Affordable Modification Program) started in April 2010.
- There were about 27,000 modifications still only in the trial stage through December in the Washington, D.C. metro area but so far there are less than 2500 permanent modifications (8.2% of total HAMP activity).
- Mortgage banks have too many loans in the loss mitigation pipeline to begin the foreclosure process for homeowners who are late on their mortgage.
- This slower process helps homeowners by giving them more time to find a solution, but it can hurt the community by lowering the value of comparable homes in the neighborhood.

## Prince George's Has Higher Share of Risky Mortgages



The Urban Institute



This chart shows that compared to the Region, the County has a higher share of riskier mortgages than our neighbors.

There is plenty of affordable housing in the older parts of the County near the D. C. border. Factors such as public safety, lack of retail services, poor quality schools, age and poor condition of the housing stock discourage many households from choosing to live there. The housing market in fast growing communities such as Bowie and Upper Marlboro have not responded to the needs of low to moderate-income households. Policies and programs are required to strategically address the housing and community development needs of middle income (workforce) households. Due to the perceived lack of affordable housing located in desirable quality neighborhoods, a growing number of the workforce choose to live outside the County,

Based on our consultations and reviewing the available data sources we determined that we should change our approach to housing and community development. In order to help the most people and achieve a measurable impact on the priority needs we need policies, partners and programs that will help us to create that impact.

The County Council passed CB-11-2009, which required notification to the Dept. of Environmental Resources (DER) of vacant and foreclosed houses in the County for code enforcement purposes. In addition the County/Council supported the Neighborhood Stabilization Program (NSP) and State "Down Payment for Dream" program (CR-97-2008, CR-28-2009 & CR-3-2010) to provide down payment and closing cost assistance to first time homebuyers who purchase a vacant foreclosed property in the County. In addition, The Council also supported CB-15-2007, which

created the Common Ownership Communities Program to provide information, assistance and education to homeowner organizations throughout the County.

## **Housing and Homeless Needs**

### **Housing Needs - 91.205**

#### Priority Housing Needs

The County considers renters with income between 0-50 percent of the median family income (MFI) and owners with income between 0-80 percent MFI a high priority and renters between 51-80 percent MFI a medium priority. (See HUD Table 2A on the next page) These households experience more “housing problems” such as “cost burden” greater than 30 percent of the median family income and overcrowding and substandard housing conditions. The County does not address the housing needs for middle to high-income households (greater than 80 percent MFI) because it does not meet the national objective criteria described by HUD and is therefore not eligible for HUD funds (e.g., HOME, ADDI, CDBG, Section 8, etc.)

In the next five years, the County plans to use its federal, state, local, and private funds for activities (e.g., homeowner rehabilitation loans, down payment and closing cost assistance, rental subsidies, etc.) that address the “unmet needs” of households that are identified as high priority. If additional funds are available, the County will address the “unmet needs” of renter households with income between 51-80 percent MFI.

**Table 2A  
Priority Housing Needs/Investment Plan Table**

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
<b>Renter</b>	Small Related	0-30%	H	6216
		31-50%	H	6128
		51-80%	H	1282
	Large Related	0-30%	H	1870
		31-50%	H	1059
		51-80%	M	180
	Elderly	0-30%	H	2451
		31-50%	H	1354
		51-80%	M	299
	All Other	0-30%	H	5243
		31-50%	H	4896
		51-80%	M	2154
<b>Owner</b>	Small Related	0-30%	H	2102
		31-50%	H	3609
		51-80%	H	4778
	Large Related	0-30%	H	708
		31-50%	H	1479
		51-80%	H	1660
	Elderly	0-30%	H	2893
		31-50%	H	1848
		51-80%	H	1234
	All Other	0-30%	H	1525
		31-50%	H	1499
		51-80%	H	1660
<b>Non-Homeless Special Needs</b>	Elderly	0-80%	H	1913*
	Frail Elderly	0-80%	M	Unknown
	Severe Mental Illness	0-80%	H	2119**
	Physical Disability	0-80%	H	Unknown
	Developmental Disability	0-80%	H	Unknown
	Alcohol/Drug Abuse	0-80%	M	Unknown
	HIV/AIDS	0-80%	H	100
Victims of Domestic Violence	0-80%	H	Unknown	

Note: \*Data includes elderly households and families with disabilities on the waiting list for Public Housing and Section 8.

\*\*Data includes all types of families with disabilities in need of housing and supportive services.



### Cost Burdened Households

Generally, housing is considered “affordable” if no more than 30 percent of a household’s monthly gross income is needed for rent or mortgage payments, including utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.” As of 2008, there were a total of 136,366 households in Prince George’s County that were cost burdened. Sixty-four percent of cost burdened households were owner households.

Compared to neighboring jurisdictions, the County has the highest number of cost burdened households. Montgomery and Fairfax Counties are the only jurisdictions in the Washington Metropolitan area that have more total households than Prince George’s County; still, the County exceeds the number of cost burdened households in these two jurisdictions by approximately 11,000 households. In addition to having the highest number of cost burdened households amongst neighboring jurisdictions, the County also had the highest share of its total households that were cost burdened (46 percent). (See table below.)

	District of Columbia	Charles County	Montgomery County	Prince George's County	Fairfax County	Washington Metro Area
Cost Burdened Owner Households	35,305	15,287	81,725	86,683	83,787	469,048
Cost Burdened Renter Households	64,286	5,499	45,998	49,683	43,532	292,825
Total Cost Burdened Households	99,591	20,786	127,723	136,366	127,319	761,873
Total Cost Burdened Percentage	40%	42%	37%	46%	34%	38%

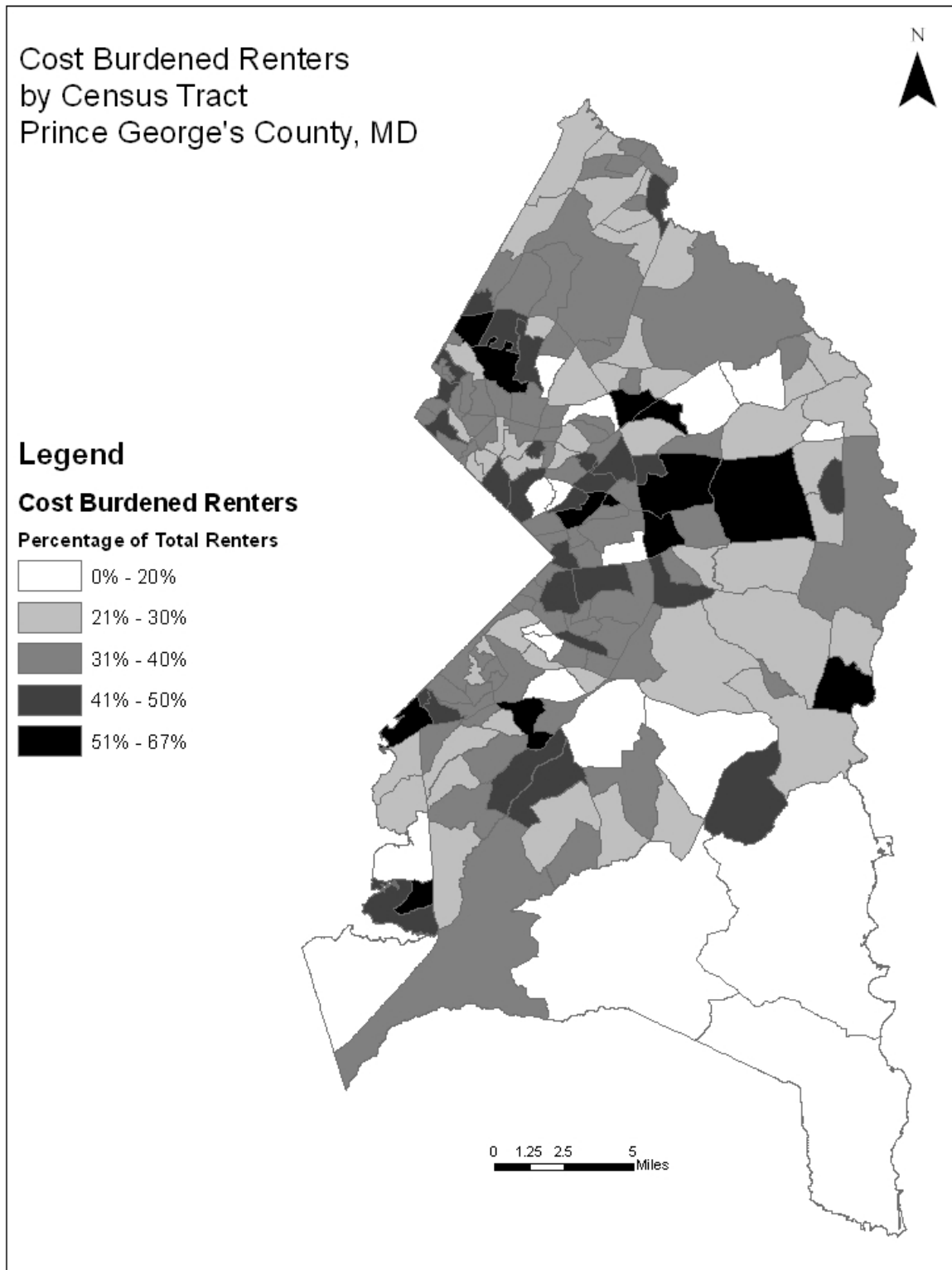
Source: U.S. Census Bureau, 2008 American Community Survey

The U.S. 2000 Census showed that areas in the County with the highest concentration of cost burdened renter households were Lanham, Upper Marlboro, and College Park and areas with the highest concentration of cost burdened owner households included Bladensburg and Landover. (See table on next page.)

<b>Census Tracts with a High Concentration of Cost Burdened Households</b>				
<b>Tract</b>	<b>Area</b>	<b>Burdened Households</b>	<b>Burden Type</b>	<b>Council District</b>
800601	Upper Marlboro	63%	Renter	9
801308	Fort Washington	56%	Renter	8
801501	Oxon Hill	54%	Renter	8
801901	Camp Springs	50%	Renter	8
803200	Landover	55%	Owner	5
803300	Landover	51%	Renter	5
803401	Landover	52%	Renter	5
803514	Lake Arbor	58%	Renter	6
803517	Mitchellville	58%	Renter	5
803606	Lanham	57%	Renter	3
803607	Lanham	66%	Renter	3
804011	Bladensburg	53%	Owner	5
807200	College Park	62%	Renter	3
807305	Adelphi	55%	Renter	1

Source: U.S. Census Bureau, 2000 Decennial Census

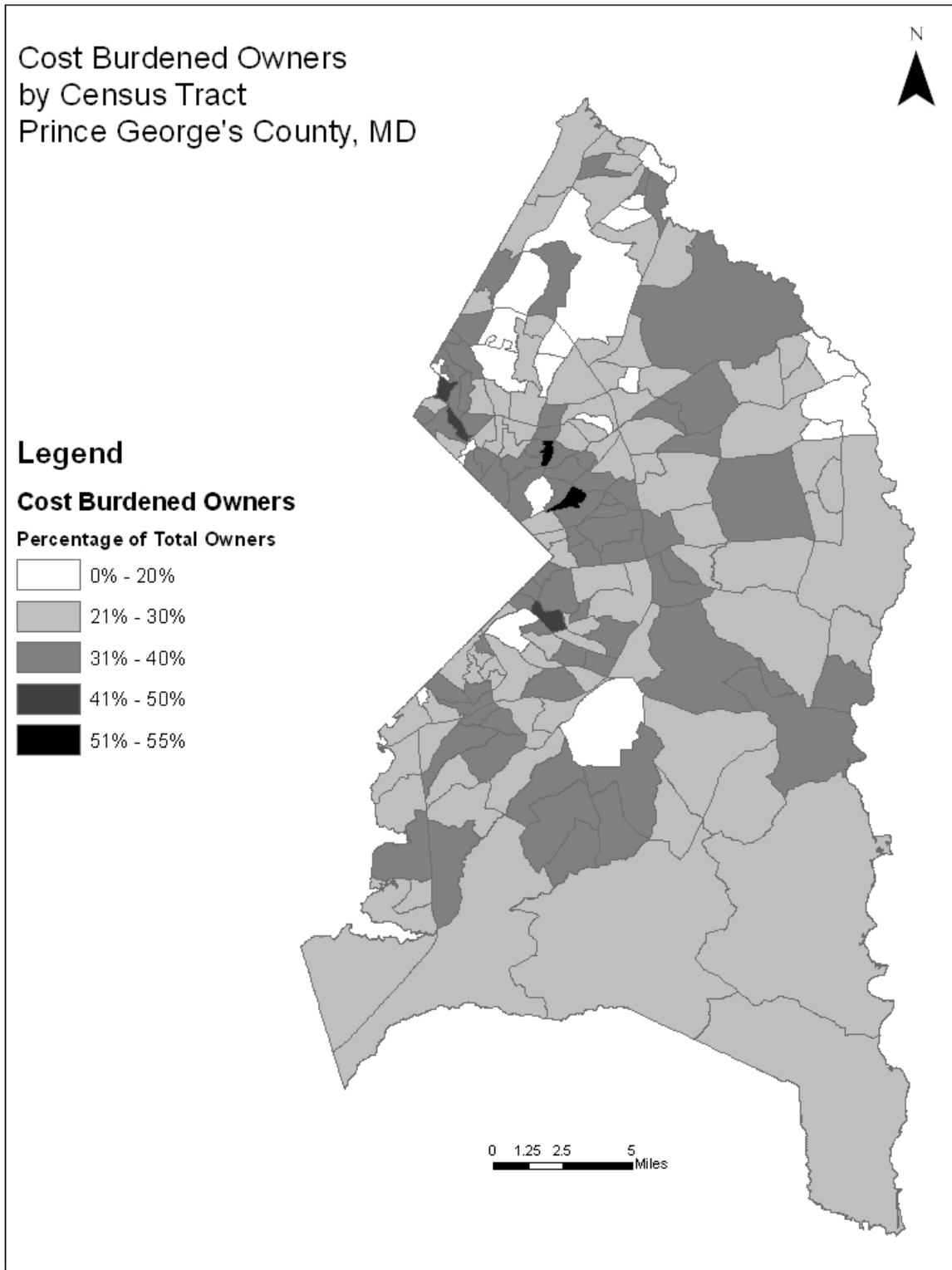
### Cost Burdened Rental Households



Source: U.S. Census Bureau, 2000 Decennial Census

Prepared by: M-NCPPC

### Cost Burdened Owner Households



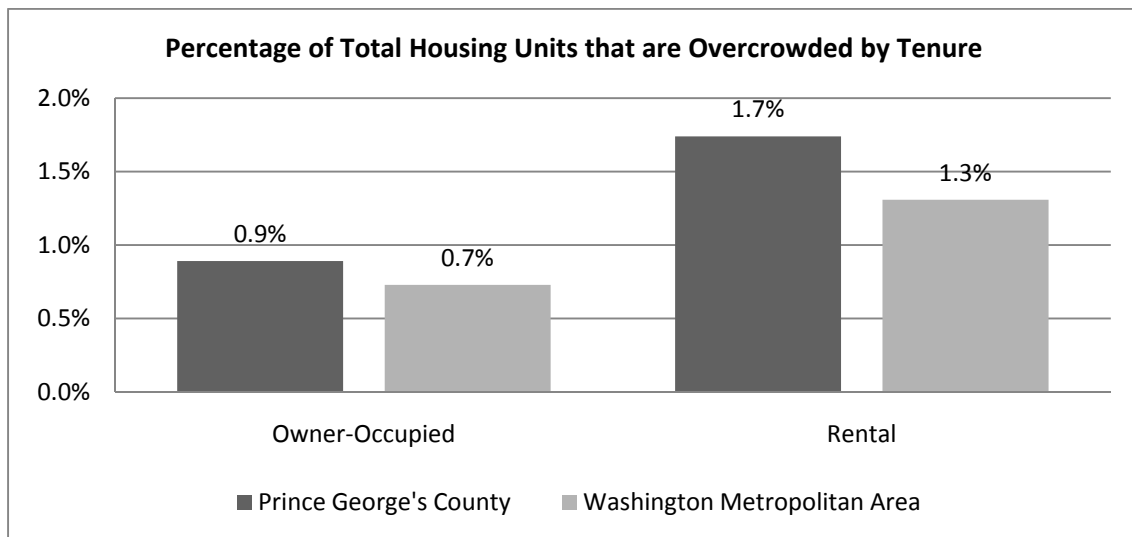
Source: U.S. Census Bureau, 2000 Decennial Census

Prepared by: M-NCPPC

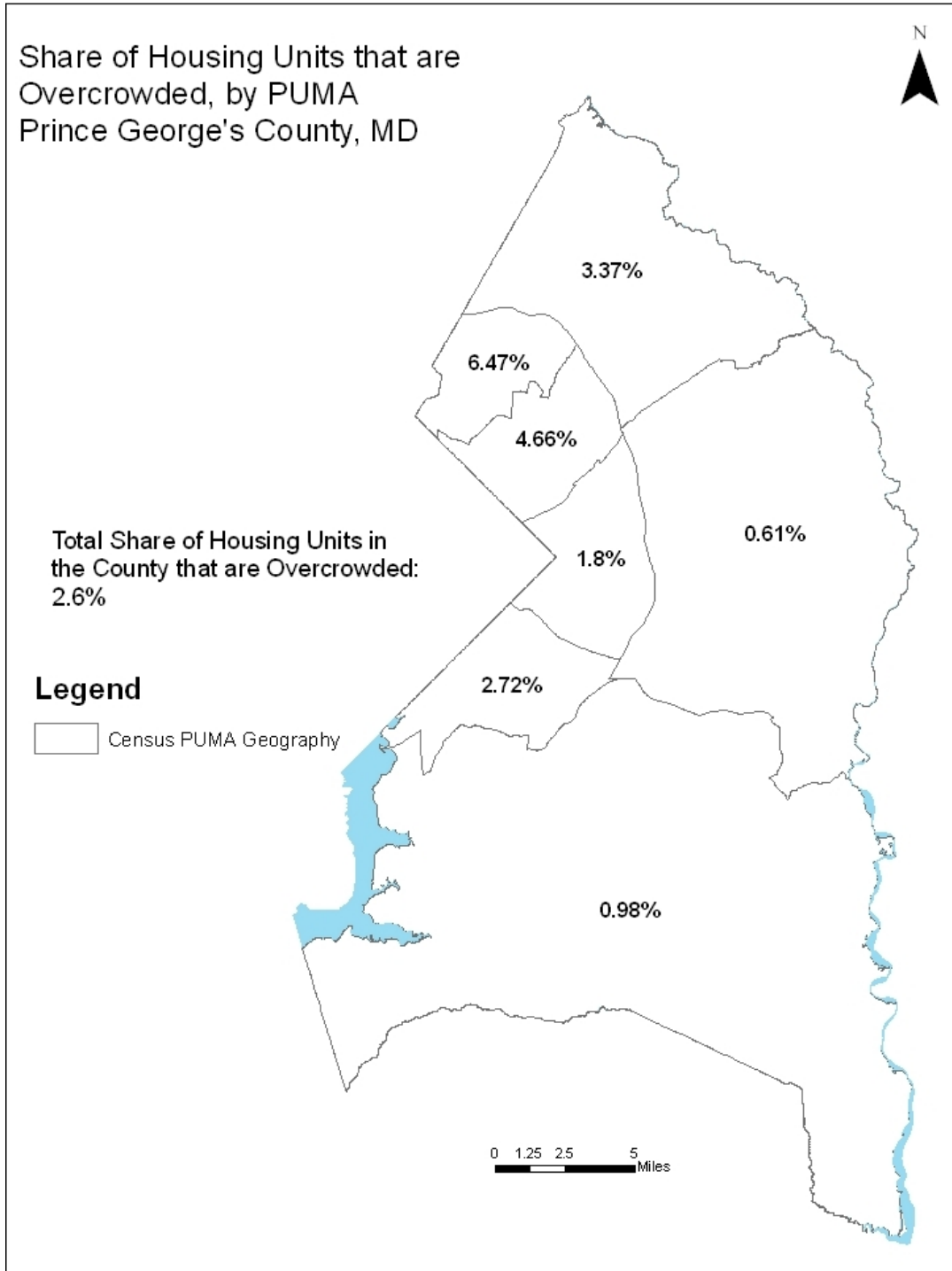
## Overcrowded Housing

HUD defines an overcrowded unit as having more than one person per room. Approximately 2.6 percent of the County’s occupied housing units (7,817 units) are overcrowded. This is only 1 percentage point higher than the percentage of overcrowded housing in the Washington Metropolitan area. Just over 1 percent of owner-occupied units (2,647 units) were overcrowded in the County, while a little over 5 percent of renter-occupied units (5,170 units) were overcrowded. Overcrowding in the County has decreased significantly since 2000 when 3 percent of owner units and 14 percent of rental units in the County were overcrowded.

The following map illustrates that overcrowding is higher in northern areas of the County. Much of the overcrowding in the northwestern section of the County is related to the high concentration of Hispanic and immigrant population in areas such as Langley Park and Hyattsville. To a lesser extent, some of this overcrowding is also related to the presence of College Park, where many units in the surrounding areas are rented to students with multiple roommates.



Source: U.S. Census Bureau, 2008 American Community Survey



Source: U.S. Census Bureau, 2008 American Community Survey

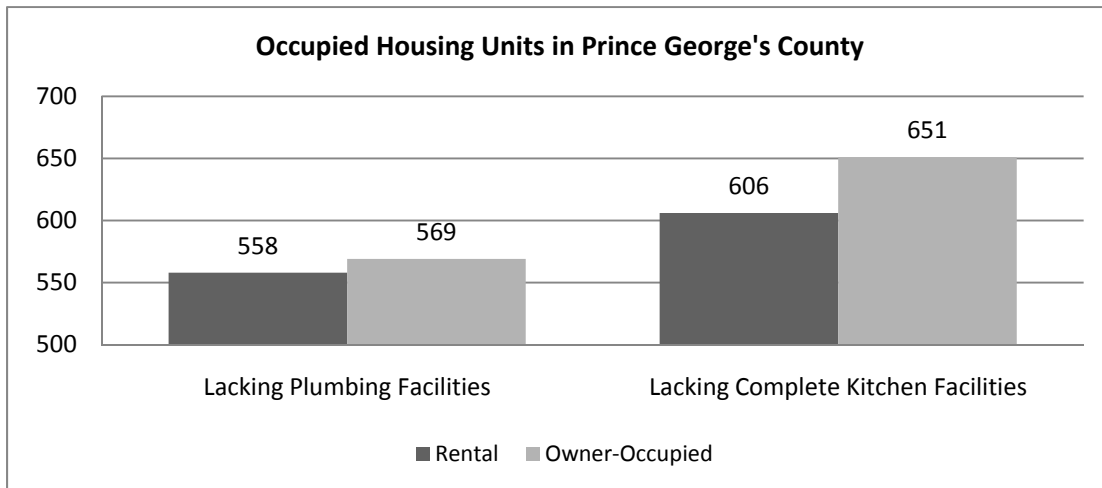
Prepared by: M-NCPPC

### Substandard Housing

HUD considers housing units to be substandard when they lack complete plumbing facilities or complete kitchens. Data from the 2008 American Community Survey indicate that there are at least 1,257 substandard housing units in the County. Less than 1 percent of housing units in the County are substandard.

Housing units are classified as lacking complete plumbing facilities when any of the three facilities is not present: (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or shower. All three facilities must be located inside the unit, but not necessarily in the same room. There are 1,127 units in the County without complete plumbing facilities; 50 percent are in owner-occupied units.

A unit has complete kitchen facilities when it has all three of the following facilities: (1) a sink with piped water, (2) a range or cook top and oven, and (3) a refrigerator. All kitchen facilities must be located in the house, apartment, or mobile home, but they need not be in the same room. There are 1,257 housing units in the County without complete kitchen facilities; 48 percent are in rental units.



Source: U.S. Census Bureau, 2008 American Community Survey

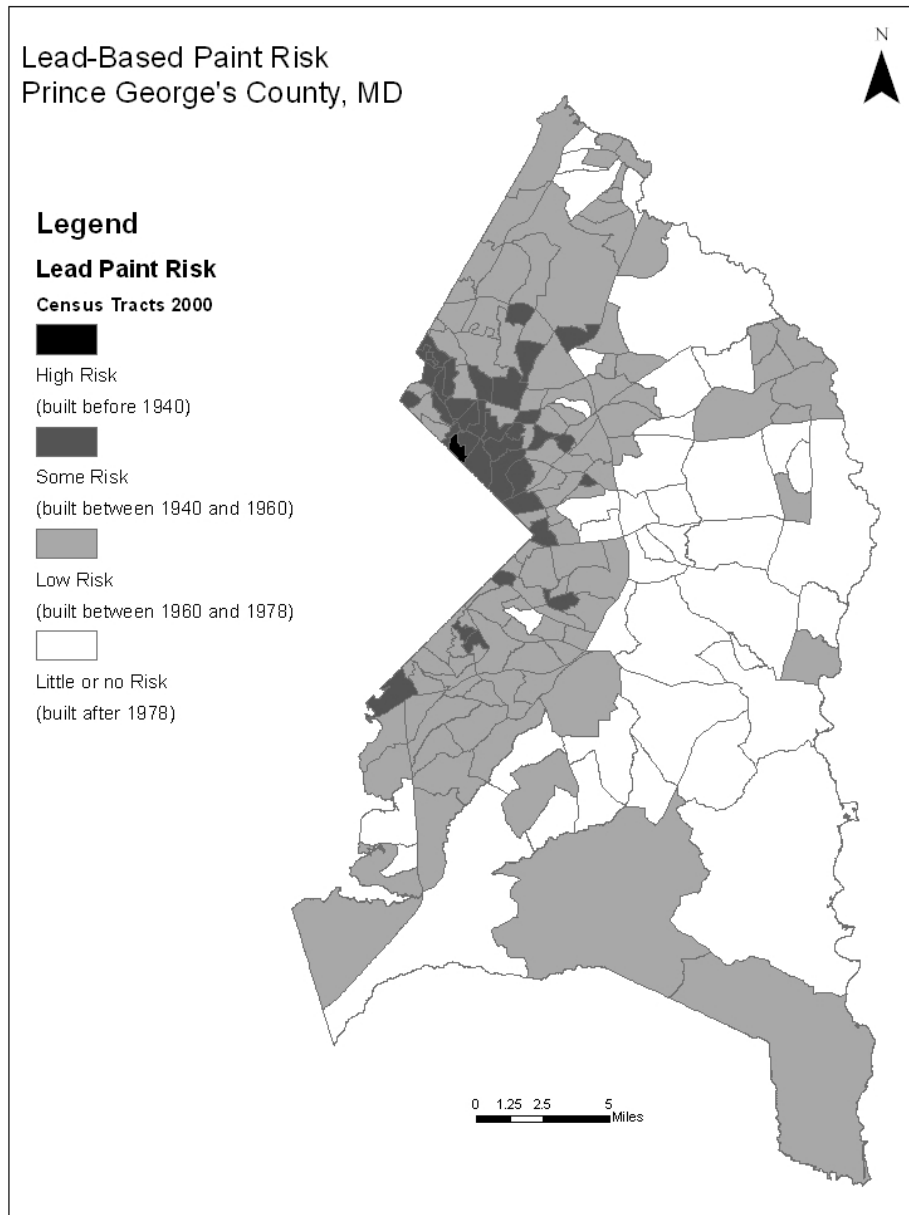
### Lead-based Paint - 91.205 (e)

#### Lead-Safe Housing

According to the Maryland - National Capital Park and Planning Commission (M-NCPPC) lead-based paint was banned from residential use in 1978 when it was found to be a major health hazard for childhood poisoning. Housing built before 1978 is considered to have some risk, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978.

An estimated 5 percent (about 14,654 housing units) of the County’s housing stock was built before 1940, when lead-based paint was most common. Another 20 percent (approximately 60,249 units) of the County’s housing stock was built between 1940 and 1959, when lead-based paint was still being used, but the amount of lead in paint was being reduced. Altogether, approximately 63 percent of the housing stock in Prince George’s County was built when lead-based paint was being used.

Based on 2000 Census Tract data for median year built, the following map illustrates areas in the County by risk of having homes with lead-based paint. Almost all areas within the Capital Beltway potentially have homes that are at some risk of having lead-based paint.



Source: U.S. Census Bureau, 2000 Decennial Census

Prepared by: M-NCPPC



## Homeless Needs - 91.205 (c)

### Nature and Extent of Homelessness

A person (adult, child or youth) is considered homeless if he or she resides in an emergency shelter, in a transitional or supportive housing program, in a hospital or treatment program, is being released from an institution, or sleeps in places and facilities not meant for human habitation (streets, parks, alleys, abandoned buildings, or vehicles). The chronically homeless are individuals that have a disabling condition and have been continuously homeless for a year or more, or have had at least (4) episodes of homelessness in the past three (3) years.

To best understand the extent of the problem, the County relies on two (2) sets of data; the annual inter-jurisdictional Point-in-Time Survey which is a one-day count of homeless individuals (reference HUD Table 1A) and the Homeless Management Information System (HMIS) which houses annual data on requests for shelter submitted by participating agencies (reference HIMS Annual Charts 1: Emergency Shelter and 2: Transitional Shelter). A summary of those findings are detailed below:

#### Point-in-Time Survey

The Homeless Services Partnership (HSP) conducted the annual inter-jurisdictional *Point-in-Time Survey* on January 28, 2009 which was planned and conducted by the Washington Metropolitan Council of Government's Homeless Advisory Board and the Governor's Advisory Board. Staff and volunteers associated with HSP recruited survey respondents (homeless individuals) from street locations (parks, library, shopping centers, etc.), emergency shelters, transitional and supportive housing projects, state and county agencies, and community churches.

The survey identified 853 homeless persons in Prince George's County that needed housing on that night. Of these, 107 are chronic homeless. There are 419 homeless individuals and 434 homeless persons in families. Of these, 484 (56%) are male, and 369 (44%) are female. The housing needs of these persons are as follows: (a) 189 individuals and 181 persons in families need emergency shelter; (b) 174 individuals and 253 persons in families needing transitional housing; and (c) 150 individuals and 133 persons in families needing permanent supportive housing.

On that same date, the County's current existing emergency shelters served 167 individuals and 181 persons in families; the transitional housing programs served 173 individuals and 292 persons in families; and the permanent supportive housing programs served 94 individuals and 153 persons in families

**Table 1 A  
Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	167	0	82
	Transitional Housing	173	0	0
	Permanent Supportive Housing	94	0	0
	<b>Total</b>	<b>434</b>	<b>0</b>	<b>82</b>

**Persons in Families with Children**

<b>Beds</b>	Emergency Shelter	181	0	0
	Transitional Housing	292	0	0
	Permanent Supportive Housing	153	0	0
	<b>Total</b>	<b>626</b>	<b>0</b>	<b>0</b>

**Continuum of Care: Homeless Population and Subpopulations Chart**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	53	68	0	121
1. Number of Persons in Families with Children	181	253	0	434
2. Number of Single Individuals and Persons in Households without children	167	170	82	419
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>348</b>	<b>423</b>	<b>82</b>	<b>853</b>
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	57		50	107
b. Seriously Mentally Ill	119			
c. Chronic Substance Abuse	156			
d. Veterans	42			
e. Persons with HIV/AIDS	24			
f. Victims of Domestic Violence	43			
g. Unaccompanied Youth (Under 18)	0			

### Homeless Management Information System (HMIS)

The Department of Social Services joined a consortium of Federal, State and County governments to critique several management information systems that track services to homeless persons in the County. The Bowman Internet System Service Point was selected. Service Point is web-based and multi-faceted. ([www.bowmansystems.com](http://www.bowmansystems.com)) It allows the user to input information using a web browser. As information is entered into the system, users can generate customized reports. Users are able to track services, referral history and gaps in services. The system is intended to improve the coordination of services to homeless persons and prevent duplicate counting of clients.

The HMIS system was implemented in December 2003 and DSS has licenses to over 30 participating organizations. Collectively, these organizations have entered more than 11,000 customers into the HMIS system. ([www.hud.gov/hmis](http://www.hud.gov/hmis)) The participating organizations include, but are not limited to those operating emergency shelters, transitional housing programs and permanent housing programs, the Department of Corrections, two Supportive Services Only (SSO) programs, one motel placement program, six prevention programs, two substance abuse programs, and three mental health programs. All homeless service providers that receive McKinney-Vento funding for permanent supportive housing are required to use HMIS. For these programs, HMIS participation in the CoC is not voluntary. All federal Supportive Housing Program (SHP) funded programs applicants are in compliance with this policy. The Prince George's County Homeless Services Partnership enforces participation from all McKinney-Vento funded programs by deducting ten (10) points from County's Continuum of Care renewal funding applications for insufficient data entered into the HMIS System.

The HMIS system maintains a record of each customer accessing services regardless of their point of entry and allows critical data sharing among agencies to reduce duplication and maximize utilization of resources. The HMIS data provides a systemic and long term look at the issues of homelessness affecting the County not captured by the multi-jurisdictional Point in Time Survey and a summary of this data is provided in the HIMS Annual Charts 1: Emergency Shelter and 2: Transitional Shelter on the next page:

**HMIS Annual Chart 1: Emergency Shelter Homeless and Special Needs Populations**

**FY 2009 ~ Continuum of Care: Housing Gap Analysis Chart**

Individuals		Current Inventory	Under Development	Unmet Need/Gap
Beds	Emergency Shelter	44	0	
	Seasonal Beds* (WN)	10	0	
	Total	54	0	

Persons in Families With Children		Current Inventory	Under Development	Unmet Need/Gap
Beds	Emergency Shelter	164	19*	
	Seasonal Beds* (WN)	8	0	
	Hotel/Motel**	3	0	
	Total	175	0	

\*Domestic Violence shelter beds

**Continuum of Care: Homeless Population and Subpopulations Chart**

	Column A	Column B	Column C	Col D=B+C	Col E=A-C
<b>Part 1: Homeless Population</b>	Total Requests for FY 09	Sheltered ES			Unsheltered
		Carried Over FY 08 to 09	New FY 09	Total Sheltered FY 09	
Number of Families with Children (Family Households):	1391	37	199	236	1192
1. Number of Persons in Families with Children	4388	108	593	701	3795
2. Number of Single Individuals and Persons in Households without children	1677	47	379	426	1298
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	6065	155	972	1127	5093
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>			<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	45			137	182
b. Seriously Mentally Ill	46				
c. Chronic Substance Abuse	20				
d. Veterans	55				
e. Persons with HIV/AIDS	7				
f. Victims of Domestic Violence	43				
g. Unaccompanied Youth (Under 18)	0				

**HMIS Annual Chart 2: Transitional Shelter Homeless and Special Needs Populations**

**FY 2009 ~ Continuum of Care: Housing Gap Analysis Chart**

Individuals		Current Inventory	Under Development	Unmet Need/Gap
Beds	Transitional Shelter	32	0	352

Persons in Families With Children		Current Inventory	Under Development	Unmet Need/Gap
Beds	Transitional Beds	270	0	330

Continuum of Care: Homeless Population and Subpopulations Chart					
	Column A	Column B	Column C	Col B+C=D	Col A-D=E
Part 1: Homeless Population	Total Need FY 09	Sheltered TH			Need for THP from ES
		Carried Over FY 08	New FY 09	Total Sheltered FY 09	
Number of Families with Children (Family Households):	236	66	41	107	129
1. Number of Persons in Families with Children	701	233	138	371	330
2. Number of Single Individuals and Persons in Households without children	426	22	52	74	352
(Add Lines Numbered 1 & 2 Total Persons)	1127	255	190	445	682
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total	
a. Chronically Homeless	4				
b. Seriously Mentally Ill	14				
c. Chronic Substance Abuse	21				
d. Veterans	16				
e. Persons with HIV/AIDS	2				
f. Victims of Domestic Violence	8				
g. Unaccompanied Youth (Under 18)	0				

**Non-Homeless Special Needs including HOPWA - 91.205 (d)**

Prince George’s County defines persons who are non-homeless Special Needs but require housing or supportive services as: elderly/frail elderly, persons with disabilities (mental, physical, and developmental), persons living with HIV/AIDS and their families and victims of domestic violence.

**HUD Table 1B: Priority Needs of Special Populations**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi-Year Goals</b>	<b>Annual Goals</b>
Elderly	H	1913*		943	Yr 1: 286 Yr 2: 285 Yr 3: 226 Yr 4: 73 Yr 5: 73
Frail Elderly	M	unknown	-	-	-
Severe Mental Illness	H	2119**		609	Yr 1: 133 Yr 2: 133 Yr 3: 113 Yr 4: 113 Yr 5: 117
Developmentally Disabled	H	Unknown	-	-	-
Physically Disabled	H	Unknown	-	-	-
Persons w/ Alcohol/Other Drug Addictions	M	unknown	-	-	-
Persons w/HIV/AIDS	H	100		100	Yr 3: 33 Yr 4: 33 Yr 5: 34
Victims of Domestic Violence	M	unknown	-	75	Yr 1: 15 Yr 2: 15 Yr 3: 15 Yr 4: 15 Yr 5: 15
Other	-	-	-	-	-
<b>TOTAL</b>		4132		1727	Yr 1: 434 Yr 2: 433 Yr 3: 387 Yr 4: 234 Yr 5: 239

Note: \*Includes elderly households on the waiting list for Public Housing and Section 8

\*\*Includes all types of families with disabilities in need of housing and supportive services

## Needs of the Elderly

According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, there are approximately 19,217 or forty-two percent senior household considered low and moderate-income (0-80 MFI). The majority are owners.

Twenty-nine percent or 5,675 of the total low and moderate-income senior households are severely cost burdened. The majority (4,040) is extremely low-income households and about 1,241 are low-income households.

Housing and supportive services for the elderly remain a "high" priority in Prince George's County.

### Senior Housing and Assisted Housing

**Public Housing and Section 8 Units:** The Housing Authority of Prince George's County (HAPGC) owns and manages conventional public housing and administers the HUD-sponsored Section 8 Program. As of December 2009, there are 574 elderly families on the waiting list.

**Senior Assisted Units:** The Prince George's County Area Agency on Aging administers and monitors the Senior Assisted Living Group Home Subsidy Program. This program combines housing and supportive services for seniors who need 24-hour supervision and assistance with activities of daily living but are not in need of nursing home placement. There are approximately 224 beds available at the assisted living facilities in Prince George's County.

In 2009, 92 low and moderate-income seniors who would be unable to access assisted living without financial assistance, were enrolled in the Program. As subsidized slots are vacated by residents, applicants on the waiting list are enrolled into the Program, if funding is available. Currently, 65 seniors are on the waiting list.

According to the 2008 American Census Survey, the majority of seniors live in homes inside the Beltway or the Developed Tier. A vast majority of the housing stock of the 14 communities in the Developed Tier is more than 30 years old. Seniors with low to moderate-income are generally in need to rehabilitate their single-family homes to make them accessible, and to subsidize home maintenance services. This is crucial to keeping seniors in their own homes and maintaining a high quality of life. It can also discourage deterioration of the housing stock.

In FY 2009, the Department of Housing and Community Development leveraged HOME funds to assist 339 households with housing options, 148 or forty-four percent of the households served were low to moderate-income seniors. This is generally the average number of households served with the anticipated funds. Housing options include: rehabilitation of existing single- and multi-family units, rental assistance, and down payment and closing cost assistance.

## Unmet Need/Gap

Funding remains the barrier to addressing the unmet need of elderly/frail elderly households. The County plans to use anticipated funds to increase housing options for seniors by 1,430 in the next five years.

## Persons with Disabilities

Many persons with disabilities (mental, physical, and developmental) have fixed or very limited income. Their disability may reduce or prevent competitive employment. Their income often consists of Supplemental Security Income (SSI) or Social Security Disability Income (SSDI) benefits.

The U.S. Census Bureau, 2008 American Community Survey estimates the total population with a disability in Prince George's County to be 60,404. This is approximately 7.5 percent of the total population, which is the same percent of the population that is disabled in the Washington Metropolitan Area. A majority of those with a disability are between the ages of 18 and 64. The County considers this unmet need a "high" priority.

Public Housing and Section 8 Units: The Housing Authority of Prince George's County (HAPGC) owns and manages conventional public housing and administers the HUD-sponsored Section 8 Program. As of December 2009, approximately 1,795 families with disabilities are on the waiting list.

## Housing for Developmentally Disabled Persons

The State's emphasis on community placements has brought about new challenges. The State now funds the support of individuals in their own homes or their family's home as a first priority over traditional placement. Individualized services are no longer connected to a facility, but rather to the person. Housing costs, however, are not usually included in the support services funding formula. Thus, housing options for people who need to be supported outside their family's home are limited to individuals who have significant financial resources.

## Housing for Physically Disabled Persons

People with physical disabilities have even fewer choices and opportunities due to the extreme shortage of affordable housing with accessibility features. The cost to the individual and the service system is great. People with physical disabilities who have inadequate housing either live at home with aging parents, or in crowded homeless shelters, or nursing homes, or "transitional" residential settings, or in institutions. Otherwise, they are forced to choose between seriously substandard housing and paying most of their monthly income for rent. Accessible rental housing in the County is in short supply.



## Housing for Persons with Mental Illness

Though de-institutionalization allows individuals with mental illnesses to mainstream into the community, the probability that they will experience a period of homelessness is significant. Whatever the severity of the psychiatric or neurological disorder, a setback in mental stability diminishes functional capabilities. Treatment modes often jeopardize an individual's income and subsequently housing security. Homelessness is a looming factor in the life of an individual who suffers with severe and persistent mental illness.

### Unmet Need/Gap

Based on the current funds available, the County anticipates an unmet gap of housing options for approximately 2,119 persons with disabilities. The County plans to assist with new or improved access to housing opportunities for at least 449 families with disabilities by FY 2015.

### Persons living with HIV/AIDS and their Families

Based on data from the Maryland Department of Health and Mental Hygiene, it is estimated that in 2010 Prince George's County will have approximately 6,000 HIV/AIDS cases.

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. Housing providers have changed the priority from helping people at the end of their lives to assisting them transition to living with a chronic illness. Many persons with HIV/AIDS are living in family units. Every effort must be made to stabilize currently adequate living conditions to prevent homelessness and premature placement of dependent children into foster care.

Through the HUD-funded Housing Opportunities for Persons with AIDS (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. Participants can get help finding places to live near health clinics, public transportation, and other needed services.

HOPWA provides ongoing housing assistance to households with family member(s) affected by the virus. It also provides emergency assistance on a case-by-case basis for HIV/AIDS-affected households.

The Housing Authority of Prince George's County is the HIV/AIDS Administration sub-recipient for Suburban Maryland. This region includes Prince George's County, Calvert County, and Charles County. The Housing Authority has contracted with Greater Washington Urban League and the Suburban Maryland Tri-County Community Action Committee to administer one HOPWA program.

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 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.

#### Unmet Need/Gap

It is anticipated that 327 individuals and families will receive housing assistance during the fiscal year. Approximately, 183 individuals and families will receive tenant-based rental assistance and 144 individuals and families will receive housing related short-term assistance (short-term rent, mortgage, and utility assistance).

The annual goal is to assist 327 persons with HIV/AIDS and their families. However, the projected number of HOPWA clients targeted is 390. Currently, there are 100 clients on the waiting list for housing. The County considers this need a "high" priority.

There is also a need for permanent housing placement (security deposits) for 57 clients and supportive services for 100 clients.

The current housing gaps in the Suburban Maryland area are emergency housing, transitional housing, and long-term housing facilities for 100 clients on the waiting list.

### **PUBLIC HOUSING AND ASSISTED HOUSING**

#### Public Housing and Assisted Housing - 91.210 (b)

The Housing Authority of Prince George's County (HAPGC) owns and manages 376 units of conventional public housing, constructed in the mid-1970s with Federal financing. Of these, 296 units are reserved for elderly, families with disabilities, and 80 units are for families with children. The family units are located at Kimberly Gardens in

Laurel and Marlborough Towne in District Heights. All HAPGC units meet Housing Quality Standards (HQS). The Housing Authority can issue bonds to finance improvements and/or construction of private market housing to benefit people with low and moderate-incomes. The following table shows the number of units by bedroom size at each development.

**Public Housing Units:  
Name of the Property, Number of Units by Bedroom Size**

<b>Name</b>	<b>0 Br</b>	<b>1 Br</b>	<b>2 Br</b>	<b>3 Br</b>	<b>4 Br</b>	<b>Total</b>
1100 Owens Road, Oxon Hill	67	55	1	0	0	123
Marlborough Towne, District Heights	0	33	25	5	0	63
Kimberly Gardens, Laurel	0	0	14	26	10	50
Rollingcrest Village, Chillum	0	40	0	0	0	40
Cottage City Towers, Cottage City	56	43	1	0	0	100
<b>Total</b>	<b>123</b>	<b>171</b>	<b>41</b>	<b>31</b>	<b>10</b>	<b>376</b>

Source: 2010 HAPGC Agency Plan

The following table shows the distribution of Public Housing units by number of bedrooms.

**Distribution of Public Housing Units**

<b>No. of Bedrooms</b>	<b>Number of Units</b>	<b>Percent of Units</b>
Efficiency (0)	123	32.7%
1	171	45.5%
2	41	10.9%
3	31	8.2%
4	10	2.7%
<b>Total Units</b>	<b>376</b>	<b>100%</b>

Source: 2010 HAPGC Agency Plan

*Demolition and/or Disposition*

Demolition started at McGuire House on January 2008 and was completed and site secured by April 2008. Redevelopment plans for the site have not been finalized. Final disposition plans will be undertaken in the coming plan year. Previous Agency Plans provided detailed explanations of demolition activities and Redevelopment Plans for McGuire House. Initial Redevelopment Plans included 120 affordable rental units for seniors, but no current plan is under consideration.

*Homeownership Programs*

HAPGC does administer homeownership programs under an approved Section 5(h) homeownership program (42 U.S.C.1437c (h)).

Plans are underway to sell the last unit to a current renter and complete the conversion of the project to full homeownership. Under the Turnkey III, residents rent with the option to purchase. HAPGC administers a Turnkey III Homeownership Program at its property referred to as Glassmanor. This is a lease with the option to purchase program. Only one (1) of the original fifty (50) townhouse units remains to be sold.

*Housing Choice Voucher Homeownership Program*

The Housing Authority of Prince George's County administers a Section 8 Homeownership Program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented in 24 CFR Part 982.

In 2009, the Housing Choice Voucher Homeownership Program (HCVHP) successfully assisted twenty-four (24) families to become first-time homebuyers. In 2010, the goal is to assist an additional twenty (20) more families to become first-time homebuyers.

The program is designed to assist voucher participants who meet certain income and work history requirements to transition from rental to homeownership. The minimum gross earned income for eligibility is \$35,000. Additionally, every participant must be a first-time homebuyer (i.e., not have owned a home during the past 3 years). There is no minimum income requirement for elderly (62+) and/or disabled.

**Needs of Public Housing****Public Housing and Section 8 Waiting List**

HAPGC maintains a combined waiting list for both Public Housing and Section 8 units. As indicated in the following table, the Housing Authority is currently serving 4,924 households with incomes between 30 to 50 percent of the area median income. An additional 5,011 households are in need of housing. Approximately 50 percent of the households in need of housing are the elderly and families with disabilities. The

remaining are families with children. The waiting list is currently closed. Funding remains the largest obstacle to addressing the unmet needs.

**Characteristics of Families on the Waiting List for Public Housing & Section 8**

Family Type	# of Families Served	Public Housing (as of 12-2009) on Waiting List	Combined Public Housing & Section 8 on Waiting List
Total	4,924	1,821	5,011
Income less than 30% AMI	3742	0	0
Income between 30% - 50% of AMI	945	1,795	4,985
Income between 50% - 80% of AMI	236	0	26
Elderly	524	488	574
Families with Disabilities	1118	1,476	1,795
Families with Children	3248	0	2,366
Black	4739	1,689	4,843
White	175	120	145
Asian	5	16	22
American Indian	4	11	16

Source: 2010 HAPGC Agency Plan

Efficiencies and one-bedroom apartments are the most in demand by the elderly and single, disabled adults. Families need two and three bedroom apartments. The following table shows the distribution of units by bedroom size.

**Characteristics by Bedroom Size (Public Housing Only)**

No. of Bedrooms	Number of Units	Percent of Units
Efficiency (0)	1,821	62%
1	15	.5%
2	716	24.5%
3	343	12%
4	28	1%
<b>Total Units</b>	<b>2,923</b>	<b>100%</b>

Source: 2010 HAPGC Agency Plan

The Housing Authority has the following local preferences for households receiving rental assistance:

- Involuntary Displacement
- Time and Date of application
- Those enrolled currently in educational, training, and upward mobility programs
- Working families and those unable to work because of age or disability
- Residents who live and/or work or have been hired to work in the County jurisdictions

A majority of households can be expected to obtain jobs and become self-sufficient. Improved economic conditions and more effective training and employment may help more low and moderate-income households to afford market rent.

## **HOMELESS INVENTORY**

Homeless Inventory - 91.210(c)

Prince George's County assists the homeless through county agencies, non-profit organizations, and local ministries. The following describe existing facilities and services that assist homeless persons and families with children and subpopulations identified in HUD Table 1A.

### **Emergency Shelters**

- **Shepherd's Cove:** This is a shelter for single homeless women and women with children (boys up to 11 yrs of age only). The residents share space with other women and children in a dormitory-type setting. Each family member is provided with a bed or cot, clean linens, blankets, and other basic shelter amenities. The shelter provides 20 beds for single homeless women and 80 beds for women with children. All residents receive three meals a day, and are allowed to stay at the shelter for up to 60 days. While in the shelter, residents receive comprehensive case management services, health care services, employment, and housing placement assistance.
- **Prince George's House:** This is a combination emergency and transitional shelter for single homeless men 18 years or older. The residents share space with other men in a dormitory-type setting. The shelter has a total of 36 beds. Twenty-four beds are used for emergency shelter and twelve beds are used for transitional housing. All residents receive three meals a day, and are allowed to stay in the emergency shelter for up to 60 days. While in the shelter, residents receive case management, substance abuse counseling, job and housing assistance and placement.

- **Family Emergency Shelter:** This is a shelter for homeless single parents with children and boys over 11 years of age, childless couples, and intact families with minor and older children. The families are housed in fully furnished one and two bedroom apartment units at scattered sites in Adelphi, Maryland. The shelter has a total of 23 units, which includes 6 additional beds made available in FY 09. All units have kitchens that are equipped with cooking utensils to allow residents to prepare their own meals. The residents are allowed to stay at the shelter for up to 90 days. They receive an array of supportive services including case management services, substance abuse screening and counseling and housing placement assistance.
- **Hypothermia Program:** This program offers a 12-hour overnight daily shelter for homeless individuals and families during the winter months, from November through March. Over 30 community-based churches, volunteer and public and private organizations work with Community Crisis Services to implement the program. The program provides 50 overnight beds through scattered church sites in the County.
- **Homeless Hotline:** All County emergency shelters are accessed through the Homeless Hotline, by calling a toll-free number 24/7 throughout the year. The central point of entry allows homeless persons to access shelter without having to navigate several shelter systems. Residents are screened, assessed and linked to either an appropriate emergency shelter based on gender, family composition and need, or to the Shelter Diversion Counselor. The main goal of the Shelter Diversion program is to provide appropriate crisis intervention services aimed at preventing households experiencing temporary crisis from entering the shelter system. Services include rental assistance, credit counseling, job placement, and landlord/tenant mediation.

### **Transitional Housing**

- **Prince George's House,** which is funded by DSS, provides 12 individuals beds. Residents, who can stay up to 12 months, are provided case management, employment services, meals and other supportive services.
- **The County Transitional Housing Program,** which is funded and operated by DSS, provides 63 apartments. Residents, who can stay up to 2 years, are provided case management, employment, and supportive services.
- **Addicted Homeless Project,** which is funded by the Health Department, is a residential program for homeless persons with substance abuse problems. The program provides 16 individuals beds.

- Adult Rehabilitation Center, which is operated by the Salvation Army, provides 109 individual beds for adult men with substance abuse problems. Residents, who can stay from 9-12 months, are provided case management, rehabilitation services, and family counseling.
- LARS in Laurel, MD provides 40 family beds. Residents are provided case management and other supportive services.
- Volunteers of America operate the Supportive Housing Program for persons with special needs. The program serves 6 families and 13 individuals.

### ***Permanent Supportive Housing***

- The County Permanent Housing Program, which is funded and operated by DSS, provides 21 apartments. Residents, who can stay for an unlimited period of time, are provided case management, employment, and supportive services.
- Volunteers of America provide 34 family beds and 7 individual beds for long term housing of ex-offenders with mental health diagnoses. The Shelter Plus Care Program funds the program.
- The Mental Health Authority Division of the Department of Family Services funds a residential group home program that provides 136 individual beds for persons with serious mental illness.
- Rehabilitation Systems, Inc. provides 16 apartments with 41 beds for families with persons having disabilities.
- United Communities Against Poverty provides 10 apartments with 32 family beds and 4 individual beds for persons with disabilities.
- QCI, Inc. provides 6 individual beds for persons with serious mental illness.

## **SPECIAL NEED FACILITIES AND SERVICES**

Special Need Facilities and Services - 91.210(d)

### **Elderly/Frail Elderly**

In Maryland, an assisted living provider is defined as: A residential or facility-based provider that provides housing and supportive services, supervision, personalized assistance, health-related services, or a combination of these services to meet the needs of residents who are unable to perform, or who need assistance in performing, the activities of daily living or instrumental activities of daily living, in a way that promotes optimum dignity and independence for the residents.



According to the State of Maryland, Office of Health Care Quality (OHCQ) in the Department of Health and Mental Hygiene, there are thirteen licensed assisted living facilities in the County.

<b>Name of Assisted Living Facilities</b>	<b>Beds</b>
Collington Episcopal Life Care Community	65
Crescent Cities Charities, Inc.	18
Heartfields Retirement Community	52
Hillhaven Assisted Living, Nursing & Rehabilitation Center	62
Independence Court of Hyattsville	130
Malta House - North	15
Malta House - South	16
Morningside House of Laurel, LLC	120
Paint Branch Assisted Living	39
Rexford Place	125
Riderwood Village	82
Summerville at Woodward Estates	100
Sycamore Hill	14
<b>Total</b>	<b>838</b>

#### Senior Assisted Living Group Home Subsidy Program

The Senior Assisted Living Group Home Subsidy Program combines housing with supportive services for seniors who need regular assistance with daily activities, but are not in need of nursing home placement. By offering congregate meals, housekeeping, personal services and 24-hour supervision, this program enables frail elders to continue living in the community. The Department of Health and Mental Hygiene and the County Health Department license all homes. Homes that are enrolled in the program that have subsidy residents are monitored quarterly by the Area Agency on Aging's Program Monitor. All other 4-16 bed Assisted Living Facilities are monitored every 12-15 months. The subsidy program is supported by State funds to provide subsidies to low and moderate-income seniors who would be unable to access assisted living without financial assistance. The following is a list of senior assisted living group homes that are contracted with the Prince George's County Area Agency on Aging. See listing on next page.

<b>Name of Senior Assisted Living Group Home</b>	<b>Number of Licensed Beds</b>
Aldephi House I	8
Adelphi House II	8
Adelphi House III	5
Angel Assisted Living – College Park	8
Angel Assisted Living – Lanham	8
Angel Assisted Living – Bowie I	8
Angel Assisted Living – Bowie II	5
Anne Dalton Home	8
Assurance Elder Care	8
Autumn Meadows III	5
Beltsville Elderly Care	8
Birchwood Group Home I	10
Birchwood Group Home II	8
Candice Cares I	5
Candice Cares II	8
Castles of Love II Assisted Living Home	7
Castles of Love III Assisted Living Home	8
De’s Ideal Assisted Living, Inc.	8
Ebenezer Senior and Wellness Services, Inc.	5
Elderly World – Landover	8
Elderly World – Lanham	8
Elyric’s Amazing Care One, LLC	8
Elyric’s Amazing Care Two	7
Family Plus Assisted Living I	5
Family Plus Assisted Living II	5
Fine Living Care	4
Golden Touch Care, Inc.	5
Heartland Personal Care	5
Hearts of Hope Assisted Living	5
Home Away From Home Assisted Living	8
Integrated Healthcare I	8
Integrated Healthcare II	5
Jesus Is Tender Loving Care	8
Lifesprings Eldercare, Inc. I	8
Lifesprings Eldercare, Inc. II	8
Lifesprings Eldercare, Inc. III	8
Malta House – North	15
Malta House – South	16
Mamie’s Loving Care II	8
Norfield Acres I	8
Peaceful Life Clinton	5
Peaceful Life Upper Marlboro	8
Prince of Peace	5
Rene’s House	8
Rita’s Adult Home Care Two	8
Rose’s Place – Bowie	8
St. Teresa’s Residence	8
Tender Care Group Home	5
Woolridge Manor I	8
<b>Total</b>	<b>361</b>

**Persons with Disabilities and their Families**

The Core Service Agencies (CSAs) are the local mental health authorities responsible for planning, managing, and monitoring public mental health services at the local level. CSAs exist under the authority of the Secretary of the Department of Health and Mental Hygiene, agents of the County government, which approve their organizational structure.

The function of CSAs are to plan, develop, and manage a full range of treatment and rehabilitation services for persons with serious mental illness in their jurisdiction as stipulated by the Health General Article, Section 10-1202, Annotated Code of Maryland.

**Housing and In-Home Support Services**

The six programs provide housing and in-home support services throughout Prince George’s County. Housing is provided in the form of town homes, apartments and single-family homes. Each client is provided with his/her own bedroom. All properties are furnished though each person is encouraged to bring personal possessions of importance to them, and to decorate the living units according to personal taste. Assistance with roommate matching, shared household management, sharing of resources, and conflict resolution are provided through staff.

**Referrals**

All referrals or requests for residential services must come through the Department of Family Services, Mental Health and Disability Administration in Prince George’s County. The services provided through residential programs are flexible and designed to the individuals rehabilitation needs. Services include: medication monitoring, linkage with medical services, building social support networks, transportation, in-home skills training, roommate matching, conflict resolution, house meetings, NA/AA meetings, substance abuse support groups and crisis intervention.

The following provides a list of Prince George’s County Residential Rehabilitation Program (RRP) beds for Intensive and General by provider.

<b>Provider</b>	<b>Intensive</b>	<b>General</b>	<b>Beds</b>
VOA	61	5	66
Vesta	91	46	137
RSI	43	12	55
PRS	45	9	54
GUIDE	36	8	44
FSF	22	5	27
<b>Total Individuals</b>	<b>298</b>	<b>85</b>	<b>383</b>

Note: Family Service Foundation (FSF), Psychotherapeutic Rehabilitation Services (PRS), Volunteers of America, Chesapeake (VOA), GUIDE, Rehabilitation Systems, Inc. (RSI) and VESTA, Inc.

The following programs provide housing and support services outside the RRP. Many of the clients come from community referrals. People Encouraging People (PEP) does accept referrals from institutions and the community.

<b>Provider</b>	<b>Services</b>	<b>Clients</b>
PEP, Assertive Community Treatment and Outreach	Provides supportive services	105 Individuals only throughout the County
VOA, Shelter Plus Program	Provides supportive services	23 Individuals/Families
RSI	Provides supportive services for homeless disabled individuals/families	90 Permanent Housing
	<b>Total Individuals/Families</b>	<b>218</b>

Note: People Encouraging People (PEP), Volunteers of America, Chesapeake (VOA), and Rehabilitation Systems, Inc. (RSI)

**Persons living with HIV/AIDS and their Families**

Through the HUD-funded Housing Opportunities for Persons with AIDS (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. Participants can get help finding places to live near health clinics, public transportation, and other needed services.

HOPWA provides ongoing housing assistance to households with family member(s) affected by the virus. It also provides emergency assistance on a case-by-case basis for HIV/AIDS-affected households.

The Housing Authority of Prince George’s County is the HIV/AIDS Administration sub-recipient for Suburban Maryland. This region includes Prince George’s County, Calvert County, and Charles County. The Housing Authority contracted with Greater Washington Urban League and the Suburban Maryland Tri-County Community Action Committee to administer one HOPWA program.

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.

## **BARRIERS TO AFFORDABLE HOUSING**

### Barriers to Affordable Housing - 91.210 (e)

In mid-2007 the Prince George's County Planning Department launched a Workforce Housing Study to generate comprehensive information, analyses, and policy recommendations for preserving and expanding the supply of affordable workforce housing to meet current and projected future demand associated with population growth, economic expansion, and escalating property values.

To supplement this report three workforce focus groups were conducted in Prince George's County to learn about the experiences people were having in the local housing market. In addition to hearing about their specific concerns about the affordability and availability of housing, the participants' views on how to remedy the situation were solicited. Some of the keys barriers to affordable housing discussed in the study and derived from the focus groups are highlighted below.

#### Preliminary Report Findings

- The private housing market has been responding to the aspirations of those households at the upper-income levels. Almost no priority has been given to the housing needs of those in the middle, those who would benefit from workforce housing.
- Nonprofit builders in the County do not have the capacity to play more than a modest role in adding affordable units to the existing housing supply.

#### Preliminary Survey Findings

- Quality affordable housing, rental or owned, is at a premium in Prince George's County.
- Although there are large quantities of rental units in the County, a large portion of it is regarded as substandard by today's market expectations.
- It is important for the County to address perception and reality. There are a number of older neighborhoods in the County with serious socioeconomic problems in addition to having an aged housing stock. Subsequently, neighborhoods that may not have serious socioeconomic problems but have an aged housing stock may be perceived as undesirable.
- Workers with higher incomes and personal mobility are more likely to look for housing opportunities outside of Prince George's County.

## STRATEGIC PLAN

“In Prince George’s County we want strong and cohesive neighborhoods and communities where people of all race, creed, color and gender, feel comfortable. They are proud of where they live, contribute to a viable community, and support strongly the cultural, civic, and economy of their communities and neighborhood” .....

*County Executive Jack B. Johnson*

The **Vision** of this plan is to create economically viable, cohesive, safe, healthy, and sustainable communities and neighbors. In promoting this Vision, the County government and its many stakeholders and partners will take the strategic lead to demonstrate to HUD the County’s commitment to meet HUD’s Objectives:

### **Create Suitable Living Environments:**

1. Ensuring equal housing opportunities and social justice. This will be accomplished by enhancing the physical neighborhoods of the 16 highly concentrated low/moderate income areas, as well as, county areas where at the block group level there is a significant number of low and moderate income persons. The goal is to create sustainable living environments and assets.
2. Develop strong and accountable neighborhoods and communities by developing the leadership infrastructure. There will be more focus on supporting the community governance structures as to enhance the services and living environments of communities.

### **Expand Economic Opportunities:**

3. Support regeneration of communities and neighborhoods by the expansion of investments. Emphasis will be on creating sustainable economic development for the able and disable populations, women, minorities, and non minorities.

### **Provide Decent Housing:**

4. Create and sustain safe, tolerant, and inclusive neighborhoods and communities through the provision of decent housing.

The foundation of this strategic plan is based on a strong sense of community place. This means the County will focus the collective effort of all—the governments, private sector, disable stakeholders, special needs stakeholders, non-profits, and the affected citizenry, to bring out the best ideas and action plans for the betterment of Prince George’s County. Together the County will focus on community building which identifies neighborhood improvements, collaborative efforts, and targeting limited resources to promote cultural, social, ethnic, and economic progress.

The strategy outlined in this section establishes the general priorities for assisting low and moderate income persons in the County. Those priorities describe below are based on the analysis of this *Plan's* needs, market information, housing inventory, and non-housing community development needs. They are as follows:

- a. Targeted homeownership opportunities to first time homebuyers. This will support the ongoing efforts being made with HUD's Neighborhood Stabilization Program funds (NSP). Tied to this priority is the County effort to market and meet "ENERGY STAR" requirements and green development standards.
- b. Provide environmentally sound quality affordable rental housing opportunities to low and moderate income households through the acquisition and rehabilitation of existing properties or the construction of new rental units. Rehabilitate units will meet "ENERGY STAR" standards.
- c. Provide assisted rental housing assistance and opportunities (rental subsidies) to low income elderly; families; homeless persons and others with special needs.
- d. Promote supportive services and facilities for the frail elderly, disable persons, low income families whom may be renters, and other special needs persons or groups.
- e. Promote and participate in the local Continuum of Care for the County in order to effectively transition persons whom are homeless to appropriate permanent housing.
- f. Provide multifamily and single family rehabilitation assistance or weatherization assistance to low and moderate income persons whether they are owner or renter. The focus will be principally on the 16 targeted areas to undertake as much as possible comprehensive revitalization.

The County's 2011-2015 Strategic Plan describes how this County plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment and economic opportunity principally for extremely low, low income and moderate income residents and their neighborhoods.

Economic success for any community or neighborhood lies in the ability of the **VISIONaries** to implement the selected strategies which create flourishing and diverse economies, built quality environments, effective use of transportation and housing and work places, health centers, social services, and environmental sustainable activities. A place based community development and housing strategy is what under girths this Consolidated Plan Strategy. Over the next five years it is projected that approximately 5,450 households will receive new or improved housing; at least 189,975 residents will receive new or improved services; approximately 230 jobs will be created or retained; and 660 small, minority, and women business will be assisted.

Each year the County receives approximately \$87 million in federal, state, local and private funds for furthering the specific objectives in the Consolidated Plan. The following is a summary of the available resources reasonably expected to be available to address priority housing and community development needs.

### **General Priority Needs Analysis and Strategies - 91.215 (a)**

#### **Priority Housing Needs**

The County considers renters with income between 0-50 percent of the median family income (MFI) and owners with income between 0-80 percent MFI a high priority and renters between 51-80 percent MFI a medium priority. These households experience more “housing problems” such as “cost burden” greater than 30 percent of the median family income and overcrowding and substandard housing conditions. The County does not address the housing needs for middle to high-income households (greater than 80 percent MFI) because it does not meet the national objective criteria described by HUD and is therefore not eligible for HUD funds (e.g., HOME, ADDI, CDBG, Section 8, etc.)

In the next five years, the County plans to use its federal, state, local, and private funds for activities (e.g., homeowner rehabilitation loans, down payment and closing cost assistance, rental subsidies, etc.) that address the “unmet needs” of households that are identified as high priority. If additional funds are available, the County will address the “unmet needs” of renter households with income between 51-80 percent MFI.

#### **Priority Non-housing Community Development Needs**

The high cost of housing leads to overcrowding or people purchasing homes they cannot afford. The age and condition of the available affordable housing stock is located in neighborhoods that are considered undesirable because of neighborhood conditions such as safety, poor quality of public schools and retail shopping opportunities. This effectively discourages some workforce households and new immigrants to the County from choosing to live in the Developed Tier even if the housing in those areas is more affordable. This leads to greater disinvestment and out migration to the Developing Tier or to other Counties such as Charles and Anne Arundel.

The County plans to encourage a variety of market rate and affordable housing in both the Developed Tier and Developing Tiers. This can be accomplished by allowing more density in the Developed Tier where public infrastructure such as water, sewer and public transit for workforce employees to get to work is available. A dense concentration of people living in “walkable districts” or areas that can be easily accessed by pedestrians and public transit creates its own critical mass. This dynamic process has the potential to turn these areas into regional destinations. In other words create a community center that can be branded with an identity and provide them with a



reason to live there. These reasons should be focused around employment, transit, family-oriented recreational and cultural attractions.

The County will ensure that citizens have continuous opportunities to comment and be involved in the early phases of this revitalization effort. The focus will be on recruitment and marketing efforts to attract new business and residents in areas with large employment centers and available mass transit.

In the next five years, the County plans to use its federal, state, local, and private funds for activities (e.g., public facilities and infrastructure improvements, public services, economic development, etc.) that will improve the safety and livability of neighborhoods for principally low and moderate-income persons and expand economic opportunities for low and moderate-income persons and small businesses.

**Specific Objectives - 91.215 (a)(4)**

Over the next five years, it is projected that approximately 5,450 households will receive new or improved housing, at least 189,975 residents will receive new or improved services, about 230 jobs will be created and/or retained and 660 small businesses will be assisted.

The following specific objectives were developed to address the County’s priority needs. Each objective was identified by number and contains proposed accomplishments, the time period and annual program year numeric goals.

**HUD Table 1C - Summary of Specific Objectives**

**Decent Housing**

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH1.1	Assist homeless persons to obtain permanent housing.	2011	No. brought from	719		%	
		2012	substandard to	704		%	
		2013	standard	677		%	
	Assist persons at risk of becoming homeless to obtain affordable housing.	2014	condition	524		%	
		2015	No. qualified as Energy Star	529		%	
	Assist persons with special needs to obtain affordable housing.	HOME, CDBG, HPRP, Section 8, State Funds		No. occupied by elderly			
				No. of units made accessible for persons w/disabilities			
			No. of households assisted				
			No. with rental assistance				
MULTI-YEAR GOAL				3153		%	

Affordability of Decent Housing (DH-2)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH2.1	Increase affordable housing options for low and moderate-income households	Local Funds, State, CDBG, HOME, ADDI, HUD Section 8, HA Revenue Bond, LIHTC, Other Federal, Private Funds	2011	No. affordable	375		%
			2012	No. brought from	395		%
			2013	substandard to	345		%
			2014	standard	395		%
			2015	condition	395		%
				No. qualified as Energy Star			
			No. of first-time homebuyers				
	No. receiving down-payment assistance/closing cost						
		MULTI-YEAR GOAL			1905		

Sustainability of Decent Housing (DH-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH3.1	Retain the affordable housing stock.	HOME, CDBG, CDBG-R, Other Federal, State Funds, Local Funds	2011	No. of units	125		%
			2012	brought from	152		%
			2013	substandard to	25		%
			2014	standard	45		%
			2015	condition	45		%
				No. qualified as Energy Star			
				MULTI-YEAR GOAL			392

**Suitable Living Environment**

Availability/Accessibility of Suitable Living Environment (SL-1)									
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed		
SL1.1	Improve or expand needed public services for low and moderate-income residents.	CDBG,	2011	No. of persons	10775		%		
			2012	assisted with new	10775		%		
			2013	or improved	10775		%		
			2014	access to a service	10775		%		
			2015		10775		%		
					MULTI-YEAR GOAL			53875	

Sustainability of Suitable Living Environment (SL-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL3.1	Improve or expand public facilities and infrastructures in areas with high concentrations of low and moderate-income	CDBG, CDBG-R	2011	No. of persons	27220		%
			2012	assisted with new	27220		%
			2013	or improved	27220		%
			2014	access to a facility	27220		%
			2015	or infrastructure	27220		%
			MULTI-YEAR GOAL				136100

### Economic Opportunities

Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO1.1	Expand access to employment opportunities for low and moderate-income residents	CDBG, CDBG-R	2011	Jobs Created or	46		%
			2012	Retained:	46		%
			2013	Employer-	46		%
			2014	sponsored health	46		%
			2015	care	46		%
			MULTI-YEAR GOAL				230

Affordability of Economic Opportunity (EO-2)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO2.1	Increase affordable options for new and existing businesses	CDBG	2011	Businesses	45		%
			2012	assisted	45		%
			2013	New and existing	45		%
			2014	businesses	45		%
			2015	assisted	45		%
			MULTI-YEAR GOAL				225

Sustainability of Economic Opportunity (EO-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO3.1	Support community revitalization strategies that will stabilize and expand small businesses (including micro-businesses).	CDBG	2011	Businesses	132		%
			2012	assisted	132		%
			2013	New and existing	132		%
			2014	businesses	132		%
			2015	assisted	132		%
				DUNS number(s) of businesses assisted			
			MULTI-YEAR GOAL		660		%

Each year, the County receives approximately \$87 million in federal, state, local and private funds for furthering the specific objectives in the Consolidated Plan. The following is a summary of the available resources reasonably expected to be available to address priority housing and community development needs. (See table below)

**Summary of Annual Anticipated Resources**

Source of Funds	Anticipated Funding Amount
CDBG	\$6,525,969.00
CDBG Program Income	\$190,000.00
HOME	\$3,104,366.00
HOME Program Income	\$300,000.00
ESG	\$266,306.00
ESG Matching & Other Funds	\$1,535,324.00
McKinney-Vento	\$92,000.00
HOPWA	\$2,400,000.00
Section 8 Housing Choice Voucher (HCV)	\$67,117,117.00
Section 8 Moderate Rehabilitation	\$1,630,300.00
RA Revenue	\$522,100.00
Public Housing Capital Fund	\$536,100.00
Conventional Housing	\$2,113,300.00
Coral Gardens*	\$96,600.00
Homeownership – Marcy Avenue*	\$51,000.00
Rollingcrest Village*	\$217,400.00
Rental Allowance Program	\$134,600.00
Other Funds**	\$400,000.00
<b>Totals</b>	<b>\$87,232,482.00</b>

Note: \* HA Projected Rent

\*\*Other Funds include – LIHTC, Deferred Developer Fee, Interim Program Income, MD DHCD Rental Hsg Loan, MD Energy Admin. Grant, Developer’s Equity, MAHT Grant, Private Donors Grant, Private Financing, CDA Rental Hsg Fund, and Developer’s Equity

## Housing - 91.215 (b)

### Housing Priority Needs

The goal is to stabilize and increase housing opportunities for 5,540 extremely low-, low-income, and moderate-income households, homeless individuals and families, persons at risk of becoming homeless and non-homeless persons with special needs by:

- Increasing the availability/accessibility of decent housing by 3,133 for homeless persons to obtain permanent housing, persons at risk of becoming homeless and persons with special needs to obtain affordable housing;
- Increasing affordable housing options for extremely low-, low-income, and moderate-income households by 1,925; and
- Increasing the affordable housing stock by 392 units.

### Specific Objectives/Affordable Housing

#### *Affordability of Decent Housing*

Generally, housing is considered “affordable” if no more than 30 percent of a household’s monthly gross income is needed for rent or mortgage payments, including utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.” As of 2008, there were a total of 136,366 households in Prince George’s County that were cost burdened. Sixty-four percent of cost burdened households were owner households.

The County considers renters with income between 0-50 percent of the median family income (MFI) and owners with income between 0-80 percent MFI a high priority and renters between 51-80 percent MFI a medium priority.

#### *Specific Objective*

During FY 2011-2015 the specific objective is to increase affordable housing options for approximately 1,925 low and moderate-income households.

The strategy is to work collaboratively with housing providers to identify all available resources that can address the “unmet needs.” The County plans to use the following programs during the next five years.

**HOME Homebuyer Activities Program:** Under this Program HOME funds may be used for down payment assistance towards the purchase of single family housing by low-income families who are first time homebuyers.

State Downpayment and Settlement Expense Loan Program (DSELP): This program used in conjunction with the Maryland Mortgage Program offers zero percent loans for downpayment and settlement costs to low and moderate-income homebuyers.

House Keys 4 Employees (HK4E) Program: This is an employer partnership program, to help Maryland's workforce become homeowners through a creative match program with the State of Maryland.

CDA Maryland Mortgage Program: This program provides low-interest mortgage loans to eligible homebuyers with low- to moderate-income households through private lending institutions throughout the State of Maryland. The Program began in 1980 and is targeted primarily to first-time homebuyers.

### *Sustainability of Decent Housing*

According to the Maryland – National Capital Park and Planning Commission (M-NCPPC) age is an important indicator of housing conditions. As houses age, they have a higher likelihood to have structural problems, and become obsolete. Homes built before 1949 are more likely than others to contain lead-based paint. Eleven percent of the County's housing units were built before 1949 and sixty-six percent of these units were owner-occupied. Forty-seven percent of rental units in the County were built between 1960 and 1979.

Many of the older housing units are in need of repairs to prevent decline and ensure quality of available housing.

### *Specific Objective*

During FY 2011-2015 the specific objective is to retain the affordable housing stock for approximately 392 low and moderate-income households.

The County plans to use the following programs during the next five years:

Homeowner Rehabilitation Program: Community Development Block Grant and the Maryland Housing Rehabilitation Program provide most of the funds for the County's Homeowner Rehabilitation program. HOME funds are used to assist existing homeowners with the repair, rehabilitation or reconstruction of eligible owner-occupied units. Each home is brought up to applicable State and local code.

Financial assistance for owner-occupied rehabilitation can be in the form of grants, deferred-payment loans, non-interest-bearing loans, and/or interest-bearing loans. HOME funds are used only for the actual cost of rehabilitating the home and related soft costs. Refinancing an existing secured debt can occur only under certain circumstances: the housing is owner-occupied, HOME funds are loaned for rehabilitation, and refinancing reduces the borrower's overall housing costs so that the housing becomes more affordable.

**Rental Rehabilitation Program:** HOME funds are generally used 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.

**Weatherization Assistance Program:** Department of Housing and Community Development receives State Weatherization Assistance Program (WAP) funds to assist income eligible families through provision of grants for the installation of energy conservation measures throughout the County.

**CHDO Set-Aside Activities:** Each year the County sets aside a minimum of 15 percent of the HOME allocation for housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing. Eligible activities include technical assistance, acquisition, rehabilitation and new construction of rental housing; acquisition, rehabilitation and new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing sponsored or developed by a CHDOs.

**Table 2A**  
**Priority Housing Needs/Investment Plan Goals**

<b>Priority Need</b>	<b>5-Yr. Goal</b>	<b>Yr. 1 Goal Plan/Act</b>	<b>Yr. 2 Goal Plan/Act</b>	<b>Yr. 3 Goal Plan/Act</b>	<b>Yr. 4 Goal Plan/Act</b>	<b>Yr. 5 Goal Plan/Act</b>
<b>Renters</b>						
0 – 30% of MFI	295	61	66	56	56	56
31 - 50% of MFI	1536	288	299	283	333	333
51 - 80% of MFI	1076	237	248	197	197	197
<b>Owners</b>						
0 – 30% of MFI	60	24	24	4	4	4
31 – 50% of MFI	100	44	44	4	4	4
51 - 80% of MFI	140	52	52	12	12	12
<b>Homeless*</b>						
Individuals	430	86	86	86	86	86
Families	86	13	19	18	18	18
<b>Non-Homeless Special Needs</b>						
Elderly	943	286	285	226	73	73
Frail Elderly						
Severe Mental Illness	609	133	133	113	113	117
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS	100	0	0	33	33	34
Victims of Domestic Violence	75	15	15	15	15	15
<b>Total</b>	<b>5450</b>	<b>1239</b>	<b>1271</b>	<b>1047</b>	<b>944</b>	<b>949</b>
<b>Total Section 215</b>	<b>1108</b>	<b>252</b>	<b>255</b>	<b>300</b>	<b>153</b>	<b>148</b>
215 Renter	1048	221	244	294	147	142
215 Owner	60	31	11	6	6	6

\* Homeless individuals and families assisted with transitional and permanent housing



**Table 2A  
Priority Housing Activities**

Priority Need	5-Yr. Goal	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	50	10	10	10	10	10
Homeownership assistance						
<b>HOME</b>						
Acquisition of existing rental units	252		27	225		
Production of new rental units	173	113	60			
Rehabilitation of existing rental units						
Rental assistance	1350	270	270	270	270	270
Acquisition of existing owner units	25	5	5	5	5	5
Production of new owner units						
Rehabilitation of existing owner units	50	10	10	10	10	10
Homeownership assistance	220	90	70	20	20	20
<b>HOPWA</b>						
Rental assistance	100			33	33	34
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
<b>Other</b>						
State: WAP	400	200	200			
HA Public & Assisted Housing	475	75	75	75	125	125
DSS CoC	516	99	105	104	104	104
State: DSELP	450	90	90	90	90	90
State: HK4E	250	50	50	50	50	50
DFS: Assisted Living Subsidy Prog.	65	13	13	13	13	13
DFS/MHDA: RRP	324	64	64	64	64	68
State: CDA MD Mortgage Prog.	750	150	150	150	150	150
<b>Total</b>	<b>5450</b>	<b>1239</b>	<b>1199</b>	<b>1119</b>	<b>944</b>	<b>949</b>

## Public Housing Strategy - 91.215 (c)

### *Public and Assisted Housing*

The Housing Authority's strategies for addressing the housing needs of families in the County and on the waiting list are listed below.

Strategy 1: Maximize the number of affordable units available to the Public Housing Authority (PHA) within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line;
- Reducing turnover time for vacated public housing units;
- Reducing time to renovate public housing units;
- Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required;
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration;
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program; and
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units by:

- Applying for additional Section 8 units should they become available; and
- Pursuing housing resources other than public housing or Section 8 Tenant-Based Assistance.

Strategy 3: Target available assistance to families at or below 30% of AMI.

- Adopt rent policies to support and encourage work.

Strategy 4: Target available assistance to families at or below 50% of AMI.

- Employ admission preferences aimed at families who are working.
- Adopt rent policies to support and encourage work.
- Employ admission preferences for families displaced by government action.

Strategy 5: Target available assistance to the elderly.

- Apply for special-purpose vouchers targeted to the elderly, should they become available.

Strategy 6: Target available assistance to Families with Disabilities.

- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing.

Strategy 7: Conduct activities to affirmatively further fair housing.

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations.

## **Homeless - 91.215 (d)**

### **Priority Homeless Needs**

As indicated in the County's "Point-in-Time" (PIT) survey of homeless needs, which was conducted in January 28, 2009, there are approximately 1,080 homeless individuals and families in the County and of this total 82 were unsheltered. Currently there is an unmet need to assist at least 430 individuals and 86 families into transitional and permanent housing.

### **Homeless Strategy**

#### Continuum of Care Structure

Prince George's County has developed a comprehensive system to address issues of homelessness and the priority needs of homeless persons and families. The Prince George's County Continuum of Care (CoC) system is a coordinated and integrated system through which homeless individuals and families are able to access shelter and related supportive services leading to self-sufficiency. Since each homeless person has different and varying degrees of needs, the CoC provides a range of options to help the residents achieve their highest level of independence. The lead entity for the Continuum of Care (CoC) is the Homeless Services Partnership (HSP), a coalition of local and state government agencies, public and private sector service providers, consumers, formerly homeless person, and other interested individuals. The Prince George's County Department of Social Services is the local administering agency for the County's homeless services programs and facilitates the annual federal funding application process.

The HSP sets goals and priorities for the CoC, approves decisions by vote, and oversees implementation and compliance by following up at the monthly meetings. The HSP supports and endorses the local Point-in-Time survey of the homeless, the process and its final results, and the recommendation outcomes of the Ranking Panel, a voting system to review and rate applications for federal funds. The Partnership also

serves as the Advisory Board on homelessness to the County Executive and the County Council.

**Continuum of Care Planning Structure**

<b>Prince George’s County Homeless Services (HSP)</b>	<b>Prince George’s County Department of Social Services</b>	<b>Prince George’s County Local Inter-Government Agency Council</b>	<b>THP Review Panel Ranking Panel *HMIS Planning Team Faith-Based Initiative</b>	<b>Best Practices Groups</b>
“Lead Entity”	“Facilitating Entity”	“Working Towards Ending Chronic Homelessness”	“Sub-Committees”	“Enhancing Services and Communication Between Components”
<b>Members</b>	<b>Members</b>	<b>Members</b>	<b>Members</b>	<b>Members</b>
Non-profit Providers Local Government State Government Faith-Based Entities Foundations Homeless Clients Formerly Homeless Clients Private Sector Volunteers	Prince George’s County Office of Housing and Homeless Services	Social Security Administration  Department of Housing and Community Development  Department of Health  Department of Family Services  Department of Health and Mental Hygiene Administration  Department of Social Services  Department of Corrections  Veterans Representative	<u>THP Review Panel</u> JHP, Inc. DSS Department of Health Other agencies/organizations  <u>Ranking Panel</u> United Way Community Crisis Department of Housing and Community Development Formerly Homeless Individuals  <u>*HMIS Planning Team</u> All Agencies Using HMIS  <u>Faith-Based Initiative</u> Local Faith-Based Community	Outreach & Emergency Shelters Directors  Transitional Housing Program Directors  Permanent Housing for People with Disabilities Program Directors

The CoC planning efforts are enhanced through representation and participation in the following public and private homeless services planning boards and coalitions: the Governor’s Advisory Board on Homelessness, the Washington Council of Government’s Task Force on Homelessness, the Prince George’s County Human Services Coalition, the Prince George’s County United Way, and the Prince George’s County Department of Corrections Mental Health Summit. It is through coalition building, planning and implementation of targeted programs that the HSP has demonstrated its commitment to improving the environment, opportunities and well being of the homeless population in the County. The following table illustrates the continuum of services from prevention to permanent housing. The Continuum of Care is well coordinated and does not duplicate effort.

**Continuum of Care**

Prevention	Outreach	Emergency Shelters	Transitional Housing	Permanent Housing
Self-Referral	Street Search	Referrals from Central Point of Intake Only	Referrals from Emergency Shelters Only	Referrals Vary
<p><u>Funding Sources:</u></p> <p>FEMA/EFSP Funds</p> <p>Homeless Prevention Funds</p> <p>Eviction Prevention Funds</p> <p><u>Follow up services</u></p> <p>Referrals to mainstream programs</p> <p>Service Linked Housing</p> <p>All these funds are use by numerous providers to prevent homelessness</p> <p>Shelter Diversion at the Hot Line is offered in an attempt to prevent callers from becoming homeless</p>	<p>Organizations assisting with this effort:</p> <p>Emergency Psychiatric Teams</p> <p>Substance Abuse Team</p> <p>Crisis Response Team</p> <p>CQI, Inc.</p> <p>Police Department</p>	<p>24-hour Hot Line is available at no cost to County residents to request shelter from any point in the County.</p> <p>The Hot Line assesses callers and enters data on the HMIS.</p> <p>After assessment the Hot Line refers individuals and families to specific shelters in the system based on availability and need.</p> <p>Short-term motel placement is provided depending on needs and funding availability.</p>	<p>After individuals are stabilized and ready to move to the next level, emergency shelters refer them to a Review Panel before they are placed in transitional housing.</p> <p>Panel members' expertise in mental health, substance abuse, employability, etc., ensure that these individuals are ready for transitional housing.</p> <p>Upon program entry, intense supportive services and other assistance are provided to ensure smooth transition back to the community.</p>	<p>All referrals to permanent housing for people with disabilities come from transitional programs, outreach teams, and emergency shelters. The Review Panel ensures that the referrals meet HUD criteria and regulations for people with disabilities.</p> <p>Non-disabled individuals are referred to and placed in market rate housing as needed. The follow up process begins and is intended to provide support for six months under HUD SHP, and up to one year under the Service Linked Housing component funded by the State of Maryland. Follow up services are designed to assist with retaining housing and preventing future homelessness.</p>

Prince George’s County Continuum of Care has experienced remarkable improvements over the past five years. The implementation of several best practices initiatives has resulted in increased program collaboration and coordination of services. Hundreds of adults and children have been successfully transitioned from homelessness to permanent housing and the CoC continues to aggressively pursue opportunities to further enhance its programs and service opportunities.

## Discharge Plan Coordination Policy

### Foster Care:

The plan includes independent living preparation services. Upon exiting, they are also assisted with housing acquisition and management. Furthermore, youth leaving the foster care system are allowed to reconnect with local Departments of Social Services to receive supportive services. Therefore, in Prince George's County the Department of Social Services does not discharge youth into homelessness. Many homeless youth encountered by service agencies may have left care without completing their designated goals and service plans, which would have provided a stable planned departure from care. The plan which addresses the issue of youth leaving foster care is in the Foster Care Program Manual and in directives from the State Social Services Administration (SSA). SSA also has guidelines for using John H. Chafee funds to address the issue of housing for youth leaving foster care. These protocols apply to all local Departments of Social Services. Even though these protocols are in place, the State is developing revised policy guidelines and Circular Letters to provide greater consistency in the planning and provision of Aftercare Services, including a uniform application, access to services, and follow-up. Further information is listed under the Code of Maryland Regulations, COMAR, 07.02.10.08.

### Health Care:

Representatives of the Prince George's County Department of Social Services, representing the CoC, have initiated discussions with Prince George's Hospital Center. All discussions have been informal. The next step is to bring additional decision-makers to the table.

### Mental Health:

Prince George's County follows the State's formal protocol that has been designated for publicly-funded mental health institutions. The discharge policy is listed under the Health General Article of the Annotated Code of Maryland Section 10-809. Each facility prepares a written after care plan that includes life skills, vocational and social rehabilitation, job skills, case management, supportive services and housing. Furthermore, the Department of Social Services has a satellite office at the Prince George's Hospital Center for those individuals that need to apply for services, including medical assistance, TEMHA and expedited food stamps.

### Corrections:

The Department of Public Safety and Correctional Services has a policy regarding the release of inmates from prison. All inmates who have a medical or mental need are referred to the Social Work department in the facility. Each inmate is linked to financial, medical, housing and case management prior to release from the facility.

Currently, there is no State discharge policy for local detention centers. Prince George's County has an Advisory Panel that concentrates efforts in issues such as housing options and helping ex-offenders return to the community. Also, there is a mental health program within the facility that includes aftercare planning to prevent homelessness upon release that is funded by the State Mental Health & Hygiene Administration. County funds are also used to coordinate this initiative and quarterly meetings are held to discuss mental health issues. Aftercare planning is also conducted for those inmates who do not have mental health problems.

### **Specific Objectives/Homeless - 91.215**

During FY 2011-2015 the specific objective is to increase the availability/accessibility of decent housing by assisting 516 individuals into transitional and permanent housing.

### **Emergency Shelter Grant (ESG) Program**

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

Through contracts with private non-profit agencies in the County, DSS will use ESG funds mainly to provide emergency shelters and to help prevent homelessness among households experiencing temporary crisis in the community. In addition to providing shelter, the ESG funds help to link homeless individuals and families to transitional housing, permanent supportive housing and other appropriate housing options.

### **Persons At-Risk of Becoming Homeless**

According to the Maryland – National Capital Park and Planning Commission (M-NCPPC), the County has a slightly higher percentage of renters and a lower percentage of owners compared to the Washington Metropolitan area.

The gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). As of 2008, the median gross rent for rental units in Prince George's County of all sizes was \$1,131. This median rent is estimated to be affordable to households making \$40,716 or more. Gross rents in the County have increased approximately 50 percent since 2000. Based on the 2008 data, an estimated 40 percent of the County's renters cannot afford the median rent without being cost burdened.

HUD's 2000 Comprehensive Affordability Strategy (CHAS) data show that approximately 10 percent of the County's rental stock is affordable to extremely low-income households.

The CHAS data also shows that, while the largest share of renters (40 percent) were in middle- to high-income ranges, a majority of the rental units are affordable to low-income households. This suggests that many low and moderate-income units are being occupied by middle- and high-income households and that there is a need for more affordable rental units for extremely low-income households. These households are most likely forced to live in units they generally cannot afford.

While funds (Public Housing and Section 8) are available to extremely low- and low-income households, there is a waiting list of 5,011. Approximately 574 are elderly and 1,795 are families with disabilities. The elderly and families with disabilities who are non-homeless have been identified as populations with special needs. Other housing programs such as: Senior Assisted Living Group Home Subsidy Program and the Residential Rehabilitation Program have a waiting list for the elderly and persons with disabilities as well.

### **Specific Objectives/Persons At-Risk of Becoming Homeless**

During FY 2011-2015 the specific objective is to increase the availability/accessibility of decent housing by assisting 1,350 households who are at-risk of becoming homeless.

During FY 2011-2015 the County will use HOME Investment Partnerships (HOME) Tenant-Based Rental Assistance (TBRA) funds administered by UCAP, for 1,350 renters who cannot be assisted through the Housing Choice Voucher program or any project based housing in the County. The TBRA program provides security deposit assistance to renters at or below 60 percent of the area median income (AMI), including those who are elderly and persons with disabilities by providing security deposit assistance. The program is designed to assist residents in finding a rental unit that they can afford, so they are not in imminent danger of becoming homeless.

### **Non-Homeless Needs - 91.215 (e)**

The Department of Housing and Community Development worked collaboratively with local government agencies that provide housing and supportive services to special needs populations to analyze housing options and prioritize the needs of special populations (elderly, persons with disabilities, persons living with HIV/AIDS and their families and victims of domestic violence). As a result, the following priority needs of special populations were assigned.

- Funding remains the barrier to addressing the unmet need of elderly/frail elderly households. However with the anticipated funds it is projected that over 943 seniors will be assisted by FY 2015.
- Based on the current funds available, the County anticipates an unmet need of housing options for approximately 609 persons with disabilities by FY 2015.



- The current housing gaps in the Suburban Maryland area are emergency housing, transitional housing, and long-term housing facilities for 100 clients on the waiting list by FY 2015.

### **Specific Special Needs Objectives**

During FY 2011-2015 the specific objective is to increase the availability/accessibility of decent housing by assisting 1,727 households who are non-homeless with special needs.

#### Senior Housing

The strategic plan for senior housing is to provide subsidized units in the private marketplace. Through the federal HOME financing program and the Housing Authority's bond-financing program, senior citizen housing is being constructed and rehabilitated with a set-aside for low and very low-income seniors. Seniors with limited income take advantage of the same services and amenities as higher income seniors. Specific priorities include the following:

- Develop a range of housing options including new construction of single and multi-family housing for seniors. This includes planned retirement communities, medical/residential campuses, and housing for persons with physical disabilities.
- Develop units of low-income subsidized senior housing and units of below market rate elderly in the private marketplace to address the preferences, trends and income needs of seniors.
- Rehabilitate the County's aging housing stock to preserve the quality of life of residents as they age, helping them to remain in their own homes. This includes retrofitting homes and apartments to provide ramps, wider doorways, and modifications to kitchens and bathrooms.
- Provide rental subsidies with HOME TBRA funds to provide rental subsidies and supportive services to income eligible (at or below 60% AMI) senior households.

#### Persons with Disabilities

The strategic plan for addressing the unmet needs of persons with disabilities is to:

- Increase opportunities for the disabled to purchase homes through a CDBG and HOME set-aside funds to help with down payments and closing costs. Homeownership encourages control of one's living environment by offering the opportunity to either purchase a home or condominium, or to maintain control of the lease for a rented property in the individual's name.

- Invest HOME and CDBG funds for down payment and closing cost assistance, rental assistance, and housing rehabilitation loans for income eligible persons with disabilities.
- Require that new construction using public funds incorporate Section 504 universal design standards. This requires that products and the environment be designed so that anyone can use them, regardless of age or ability. Universal design features include 32-inch wide doorways and hallways, eliminating stairs, relocation of light switches and adjusted layout and fixtures in the kitchen and bathroom.
- Require that new construction and renovations using public funds include a percentage of fully accessible apartments or homes. Include wheelchair-accessibility features at the entrance to and within at least 50 percent of the apartments in order to compensate for the extreme shortage of such units in the County.
- Fund accessibility modifications to existing housing for income-eligible people who are disabled. Modifications range from installation of grab bars in bathrooms to more elaborate changes, depending on a person's needs.
- Expand housing opportunities by providing HUD's Choice Vouchers and other rental subsidies, especially for those who wish to move from institutions to the community, and for those who are experiencing a housing crisis.

#### Persons living with HIV/AIDS and their Families

The County's goal is to use HOPWA funds to continue providing housing and supportive services for the targeted 390 persons living with HIV/AIDS and work collaboratively with other local and state agencies to secure other types of available housing funding such as: HOME Tenant-Based Rental Assistance (TBRA), CDBG, Housing Choice Voucher Program, and State and local funds to address the unmet needs by FY 2015.

The objective is to protect clients from being evicted from their homes and having their utilities disconnected. Over the next five years the County plans to use HOPWA funds and other available funds to:

- Provide tenant-based rental assistance to persons living with HIV/AIDS.
- Provide housing related short-term assistance to persons living with HIV/AIDS.
- Work with local health departments to obtain services through Ryan White and other funds.
- Enhance the capacity of service providers to link with other agencies and strengthen the effectiveness of their programs.
- Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.

- Assist participants to move toward self-sufficiency by providing referrals to job training and rehabilitation programs.

### Victims of Domestic Violence

According to the Family Crisis Center of Prince George's County, Inc., domestic violence is commonly referred to as battering (woman or wife), family violence, intimate partner violence, spouse abuse, and teen dating violence.

The Family Crisis Center of Prince George's County, Inc. uses CDBG and other funds to operate the Safe Passage Emergency Shelter Operation's/24 Hour Crisis Intervention Program. The Safe Passage Emergency Shelter is a therapeutic program that provides residential services for battered women and children fleeing abusive relationships. Clinicians provide individual and group counseling, case management, life skills workshops, employment training, and referrals to various services needed for employment and self sufficiency. In 2008 the agency completed a renovation project the existing shelter, increasing bed capacity from 21 to 55 beds.

The Prince George's County Department of Family Services Women's Resource Center (WRC) provides services to:

- Ensure access to the extensive network of government and community programs providing housing, education, vocation and social services to women in Prince George's County.
- Partner with organizations to promote the programs and services providing women with motivation, training and educational opportunities.
- Facilitate community-driven "think tanks" to strategically address the issues associated with Parenting, Employment, Health, Poverty, Domestic Violence, Personal Development and Education
- Enhance the social, professional and personal lives of women through WRC sponsored lectures, workshops, forums, networking events and conferences.

The Housing Authority of Prince George's County Rental Assistance Division's Domestic Violence Program (DVP) provides long term housing for victims of domestic violence who are faced with imminent homelessness and for whom rental assistance will help place them in a safe environment. The Rental Assistance Division works collaboratively with the Department of Family Services and the Family Crisis Center to screen victims and finally make a referral for rental assistance. The goal is to assist 15 clients during the program year.

### **Priority Community Development Needs - 91.215 (f)**

The County took a consolidated approach to address non-housing community needs (public facilities, infrastructure, public services and economic development). Community development priorities were determined through an assessment of needs based on the community forums with residents of the County and consultations and

focus group meetings with services providers (nonprofits, local government agencies, and municipalities).

HUD qualifies individuals and families making less than 80 percent of the AMI as very low-, low-, or moderate-income. Areas are considered to have a high concentration of very low-, low-, or moderate-income persons when more than 50 percent of the population makes less than 80 percent of the AMI.

According to HUD’s FY 2009 Low and Moderate-income Estimates the following concentrated low and moderate-income eligible places were identified.

Concentrated Low and Moderate Income Eligible Places		
Langley Park	Chillum	Mt. Rainier
Brentwood	North Brentwood	Cottage City
Colmar Manor	Seat Pleasant	Coral Hills
Suitland-Silver Hill	Riverdale Park	East Riverdale
Bladensburg	Glenarden	Greater Landover
Andrews AFB		

HUD guidelines define areas of minority concentration as areas in a jurisdiction with double the region’s share of a minority population. The 2000 Census showed that the percentage of African American, Hispanics, and Asians in the Washington Metropolitan area was 26, 9, and 7 percent respectively. Therefore, in order to meet the HUD guideline for minority concentration, the percentage of the total population in Prince George’s County that is African American, Hispanic, or Asian needs to be greater than or equal to 52, 18, or 14 percent respectively.

The majority of the County’s residents are African American. Most Hispanic residents are concentrated in the north-western parts of the County bordering the District of Columbia, such as Hyattsville and Langley Park. Areas in the County with a high concentration of Asian residents include parts of Beltsville and Greenbelt.

Focus group and community survey participants were asked to identify the greatest needs for low and moderate-income residents of Prince George’s County and how would they prioritize the needs. The summary of the comments concluded that “affordable housing does not exist in desirable neighborhoods”.

In efforts to encourage a variety of market rate and affordable housing the citizens felt that the County should allow more density in concentrated low and moderate-income and minority places (the “Targeted Areas”) where improvement to public facilities and infrastructure, attracting and expanding new businesses and existing businesses, and public services are needed.

The definitions of High (H), Medium (M), and Low (L) for HUD Table 2B are as follows:

Priority Needs Table Definitions:

**High Priority:** Consolidated Plan funds will be used to address this category of need, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the strategy portion of this document.

**Medium Priority:** Consolidated Plan funds will only be used to address this category of need if funds are available and if the amount of federal funds can provide substantial leverage of additional funds.

**Low Priority:** Consolidated Plan funds will seldom be used to address this category of need.

See HUD Table 2B - Priority Community Development Needs on the next page.

**Table 2B  
Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal
Acquisition of Real Property	H					
Disposition	L					
Clearance and Demolition	M					
Clearance of Contaminated Sites	L					
Code Enforcement	H					
Public Facility (General)	H	26540	2650000	26540	5308	
Senior Centers	H					
Handicapped Centers	H					
Homeless Facilities	H					
Youth Centers	M					
Neighborhood Facilities	H	11810	500000	11810	2360	
Child Care Centers	M					
Health Facilities	H					
Mental Health Facilities	M					
Parks and/or Recreation Facilities	H	6440	1000000	6440	1288	
Parking Facilities	L					
Tree Planting	M					
Fire Stations/Equipment	L					
Abused/Neglected Children Facilities	M					
Asbestos Removal	M					
Non-Residential Historic Preservation	M					
Other Public Facility Needs	L					
Infrastructure (General)	H					
Water/Sewer Improvements	M					
Street Improvements	H	91310	4000000	91310	18262	
Sidewalks	H					
Solid Waste Disposal Improvements	L					
Flood Drainage Improvements	M					
Other Infrastructure	M					
Public Services (General)	H	26415	565000	26415	5283	
Senior Services	H	1845	280000	1845	369	
Handicapped Services	H	570	210000	570	114	
Legal Services	M					
Youth Services	H	1520	200000	1520	304	
Child Care Services	M					
Transportation Services	H	325	250000	325	65	
Substance Abuse Services	H	160	240000	160	32	
Employment/Training Services	H	1425	375000	1425	285	
Health Services	H	7800	500000	7800	1560	
Lead Hazard Screening	M					
Crime Awareness	H	625	125000	625	125	
Fair Housing Activities	H					
Tenant Landlord Counseling	M					
Other Services	H	13190	1300000	13190	2638	
Economic Development (General)	M					
C/I Land Acquisition/Disposition	M					
C/I Infrastructure Development	M					
C/I Building Acq/Const/Rehab	M					
Other C/I	L					
ED Assistance to For-Profit	H	230	1300000	230	46	
ED Technical Assistance	H	225	500000	225	45	
Micro-enterprise Assistance	H	660	3800000	660	132	
Other	-					

**Specific Community Development Objectives**

During FY 2011-2015 the specific objectives are to improve the safety and livability of neighborhoods for principally 189,975 low and moderate-income persons and support employment opportunities for low and moderate-income persons, small businesses, and community revitalization activities by creating and/or retaining 230 jobs and assisting 660 small businesses.

During the next five years, the County proposes to maximize its Community Development Block Grant (CDBG) funds to support activities that will benefit residents within the high concentrated low and moderate-income and minority areas in an effort to create safe, affordable and livable communities. The County will use CDBG funds to support eligible activities that address the priority needs described in HUD Table 2B and that are located within the targeted areas.

**Neighborhood Revitalization Strategy Areas - 91.215 (g)**

At this submission time the County has no Neighborhood Revitalization Strategy Areas (NRSAs) ready for review by HUD. It is important to share the County’s 16 targeted communities the County’s full intention to create a series of NRSAs during this 2011-2015 Consolidated Plan period.

Concentrated Low and Moderate Income Eligible Places		
Langley Park	Chillum	Mt. Rainier
Brentwood	North Brentwood	Cottage City
Colmar Manor	Seat Pleasant	Coral Hills
Suitland-Silver Hill	Riverdale Park	East Riverdale
Bladensburg	Glenarden	Greater Landover
Andrews AFB		

NRSAs will become the place based message of the County’s most concentrated efforts to generate viable communities, provide decent and affordable housing, and develop a more effective social and cultural safety net strategy for our citizenry. NRSA designations will allow HUD’s CDBG funds to be coordinated and used in a more strategic manner with local partnerships.

In the Antipoverty Strategy section of this *Consolidated Plan* thoroughly outlines not how Prince George’s County will make more measurable efforts in eradicating levels of poverty; but states some of the partners in this agenda. Utilizing data and a public discussion process, the County will develop designated areas working through HUD’s requirements at 24 CFR 91 and 24 CFR 570.204-208.

During the public comment period for the 2011-2015 Consolidated Plan, the following concerns were raised, which will be incorporated in the plan to establish the County’s commitment of actions:

1. The City of Mount Rainier informed the County of their approved Urban Renewal Plan. The City requested the plan be used to satisfy the requirements for meeting HUD's national objective test of Slum and Blight. The request has the support of the area's County Council Member (District 2) and will be reviewed. It is also the intention of the County to review the Plan no later than the fall of 2010, to see if it also will meet the NRSA requirements and makes it one of the first NRSA submissions for the 2011 Annual Action Planning cycle.
2. The Town of Landover Hills was informed by the County of the expiration of their State of Maryland designation, which was obtained in 1986, for the purpose of meeting HUD's national objective slum and blight designation. The Town is seeking a requalification for the Slum and Blight designation and HUD's NRSA no later than the fall of 2010.

As part of the County's effort to coordinate with other entities which may add immediate value to surfacing designated NRSA areas, the County's Department of Housing and Community Development (DHCD) will work with the State of Maryland's Department of Housing and Community Development's Division of Neighborhood Revitalization, ([www.dhcd.state.md.us](http://www.dhcd.state.md.us)) (administrators of the state's place based "Community Legacy" program), as well as, the State's Department of Planning which designates the "Priority Funding" areas to determine if any of the State's approved areas can qualify for County/HUD NRSA designation.

## **Barriers to Affordable Housing - 91.215 (h)**

### ***Government Policies***

Government housing programs in the county are focused on those with the most pressing housing needs: households of low – and very low-income. The private housing market has been responding to the aspirations of those households at the upper-income levels. Almost no priority has been given to the housing needs of those in the middle, those who would benefit from workforce housing. Local agencies, in particular, the county's Department of Housing and Community Development, Housing Authority and Redevelopment Authority, need to be provided the necessary resources, and working with the private development community, they should direct more attention to workforce housing. The private housing developers include a small number of nonprofit builders who have had a very modest role to date, but who have the potential to play a greater role in the future.

In placing a new focus on workforce housing, the county's Department of Housing and Community Development and the Redevelopment Authority have many potential partners. While funding from federal and state sources will continue to be critical, there are many aspects of implementation that will require collaboration with other local and regional agencies. Chief among these agencies would be the Washington Metropolitan Area Transit Administration, which controls key sites along the Metro system.



### ***Policy Recommendations***

This section of the report presents recommendations on way to meet the demand for new workforce housing, both for-sale and rental. The policy recommendations flow from the review of public policies carried out earlier in the study and the survey of Best Practices in workforce housing. With the benefit of this information and interviews with individuals currently or formerly working in the county, this section sets out the specific public policies, legislative or executive actions that can lead to the development of adequate affordable workforce housing in the county. They include the following:

- Encourage, if not require, for-profit developers to partner with qualified nonprofit housing developers in order to increase the stock of affordable workforce housing.
- Identify surplus land holdings, e.g. abandoned school sites or other public facilities- that can be made available for workforce housing. Land should be donated or made available at a significant discount.
- Consider reducing permit fees and development impact fees in connection with projects serving workforce housing (and presumably, lower income housing).
- Expedite the development review and approval process for workforce housing projects.

### ***Implementation Strategies***

A commitment to the development of workforce housing in Prince George's County should begin with actions by the County Executive and the County Council, designating workforce housing as a new priority. These actions should be taken with the understanding that they reinforce and help to sustain the county's wide-ranging program of economic development. As such, the workforce housing strategy should actively engage the local employer community, including the county's major institutional employers, its federal installations, hospitals, colleges and universities, as partners in developing strategies for supplying this housing.

A broad array of implementation strategies includes the following specific recommendations:

- The County Executive and the County Council should designate workforce housing as a priority.
- Engage the local employer community, including the county's major institutional employers, federal installations, hospitals, colleges and universities as partners in developing strategies for providing workforce housing.
- Cultivate alliances with the private development community, including nonprofit developers in order to strengthen them for future efforts to expand affordable housing.
- Implement innovative financing, such as, Tax Increment Financing, New Market Tax Credits and Location-Efficient Mortgages.

- County planners should collaborate with their counterparts from neighboring jurisdictions and the development community to promote the design of energy-efficient and less expensive dwelling units.
- Collaborate with WMATA to apply the framework presented in the General Plan to formulate a strategy for supplying affordable workforce housing at the county's 15 Metro locations.
- County Executive should designate Redevelopment Authority, Housing Authority or Department of Housing and Community Development, whichever is considered suitable and has the required resources, as the lead agency for the development/redevelopment of workforce housing.
- County should take administrative actions to increase inclusion of nonprofit developers in county-sponsored developments.
- County Council should establish policies to support and regulate use of various financial incentives for developers.
- County planners, in collaboration with other agencies, private developers and nonprofits engaged in housing issues to sponsor forums to highlight changing demographics and implications for homebuilding industry.
- The M-NCPPC should initiate a policy requiring sector plans, and all other policies to include emphasis on workforce housing priority, as well as strategies for specifically promoting its development.
- County Executive should designate a lead person to serve as an advocate for workforce housing initiatives, and coordinate the activities of county agencies, non-profits, and private sector.

## **PROPOSED ACTIONS TO REDUCE LEAD-BASED PAINT HAZARDS**

### Lead-based Paint - 91.215 (j)

The County Health Department continues to perform lead testing only on children that are 6 years of age and under that are reported to have lead poisoning by their physician. The Health Department also follows through on referrals from the State of Maryland for children that are reported to have lead poisoning. Once the Health Department receives the referral they will perform blood testing, lead paint identification, and abatement and housing rehabilitation. Outreach and educational campaigns are extensive.

County residents are encouraged to apply to the Department of Housing and Community Development for rehabilitation assistance through the Single-Family Housing Rehabilitation program if the home was constructed before 1978 and/or the Health Department's test reveals that children have elevated blood lead levels and lead hazards are present in the home.

### *New Lead Based Paint Requirements for HOME Homeowner Rehabilitation*

The new HUD regulations described in 24 CFR Part 35, Subpart J—Rehabilitation require that lead hazard evaluation and reduction activities be carried out for all projects constructed before 1978 that are receiving rehabilitation assistance. Effective April 2010, the federal law will require contractors that perform renovation, repair, and painting projects in homes, child care facilities, and schools built before 1978 that disturb lead-based paint to be certified and follow specific work practices to prevent lead contamination.

All contractors effective April 10, 2010, that perform owner occupied rehabilitation services for the DHCD will be notified that they must provide the department with their EPA certification before they are allowed to bid on any HOME Homeowner Rehabilitation projects and Single Family Rehabilitation Loan projects.

DHCD anticipates that the cost for lead-based paint abatement will exceed the initial hard and soft costs of rehabilitation. Therefore, a minimum of \$5,000 per unit for 10 cases up to \$50,000 in additional funding for the HOME Homeowner Rehabilitation cases will be requested. Also, the CDBG funded Single Family Rehabilitation Loan Program will receive a minimum of \$5,000 per case up to \$60,000 to provide lead-based paint assistance. Currently, the maximum amount of Single Family Rehabilitation Loan assistance is \$30,000.

## **ANTIPOVERTY STRATEGY**

Antipoverty Strategy - 91.215 (j)

### **Poverty**

According to the U.S. Census Bureau, a family or household of unrelated individuals with a total income that falls below the relevant poverty threshold is classified as being “below poverty level.” In 2008, the percentage of County families and individuals whose income was below the poverty level was 4.1 percent and 6.5 percent, respectively.

**Low- to Moderate-Income Concentration**

The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applicants for HUD’s assisted housing programs. HUD’s standard that is typically used to judge income types in the County is based on a percentage of area median income (AMI) established by HUD. The 2009 AMI for Prince George’s County is \$102,700. These standards or income limits are as follows:

Prince George’s County Income Limits			
Family Size	Income Limit Category		
	Moderate (80%)	Low (50%)	Very Low (30%)
1 Person	\$44,800	\$35,950	\$21,550
2 Person	\$51,200	\$41,100	\$24,650
3 Person	\$57,600	\$46,200	\$27,700
4 Person	\$64,000	\$51,350	\$30,800
5 Person	\$69,100	\$55,450	\$33,250
6 Person	\$74,250	\$59,550	\$35,750
7 Person	\$79,350	\$63,650	\$38,200
8 Person	\$84,500	\$67,800	\$40,650

Source: HUD, FY 2009 Income Limits Documentation System

HUD qualifies individuals and families making less than 80 percent of the AMI as very low-, low-, or moderate-income. Areas are considered to have a high concentration of very low-, low-, or moderate-income persons when more than 50 percent of the populations make less than 80 percent of the AMI.

**Creating Equitable Communities**

According to HUD’s FY 2009 Low and Moderate-income Estimates the following concentrated low and moderate-income eligible places were identified.

Concentrated Low and Moderate Income Eligible Places		
Langley Park	Chillum	Mt. Rainier
Brentwood	North Brentwood	Cottage City
Colmar Manor	Seat Pleasant	Coral Hills
Suitland-Silver Hill	Riverdale Park	East Riverdale
Bladensburg	Glenarden	Greater Landover
Andrews AFB		

The County’s Antipoverty vision is to redevelop the 16 concentrated low and moderate income eligible places (targeted areas) using holistic equitable revitalization strategies. One means to accomplish this is to make use of HUD’s National Objective Slum and

Blight (Area and Spot) for CDBG funded activities in these areas. HUD regulation require an “area must be officially delineated by the local government and must meet a definition of slum, blighted, deteriorated or deteriorating area under State of Local law (24 CFR 570.483(c)(2)).

In 2009 and 2010 the County Council and County Executive approved enhanced land use planning documents developed under the stewardship of the Maryland - National Capital Park and Planning Commission which includes several of the 16 concentrated low and moderate income eligible places. These documents will serve as the basis for a long range comprehensive policy which will shape the physical development of the County’s Antipoverty Strategy. The enhanced land use planning documents can be found at [www.mncpp.org/pgco](http://www.mncpp.org/pgco).

Each long range plan contains recommendations for land use, environmental, transportation systems, housing, public facilities, parks, open space, and urban design. The plans will be reviewed by a team consisting of staff from the Maryland - National Capital Park and Planning Commission, the Neighborhood Design Center, the Department of Housing and Community Development, the County Council, and the Office of the County Executive to map out official CDBG slum and blight designated areas for inclusion into the planning process for the 2011-2015 funded activities.

### **Equitable Revitalization: Policy Outcomes to Measure Success**

Equitable community revitalization is identified in the field of community development as innovated strategies which aims are to preserve or obtain equity in the outcomes. Such actions are seen as preserving affordable housing, preventing mass neighborhood displacement, new construction that is inclusive adding one’s existing low income persons in the economic mix, creating neighborhoods or communities that are socially and physically enhanced, promoting economic integration, and small, minority, women, etc participating in the wealth creation opportunities of the local/region economy.

Some notable equitable impacts the County will seek in 2011-2015 are:

1. Job development, training and placement programs for existing residents
2. Development of small, minority, women, business opportunities via startup capital, and other financial incentive programs which are to create local enterprises
3. Adhering to federal employment opportunities created by law such as HUD’s Section 3 which is to be applicable to CDBG, HOME, ESG, HOPWA, NSP, Housing Authority Capital funds, and funding made available through the \$700 billion dollar American Recovery and Reinvestment Act activities (ARRA)
4. Building healthy and sustainable green housing markets
5. Creating neighborhood stability that addresses housing and commercial abandonment, foreclosure, property disinvestment,
6. Creating neighborhood quality of life by addressing transportation, retail, open spaces, schools, etc.

7. Enhancing wellness of the residents through healthy foods and opportunities
8. Enhancing home businesses/occupations in approved dwelling units allowed in the Prince George's County Zoning Ordinances ([www.goprincegeorgescounty.com](http://www.goprincegeorgescounty.com))
9. Supporting the community development approach "Place Matters" which addresses building movements for healthy communities by addressing regeneration and investments in environmental policies affecting land-use options, lack of health foods options in communities, the lack of clean, safe, open space such as parks and playgrounds, and producing safe, tolerant, and inclusive communities ([www.policylink.com](http://www.policylink.com))
10. Encouragement of and leveraging of philanthropy and capitalism for the achievement of social and economic community transformation strategies (philanthrocapitalism) by corporate foundations

### **Coordination with the U.S. Department of Health and Human Services (HHS)**

The *2011-2015 Consolidated Plan* will be used as supportive policy guide and encouragement for non-profits, faith based organizations, County agencies, and others to more aggressively seek resources from the US Department of Health and Human Services (HHS) to further support the County's Antipoverty strategic focus. HHS has four broad policy objectives under its Human Services programs which are synergistic to our County Antipoverty Strategy. They are:

1. Promote the economic independence and social well being of individuals and families across the lifespan
2. Protect the safety of children and youth and foster their well being
3. Encourage the development of strong, healthy, and supportive communities
4. Address the needs, strengths, and abilities of vulnerable populations.

HHS resources are to create healthy and productive individuals, families, and communities. HHS accomplishes its mission through more than 300 programs and initiatives that cover areas such as comprehensive health care, promoting healthy lifestyles, promoting healthy dietary practices, good nutrition, and regular physical activity, providing Head Start, offering services for older American, and supporting community action agencies (CAAs), just to name a few examples.

2011- 2015 CDBG funds will be used to support neighborhood and community based nonprofits leveraging HHS funding. Current stakeholder providers which have been instrumental to the County's efforts to leverage funds have been:

- A. **United Communities Against Poverty (UCAP):** This is the only HHS approved community action agency in Prince George's County which can administer HHS's Community Services Block Grant (CSBG) program funds ([www.hhs.gov](http://www.hhs.gov)).

The County supports the United Communities Against Poverty, Inc. (UCAP) Anti-

Poverty Strategy. UCAP is a mission driven nonprofit advocating for communities that are disproportionately affected by poverty, inadequate health access, educational imbalances, homelessness, and unemployment. UCAP believes that in order to positively sustain community, specifically Prince George's County residents, that dedication to recovery and reinvestment is vital. UCAP is devoted to doing just that.

UCAP's mission is to alleviate poverty; improve awareness of the needs of low and moderate income residents; and maximize the quality of life for residents through advocacy, quality services and resources. UCAP services include: Emergency Shelter (Shepherd's Cove) for women and children with on-site childcare, after-school and summer camp programming; senior activities; emergency food; The Progressive Path Program which provides permanent supportive housing for the disabled and chronically homeless; housing counseling, financial assistance with rent/mortgage/utilities, computer training, GED instruction, employment placement and readiness workshops, case management and substance abuse counseling, Educational Services, Financial Literacy Workshops, First-time Homebuyers Program (FTHB), Housing Counseling Program, Seniors Services, and Green Industry Certification Program.

### **National Objectives**

As the Community Action Agency for Prince George's County, Maryland, UCAP strives to meet the following six national objectives:

- Low-Income People Become More Self-Sufficient;
- Conditions in Which Low-Income People Live Are Improved;
- Low-Income People Own a Stake In Their Community;
- Partnerships Among Supporters and Providers of Services of Low-Income People Are Achieved;
- Agencies Increase Their Capacity to Achieve Results; and
- Low-Income People, Especially Those Vulnerable Populations, Achieve Their Potential by Strengthening Family and Other Supportive Systems.

### **Program & Services**

UCAP has 4 main divisions which include the following.

*The Emergency Shelter Division:* a 100 bed facility which served approximately 600 women and children in FY 2009. Residents stay in the facility up to 90 days, but the shelter staff can grant extended stays in special circumstances. All residents are assigned a case manager to assist with meeting service goals. An Employment Specialist Case Manager devotes 50% of his/her time working with residents to secure employment. Mothers with children are provided with free child care at the Shepherd's Cove Day Care Center, which is on the premises.

Two major benefits of this program component are that it allows the children to be in a safe supervised environment while the parents are using their time to accomplish goals which include: 1) seeking employment, 2) securing some level of income, and 3) obtaining transitional and/or permanent housing. In addition, school age children receive free tutoring in all subjects in the After School Program. UCAP also offers a free six week Summer Camp Program for children in the shelter and children living in transitional housing in the county. The women and children receive three nutritious meals a day, health services, mental health referrals, substance abuse counseling, educational workshops and recreational activities that are scheduled weekly to assist in preparation of transitioning to transitional housing, permanent supportive housing, independent housing or reunification with family.

*The Supportive Permanent Housing Program-Progressive Path:* is a comprehensive supportive program designed to help disabled individuals and/or formerly homeless families secure and remain in permanent housing. Twenty-two (22) apartment units are available to address the housing needs of this special population. Case managers work with residents to link them to resources that help participants attain appropriate mental health counseling services, medical services and drug or alcohol services. Case management efforts are centered on helping residents sustain economic independence, to promote self-sufficiency and remain in permanent housing. The objective is to empower our residents to stabilize their lives.

*The Housing and Emergency Assistance Program:* served over 1,300 individuals this past fiscal year. UCAP is a HUD approved Housing Counseling Agency. The agency received nearly 2,700 calls and screened nearly 50% of the individuals. These services help to prevent homelessness by providing emergency financial assistance for rent, mortgage and utility assistance. Other services include: financial literacy; credit and budget counseling; reverse mortgage, and food pantry services to provide nutritional bag meals for families and individuals. This program also has a First Time Homebuyers Program that makes it possible for low-income individuals and families to become homeowners.

*The GED/Adult Basic Education, Employment Services and Computer Training Programs:* provide training to consumers who are interested in getting their GED and getting basic training, intermediate or advance training in Microsoft Applications, and assist consumers in securing employment. Most of the students in the GED Program are young individuals who recently dropped out of high school. UCAP provides testing and tutoring services to assist students in passing the TABE test and the state's official General Equivalency Examination. Two graduation ceremonies are held each year to recognize the achievements of the students. The GED Program served 125 students last year. Approximately 70 students completed the 15 week core curriculum for GED testing. UCAP also works with local colleges to secure scholarships for their graduates.



UCAP partners with Federal, State and local county government entities to help sustain operations both programmatically and financially. The agency established collaborative relationships with area churches (nearly 60 congregations), schools, sororities and fraternities to support their work with funding, volunteer support and in-kind goods. Through the support from various foundations, UCAP has worked to expand and extend services to meet the growing demands of the low-income, those in poverty and the homeless of Prince George's County.

- B. Human Services Coalition (HSC) of Prince George's County:** Started in 2000, as an advocacy and training organization, HSC is involved in building nonprofit capacity for direct service provision and creating systemic changes to low and moderate communities. HSC works closely with their partners' organizations to support new ideas that offer well planned, purposeful and data driven paths to achieve clearly defined goals for improving the health, social, and economic futures of residents of the sixteen CDBG target areas.

HSC has been provided for the last two years some of the County's CDBG planning/administrative dollars to administer a CDBG funded Nonprofit Incubator Program for non-profit capacity building. Twenty five organizations have been annually selected to participate in the Incubator program and half of them are given an opportunity to participate in a HSC financial assistance activity. HSC is also a 2009 winner of a HHS Compassion Capitol Fund award to carry out community enhancing activities. HSC is also teaching non-profits how to change their affective communities through the understanding and use of **Community Benefit Agreements (CBAs)**. CBAs are legally enforceable agreements between a set of community groups and a developer, in which the developer agrees to specific outcomes defined by the affected/impacted community in order to obtain public support for the developer's plans ([www.hscofpgc.org](http://www.hscofpgc.org))

- C. Consumer Health Foundation (CHF):** is a national health organization which goal is to achieve health justice in historically underserved communities. Community Health is about ensuring equal access to quality health care in socially and economically challenged communities. CHF work is about challenging structural racism and inequities in employment, housing, education, and health care, that promotes poor health outcomes among all people of color especially very low to low/moderate incomes ([www.consumerhealthfdn.org](http://www.consumerhealthfdn.org))
- D. Community Health Centers:** During times of challenges community health centers provide an important safety net to many in poverty and others whom may be of low to moderate income. In Prince George's County the community health center making inroads in the fight on poverty is the Renaissance Treatment Center ([www.rmqrctc.org](http://www.rmqrctc.org)). The County has utilized CDBG funds to supplement the center's services to many of the residents from the 16 CDBG targeted tracts with the highest concentrations of low and moderate income persons.

## Community Based Service Organizations

Annually funds are appropriated from the CDBG program to community based direct service organizations. Below are some representative sample organizations which missions are aligned to address county wide and target area poverty:

- A. **Mission of Love, Charities, Inc:** Mission of Love Charities (MOLC) is a multifaceted health and human services organization dedicated to helping the underserved and misfortunate by providing free programs and services designed to meet immediate and short term needs of poverty and low income residents. MOLC accomplishes their efforts through four (4) core programs which are the basic needs, life skills, youth development, and a senior network ([www.molinc.org](http://www.molinc.org))
- B. **The ARC of Prince George's County, Inc:** The ARC provides an extensive array of services to children and adults with developmental disabilities including residential services, family and individual support services, community support living arrangements, daytime services to those who are medically frail, job training, employment supports and advocacy with schools ([www.thearcofpgc.org](http://www.thearcofpgc.org))
- C. **CASA de Maryland:** is a Latino and immigration advocacy and assistance organization based in Maryland, with a major focus in Prince George's County. CASA operates day labor centers, offer health assistance, medical interpretation, English classes, financial literacy classes, vocation training, social services, and leadership development ([www.casademaryland.org](http://www.casademaryland.org)).
- D. **Neighborhood Design Center:** is a non-profit service provider of architectural design and related services for initiating the necessary series required to engage in community and housing development activities.

## INSTITUTIONAL STRUCTURE AND COORDINATION

Institutional Structure - 91.215 (k)

The County's *Plan* is a "bottom –up" strategy built on inclusiveness for success to take place. Following on the eight year strategic vision of "Gorgeous Prince Georges" and the more recent county wide visioning plan, "Envision Prince George's" (<http://envisionprincegeorges.org>), this 2011 - 2015 HUD Consolidated Plan's framework is forged with the work of many stakeholders whom are concerned about neighborhoods and communities.

The institutional structure to carry out this *Plan* is as follows:

1. Executive Branch of the County government carried out by its agent, the Department of Housing and Community Development (DHCD). Many if not all funded activities are under the implementing authority given to the DHCD.

2. Executive Branch via other County departments such as Social Services, Public Works, Environmental Resources, and the Office of Law.
3. External agents such as community based non-profits, advocacy and training non-profits, and faith-based organizations.
4. Maryland Capitol Park and Planning organization
5. Legislative Branch of the County government which holds the final public hearing on funds and priorities and legislative oversight on all funds

Institutional Structure *5-Year Consolidate Plan* priorities are:

1. Place a high priority on the planning and implementation of community based activities related to housing and community development especially in the CDBG targeted areas with the highest concentration of low and moderate income person
2. Place a high priority on County agencies interdepartmental coordination to avoid traditional bottlenecks to funded activities
3. Collaboration between the County and Municipalities on needs, strategies, and funding options
4. Place a high priority on Transparency and timely access to data/information on funded and non funded activities
5. High priority on using the County's web site for timely transmitting pertinent information on funded activities, policies, and training
6. Advocacy for additional resources and coordinated approaches to housing and community development and planning to address creating viable communities, redressing poverty and community renewal initiatives.

Activities to enhance coordination with private industry, businesses, developers, and social services agencies are as follows:

1. Continued use of the legislative oversight process to bring stakeholders to the table
2. Working with economic development groups of the County
3. Continue involvement of County business and economic development agencies organizations which can add valued information, staff, process, and leveraged funding to building viable businesses.
4. Greater use of technology to better engage all the stakeholders more timely.

## Coordination - 91.215 (I)

The Prince George's County Department of Housing and Community Development (DHCD) is the lead agency in initiating the update process of the *Consolidated Plan*. DHCD coordinates with key program staff from various county and state agencies responsible for planning housing, homelessness, economic development, revitalization, community infrastructure, and public service activities within the County. This collaboration includes the collection of current data and information highlighting the successes in meeting the needs, goals, and objectives identified in the *Consolidated Plan*. Lead agencies consulted or used as sources during FY 2009 data collection include:

- Maryland – National Capital Park and Planning Commission (M-NCPPC)
- DHCD, Community Planning and Development Division (CPD)
- DHCD, Housing Assistance Division (HAD)
- DHCD, Rental Assistance Division (RAD)
- Department of Social Services (DSS)
- Redevelopment Authority (RA)
- Department of Family Services (DFS)
- County Health Department

## MONITORING

### Monitoring - 91.230

The Prince George's County's *Consolidated Plan* for Housing and Community Development is implemented through County departments and agencies, municipalities, private nonprofit organizations and for-profit entities using Federal, State, County and private financing. In this complex undertaking, standards and procedures for the regular monitoring of performance and compliance with conditions for the use of covered funds are essential.

#### *Monitoring Objectives*

The objectives of the County's Monitoring and Compliance Plan are several:

- To ensure compliance with Federal statutory and regulatory requirements for the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Shelter Grant (ESG) Program.
- To ensure the *Consolidated Plan* funds are used effectively and for the purposes for which they were made available.
- To enhance the administrative and management capacities of sub-recipients through training, orientation and technical assistance.

### *Monitoring Standards*

Standards governing activities listed in the Consolidated Plan shall be those set forth in HUD's monitoring guidebooks for each covered program (CDBG, HOME, and ESG). Basic monitoring will address the following:

- National objectives/eligibility
- Program progress
- Overall management systems
- Personal property management
- Sub-recipients and third party contractors
- Financial management/audits
- Allowable costs/cost principles
- Program income/program disbursements
- Records maintenance and activity's status reporting
- Davis-Bacon Wage Rates
- Reversion of assets
- Real property inventory and reporting
- Matching, level of effort and earmarking requirements

### *Monitoring Plan*

- Anti-discrimination, affirmative action, and equal employment opportunity
- Religious and political activity
- Conflict of interest
- Procurement standards and methods
- Environmental compliance
- Lead-based paint abatement
- Confidentiality
- Terms applicable to assistance over time

Specific emphasis will be placed on assurance of compliance with certifications submitted with the Consolidated Plan to the U.S. Department of Housing and Urban Development. These include, but are not limited to, the following:

- Affirmatively furthering fair housing
- Acquisition, anti-displacement and relocation assistance
- Drug-free workplace
- Section 3
- Excessive force
- Anti-lobbying
- Program-specific certifications for CDBG, HOME, and ESG

### *Sub-recipient Monitoring Procedures*

The County's approach to Sub-recipient monitoring involves several areas of focus through a scheduling process as follows:

#### 1. Orientation, Training, and Technical Assistance

**Orientation:** A sub-recipient orientation workshop will be held prior to the commencement of each program year, and after adoption of each Annual Action Plan to receive an overview of the County's expectations for their performance in carrying out activities under contract.

The workshop will include a briefing on basic rules and requirements, panel presentations by sub-recipient peers on issues and solutions, and separate roundtables for review of more specific programmatic requirements under CDBG, HOME, ADDI, and ESG.

The intent is to ensure full awareness and understanding of performance expectations, especially by new discussion and peer interaction.

**Training:** Training of sub-recipients will be conducted throughout the program year, and will address technical matters such as eligible costs and compliance with Office of Management and Budget (OMB) circulars.

Its purpose will be to enhance sub-recipient performance, encourage capacity building, and increase sub-recipient effectiveness and efficiency in delivering benefits to the community.

**Technical Assistance:** Technical assistance will be offered to sub-recipients to correct a specific weakness identified through monitoring a particular funded activity, or through review of required reports.

Further, risk assessment will be conducted early in the program year to assist sub-recipients by detecting potential problems before they occur, and offer workable solutions. Technical assistance will also be made available in response to sub-recipient requests.

#### 2. Program and Records Management

The maintenance of the documentation on sub-recipient performance in implementing activities under contract is the cornerstone of the County's Consolidated Plan monitoring efforts. File documentation to be maintained on site is specified in contract provisions. The following describes the type of documentation maintained in the project files:

**Project Files:** Separate six-sided files are maintained on each funded activity per program year and program. These files include:

Approved applications for CDBG, HOME, or ESG funding;

Award notifications, grant agreements, and contracts executed between the County and its sub-recipients, and between sub-recipients and their contractors;

Correspondence between the County and its sub-recipients concerning questions they have about eligible costs, substantial changes in the uses of CDBG, HOME, or ESG funds. Such correspondence may address amendments, eligible costs, and qualifying basis;

Financial and audit reports;

Reports requested from sub-recipients concerning activities undertaken with CDBG, HOME, and ESG funds;

Copies of requests for payment or reimbursement submitted by sub-recipients or their contractors; and

Any records pertaining to monitoring reviews and follow-up.

**Program Management:** A tracking system, using a data base compatible with HUD's IDIS software will be used to record the current status of each funded activity as it moves through the contract development and approval process, as well as all financial transactions up to project close out. The tracking system will also permit retrieval of beneficiary characteristics including numbers of persons served, race and ethnicity, socio-economic data, and others as appropriate and required by HUD for reporting purposes.

### 3. On-Site Comprehensive Monitoring

An on-site monitoring schedule will be developed annually upon HUD's formal release of the County's entitlement funds associated with each covered program (CDBG, HOME, and ESG).

A risk assessment will be conducted at the outset to identify sub-recipients for onsite monitoring which are most likely to encounter problems in complying with program requirements.

Priority in selections will be afforded as follows:

- Sub-recipients new to the covered Federal programs, who may not be familiar with their compliance and performance requirements;
- Sub-recipients who have experienced turnover in key staff positions performing functions relating to funded activities;
- Sub-recipients with previous compliance or performance problems, where follow-up monitoring is expected;

- Sub-recipients with high-risk activities, such as economic development projects requiring extensive reporting and file management; and
- Sub-recipients presenting evidence that funds allocated are not being obligated or expended in a timely or appropriate fashion consistent with Federal performance guidelines.

#### 4. Compliance and Monitoring Procedures for the HOPWA Program

Monitoring for the Suburban Maryland program is conducted by the Housing Authority of Prince George's County for two components. It performs both financial and programmatic monitoring.

Financial monitoring consists of reviewing requests for reimbursement from participating agencies. Programmatic monitoring involves data collection to review the progress of participating agencies toward meeting HOPWA's annual objectives and to review the numbers and characteristics of the beneficiaries being served.

Monitoring also involves maintaining complete and accurate files on each jurisdictional program. The Housing Authority provides on-going informal monitoring and technical assistance to the staff of each HOPWA program. When problems are identified the sponsoring agency and the sub-grantees continue to work together to resolve them.

### **HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

#### **HOPWA Needs**

The primary obstacle facing HOPWA participants in Suburban Maryland is the scarcity of affordable housing. 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 in the Suburban Maryland region are too expensive for many low-income residents. Renters in this region often incur housing cost burdens.

An additional issue of concern is the recent economic downturn resulting in increased job losses as well as an increase in foreclosures among current HOPWA participants. These problems combined with HUD's decrease to the Fair Market Rental (FMR) amounts for the region have resulted in the need for larger subsidy payments and fewer households being assisted with the appropriated funding.

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. Housing providers have changed the priority from helping people at the end of their lives to assisting them transition to living with a chronic illness. Many persons with HIV/AIDS are living in family units.



Every effort must be made to stabilize currently adequate living conditions to prevent homelessness and premature placement of dependent children into foster care.

### **HOPWA Administering Agency**

The District of Columbia Department of Health (DOH), HIV/AIDS Administration (HAA) 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.

The Housing Authority of Prince George's County 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, and other supportive services. Each HOPWA agency assists participants towards 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*. (See page 97) The priorities and allocations of the Suburban Maryland region correlate with those of the Washington, D.C. Eligible Metropolitan 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 town homes.

Clients in need of supportive services are referred to their case managers through the Department of Health which will investigate the possibilities for assistance through Ryan White Funds.

### **HOPWA Activities**

Each Fiscal Year, the County receives approximately \$2 million in HOPWA funds to serve persons and their families living with HIV/AIDS.

The Suburban Maryland jurisdictions use HOPWA funds to administer tenant-based rental and emergency assistance programs.

The HUD Rental Assistance Program administered by the Prince George's County Housing Authority provides tenant-based rental assistance for approximately 189 persons living with HIV/AIDS.

The Short-term/Emergency Housing Program provides housing related short-term assistance for approximately 85 persons living with HIV/AIDS.

Currently 100 applicants are on the Prince George's County Housing Authority waiting list for HOPWA funds.

### **Institutional Structure and Coordination**

The HOPWA program is coordinated and promoted through each local CoC network, which serves homeless people. The Housing Authority of each jurisdiction refers clients who already receive rental subsidy but may need services from their HOPWA operating agency. Local agencies administering the Temporary Assistance for Needy Families (TANF) and the local child welfare agencies responsible for the care of minors facing out-of-home placements also provide referrals to HOPWA agencies.

The Health Department in each Suburban Maryland jurisdiction promotes the prevention of HIV/AIDS through strategies like: increasing awareness and providing effective instruction about HIV/AIDS.

A network of government and private, nonprofit agencies in Suburban Maryland provide services to individuals with HIV/AIDS. Each HOPWA agency collaborates with these entities creating a continuum of care for clients. Funding is also available to persons served by HOPWA under the Ryan White Care Act, Titles I and II. These services allow clients to live independently in their own homes. Service providers offer family and individual counseling, transportation assistance, food donations, and housekeeping support to eligible clients. A growing number of nursing homes are increasingly providing skilled care for persons living with HIV/AIDS. Hospice and home-based hospice care are other essential links in the institutional system.

Community based organizations like the Family Services Foundation, Prince George's County Department of Health, Prince George's County Department of Social Services, Prince George's County Department of Corrections, the Regional Veterans Services, and other local providers receive information on the HOPWA program goals and achievements.

Through the distribution of the Suburban Maryland HOPWA "Program Summary," these community organizations are invited to consult on current and future program operations. This process of citizen participation and consultation established the priorities for the HOPWA program.

## Specific HOPWA Objectives

The objective is to protect clients from being evicted from their homes and having their utilities disconnected. Over the next five years the County plans to use HOPWA funds and other available funds (e.g. CDBG, HOME, etc.) to:

- Provide tenant-based rental assistance to persons living with HIV/AIDS.
- Provide housing related short-term assistance to persons living with HIV/AIDS.
- Work with local health departments to obtain services through Ryan White and other funds.
- Enhance the capacity of service providers to link with other agencies and strengthen the effectiveness of their programs.
- Monitor activities to ensure efficient program operation and administration, coordination with other agencies and timely expenditure of HOPWA funds.
- Assist participants to move toward self-sufficiency by providing referrals to job training and rehabilitation programs.

## Other Narratives

### FAIR HOUSING

Unfortunately, some residents may be subject to discrimination in the process of searching for rental properties or during buying, mortgaging, and insuring homes. County and federal law protect Prince George's County residents from discrimination based on race, color, religion, national origin, sex, age, disability and familial status. County law further protects residents from discrimination based on marital status, sexual orientation, occupation, political opinion, and personal appearance.

The County performed an Analysis of Impediments for Fair Housing Choice (AI) as part of its efforts to affirmatively further fair housing. However, the most recent AI is outdated and is currently being revised.

The Department of Housing and Community Development has partnered with the Prince George's County Human Relations Commission (HRC) to operate a Fair Housing and Equal Opportunity Program. HRC proposes to address, process, investigate, and conciliate matters wherein discrimination practices in housing and related Fair Housing matters are alleged or are proven to have occurred. HRC will also act as a Program Management and Compliance Provider to monitor and maintain statistical data with respect to complaints filed, investigations and conciliations conducted and enforcement of the same with respect to housing. In addition, to demonstrate the County's commitment to affirmatively further Fair Housing, HRC will ensure that the County maintains timely AIs and Fair Housing Plans in accordance with standards and timeliness prescribed by HUD.

The County plans to amend its 5-year Consolidated Plan for Housing and Community Development once the revised AI is completed. The AI is scheduled to be completed in December 2010.

The County will continue to address the following impediments to fair housing choice as outlined in the most recent AI.

- Improving older housing stock for low and moderate-income minority households inside established communities
- Improving Subsidized Housing Participation by Hispanic Households
- Provision of Family Public Housing
- Reducing Volume of Complaints
- Fighting Lending Discrimination
- Preventing Discrimination in Advertising
- Fighting Discrimination Based on Sources of Income
- Providing Fair Housing Educational and Training Programs

Contact the Human Relations Commission at [www.princegeorgescountymd.gov/government/boardscommissions/human\\_relations.asp](http://www.princegeorgescountymd.gov/government/boardscommissions/human_relations.asp) for additional information.

## APPENDICES

### Appendix: A - Public Comments Summary

FY 2011-2015 Consolidated Plan and Annual Action Plan

The following is a summary of the comments received from the County's public meeting held on February 23 at the Sports and Learning Complex (English) in Landover and on February 24 at Langley Park Community Center (Spanish) in Hyattsville and April 27, 2010 at the County Administration Building in Upper Marlboro, MD.

#### **New priority needs identified as a result of the community's input.**

1. Develop a foreclosure prevention strategy
2. Create a database of properties in distress and develop a strategy to acquire and rehabilitate these properties for low and moderate-income homebuyers.
3. Comprehensive neighborhood revitalization – infrastructure, public transportation, road improvements, main street commercial development, public safety and schools.

#### **New goals were recommended as a result of the community's input.**

1. Stabilize and increase homeownership opportunities.
2. Improve the safety and livability of neighborhoods
3. Support employment opportunities for low and moderate-income persons, small business and community revitalization activities.

On February 23, 2010 approximately 50 people participated at the Sports and Learning Complex in Landover in the first of two County-wide public meetings. DHCD provided an overview of the Consolidated Plan process and briefed the community on the goals of the last *Consolidated Plan (2006-2010)*. At this meeting MNCPPC gave a presentation on the trends and current status of the County's housing stock and the need for Workforce housing. The participants were asked to evaluate the eight goals of the former plan and to indicate their top three priorities.

On February 24, 2010 approximately 50 Hispanic residents of the Langley Park area were present at the second community forum so that the County could learn as much as possible about this fast growing communities needs. This meeting was conducted entirely in Spanish. We were assisted by MNCPPC's Envision Prince George's County initiative and CASA de Maryland. A facilitated discussion was held concerning their greatest housing and community development needs.

Although these groups were separated by language their concerns were remarkably similar. People in both communities were concerned that the County should maintain an adequate supply of affordable housing available for rent and for purchase. Many indicated that they were “cost burdened” or paying more than 30% of their income for housing. Both communities agreed that there was “no affordable housing located in desirable neighborhoods.” The available affordable housing was considered old, in poor condition and located in neighborhoods where schools, public safety and lack of jobs are concerns.

### **Comment(s) Summary**

On April 27, 2010 the County Council held a public hearing for the purpose of approving and adopting the *2011-2015 Consolidated Plan* and the *2011 Annual Action Plan*. Hearing procedures limited each speaker to a total of three minutes. There was no limit imposed on written testimony provided by residents.

The five-year *2011-2015 Consolidated Plan* received comments from three interested parties. The organizations expressed their gratitude and support for their programs and one organization requested for a noncompetitive grant to carry out the County’s Antipoverty Strategy. A resident also commended the Shepherd’s Cove homeless shelter and the effectiveness of the UCAP Antipoverty programs.

### **Response**

The comments were noted however no action was taken to designate UCAP as the County’s antipoverty agency or provide them with a noncompetitive \$100,000 grant to carry out antipoverty activities. On May 11, 2010, The County Council voted to approve resolution CR-26-2010 the five year and adopted County Resolution CR-27-2010 *FY 2011-2015 Consolidated Plan*.

### **Comment(s) Summary**

The *2011 Annual Action Plan* received comments from 19 interested parties. Several nonprofit organizations expressed their concerns about the proposed CDBG funding recommendations. The nonprofits noted that their funds had been cut entirely or they were not provided enough funds to carry out their activities. The nonprofits testified about the importance of providing services to the communities that they served. The identified needs ranged from homeownership preservation, foreclosure counseling, and job training programs, to nonprofit capacity building, technical assistance to small businesses and nonprofits and strategic planning for community revitalization and economic development projects.

### **Response**

As a result of the comments received and in consideration of their efforts, the County Council recommended that some of the non profits that provided testimony at the public hearing be awarded funds that would allow them to continue providing services to the

community. On May 11, 2010, the County Council voted to approve these revised funding recommendations and adopted County Resolution CR-27-2010 *FY 2011 Annual Action Plan*.

## Appendix B - Affordable Rent Policy for CDBG Funded Rental Units

The purpose of an Affordable Rent Policy is to define how the affordability of rents will be maintained for rental units funded with Community Development Block Grant (CDBG) funds. This Affordable Rent Policy is required by Community Development Block Grant regulation under 24 CFR 570.208(a)(3).

The policy will apply to tenants of rental units funded with CDBG with gross household income, adjusted for family size, that is 80 percent or below the area median income, or Low – Moderate Income Persons (LMI).

### *Maximum Allowable Rent – CDBG Funded Rental Units*

#### *Existing Occupied Units*

It shall be Prince George's County's practice to review the rent structure of projects requesting funding for housing-related activities at the beginning of the application process. For existing units that are occupied by LMI tenants, the maximum allowable rent will be equal to the lesser of rent and utility amount being paid by the tenant at the time an application for funding is submitted or a rent amount that does not exceed 30 percent of the adjusted income of a family whose annual income equals to 65 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit.

If the rehabilitation involves conversion of utility type or transfer of utility payment from owner to tenant, an adjustment will be made based on the schedule listed in Section 8 Existing Housing Allowances for Tenant-Furnished Utilities and Other Services (in effect when the rent is calculated). This maximum allowable rent shall remain in effect for a period of one year after the final inspection of CDBG funded units is completed by Department of Housing and Community Development staff.

Thereafter and for a period of four additional years, the maximum allowable rent including utilities, shall be the lesser of Fair Market Rents or a rent amount that does not exceed 30 percent of the adjusted income of a family whose annual income equals to 65 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit.

#### *Vacant Units occupied between funding application and Project Completion*

Units vacant and occupied between the period the funding application is submitted and project completion, must be filled by LMI households. The maximum allowable rent including utilities for these units shall not exceed the Fair Market Rent (in effect when the rent is calculated) with an adjustment for utility allowance based on the Section 8 Existing Housing Allowances for Tenant-Furnished Utilities and Other Services (in effect when the rent is calculated). The Fair Market Rent will be maintained for a period of



one year after the final inspection for project completion by Department of Housing Community Development staff.

Thereafter and for a period of four years, the maximum allowable rents including utilities will be the lesser of the Fair Market Rent or a rent amount that does not exceed 30 percent of the adjusted income of a family whose annual income equals to 65 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit.

*Vacant Units occupied after Project Completion*

For a period of five years after project completion, vacant CDBG funded units must be occupied by LMI tenants. The maximum allowable rents including utilities will be an amount that is the lesser of the Fair Market Rent or a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit.

**Appendix: C - CHAS Table**

Housing Assistance Needs by Household and Income

Name of Jurisdiction: <b>Prince George's County, Maryland</b>		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
<b>1. Household Income &lt;=50% MFI</b>	5,803	18,865	5,289	13,529	43,486	8,242	6,900	2,742	3,919	21,803	65,289
<b>2. Household Income &lt;=30% MFI</b>	3,909	7,980	2,410	7,095	21,394	3,863	2,557	838	1,955	9,213	30,607
3. % with any housing problems	63.3	81.8	87.1	75.4	76.9	74.9	82.8	89.9	78.5	79.2	77.6
4. % Cost Burden >30%	62.7	77.9	77.6	73.9	73.7	74.9	82.2	84.5	78	78.5	75.2
5. % Cost Burden >50%	48.6	57.7	52.9	65.3	58	55.4	77.2	75.1	69.8	66.3	60.5
<b>6. Household Income &gt;30% to &lt;=50% MFI</b>	1,894	10,885	2,879	6,434	22,092	4,379	4,343	1,904	1,964	12,590	34,682
7. % with any housing problems	72	68.5	82.8	78.2	73.5	42.7	83.5	87.4	76.8	68.9	71.8
8. % Cost Burden >30%	71.5	56.3	36.8	76.1	60.8	42.2	83.1	77.7	76.3	67	63.1
9. % Cost Burden >50%	10.5	5.6	4.1	12.3	7.8	23.8	50.6	34.1	52.4	39.1	19.1
<b>10. Household Income &gt;50 to &lt;=80% MFI</b>	1,099	9,289	2,334	8,865	21,587	4,073	6,934	2,795	3,473	17,275	38,862
11. % with any housing problems	27.2	29.9	67.7	27.1	32.7	31	70.7	72.1	71.4	61.7	45.6
12. % Cost Burden >30%	27.2	13.8	7.7	24.3	18.1	30.3	68.9	59.4	71.2	58.7	36.2
13. % Cost Burden >50%	3.6	0.8	0	1	0.9	8.7	14.5	5.7	21.3	13.1	6.3
<b>14. Household Income &gt;80% MFI</b>	2,273	21,650	4,590	15,760	44,273	18,363	77,750	18,905	23,084	138,102	182,375
15. % with any housing problems	11.6	15.2	50.4	6.6	15.6	10.8	15.8	21.7	27.2	17.9	17.3
16. % Cost Burden >30%	9.6	1.9	1.5	2.6	2.5	10.4	14.4	10.6	26.8	15.4	12.3
17. % Cost Burden >50%	2.8	0	0	0.1	0.2	1.1	1	0.7	2.3	1.2	1
<b>18. Total Households</b>	9,175	49,804	12,213	38,154	109,346	30,678	91,584	24,442	30,476	177,180	286,526
19. % with any housing problems	48	40.3	68.6	36.2	42.7	26.1	25	34.9	38.7	28.9	34.2
20. % Cost Burden >30	47.1	28.2	26	33.3	31.3	25.7	23.7	23.9	38.4	26.6	28.4
21. % Cost Burden >50	24	10.6	11.4	14.5	13.2	12.2	6.5	6.4	12	8.4	10.3

Source: 2000 HUD CHAS Data – Housing Problems Output for Low and Moderate-Income Households

## FOR MORE INFORMATION

Copies of the FY 2011-2015 Consolidated Plan for Housing and Community Development are available at the County's main libraries and posted on the County's website at [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov) . To obtain a copy of the Plan contact: Lloyd Baskin, Manager, Planning and Reporting at 301-883-5570 or 301-883-5542.

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