ATTACHMENT C

CR-093-2020 (DR-1)

Prince George's County Maryland

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County Executive

Prince George's County
Department of Housing
& COMMUNITY DEVELOPMENT

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Director

PRINCE GEORGE'S COUNTY ANNUAL ACTION PLAN FISCAL YEAR 2021 (FFY 2020), AS AMENDED

Prepared by: Enterprise Community Partners and Prince George's County Department of Housing and Community Development

Draft: August 31, 2020

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<u>Prince George's County Council</u>

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Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admissions or access to benefits in programs or activities.

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

On March 2016, the Prince George's County Council adopted a Resolution, CR-13-2016, to establish a Comprehensive Housing Strategy (CHS) Ad Hoc Subcommittee to develop a Comprehensive Housing Strategy (CHS) for the County, *Housing Opportunity for All*. Decent housing, suitable living and economic opportunities, plays a pivotal role in the County's future and *Housing Opportunity for All* provides a roadmap to addressing a variety of Countywide and neighborhood-specific housing conditions, with communities of choice and opportunity as drivers of the County's strategic direction.

Prince George's County's Consolidated Plan for FY 2021 – 2025 builds on the analysis presented in *Housing Opportunity for All*, the County's first 10-year CHS, and directly supports implementation of more than 17 actions from the CHS. The FY 2021 Annual Action Plan supports Prince George's County's implementation of the FY 2021-2025 Consolidated Plan by leveraging the annual allocations of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) entitlement fund resources to develop viable communities of choice. To ensure long-term sustainable investment, the County has established a strategic approach that supports implementation of *Housing Opportunity for All*, with intersections for broader community development goals.

The federal government requires that entitlement communities use a standardized framework to develop their Consolidated Plans with each of the following components:

1. Process / Citizen Participation Plan
2. Housing Needs Assessment
3. Housing Market Analysis
4. Strategic Plan

Prince George's County FY 2021 Annual Action Plan details the use of over $36 million in federal entitlement funds and financing to address six priority needs:

1. Connections between residents and business to services
2. Accessible homes and facilities
3. Diverse, affordable rental and homeownership opportunities,
4. Quality/condition of housing
5. Housing instability among residents experiencing a housing crisis
6. Loss of existing affordable housing opportunities

The County is leveraging two additional tools to supported related goals and strategies:

- The Section 108 Loan Guarantee Program (Section 108) provides CDBG recipients with the ability to leverage their annual grant allocation to access low-cost, flexible financing for catalytic housing and/or economic development projects. Through this financing mechanism, Prince George's County can access up to $25 million in fixed-rate, long-term financing to support acquisition, rehabilitation for mixed-use and mixed-income housing, and catalytic economic development projects.
- Neighborhood Revitalization Strategy Area (NRSA) is a designation under the CDBG program that encourages a coordinated approach to revitalizing a targeted neighborhood through

comprehensive place-based efforts, leveraging additional flexibilities under the CDBG program. This targeted approach supports public services, economic development and housing rehabilitation activities. Potential target areas may include the Purple Line and Blue Line Corridors.

Annual Action Plan

For each year of the Five-year Consolidated Plan, an Annual Action Plan is developed to summarize the specific federal and non-federal resources that will address the priority needs and goals in the Consolidated Plan.

The 2021 Annual Action Plan includes the following federal entitlement funds that will be available[1]:

1. Community Development Block Grant: $5,506,859
    a. Affordable Housing: $2,363,435
    b. Planning and Administration: $1,030,376
    c. Public Facilities/Infrastructure: $1,098,443
    d. Economic Development: $162,800
    e. Public Services: $768,413
    f. Program Income: $83,392
2. HOME Investment Partnership Program (HOME): $2,855,711
    a. Program Income Activities: $1,245,478
    b. Multifamily Rental Housing Construction and Rehabilitation program: $1,127,163
    c. CHDO Set-Aside: $241,535
    d. CHDO Operating Assistance: $80,512
    e. HOME Administration: $161,023
3. Emergency Solutions Grant (ESG): $883,864
    a. Emergency Shelter: $189,522
    b. Essential Services: $52,214
    c. HMIS: $32,550
    d. Rapid Re-Housing: $73,099
    e. Homelessness Prevention: $73,099
    f. HESG Administration: $21,448
    g. HESG Matching Funds: $441,932
4. Housing Opportunities for Persons with AIDS (HOPWA): $2,001,848
5. Section 108 Loan Guarantee Funds (Section 108): $25,117,740[2]

Response to Covid-19 Pandemic

As part of the County's response to the Covid-19 pandemic, the County will leverage CARES ACT, Covid Relief funding and program income to support broader emergency rental assistance activities and provide funding for non-profit service providers to expand foreclosure counseling, housing counseling, eviction prevention, food pantry, as well as other activities. Priority activities may include:

- Emergency Rental Assistance;
- Mortgage Assistance/Foreclosure Prevention Counseling;

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[1] *Funding amounts include program income, matching funds + 2020 allocation, as applicable*

[2] *The county has five years to expend its Section 108 authorization; figure represents maximum amount*

- Supportive Services for Seniors; Food Pantry and Service Delivery to Seniors (countywide); and
- Emergency Assistance for Families

Summary of the objectives and outcomes identified in the needs assessment

Housing affordability is a major challenge in the County. Tens of thousands of owner and renter households, especially those with lower incomes, experience housing cost burden. A household is considered “housing cost burdened” if they spend 30% or more of their gross monthly income on housing costs. Outlined in Table 7, there are 46,043 households in Prince George’s County with incomes at 100% or lower than AMI that experience housing cost burden and none of the other housing problems. Out of this, 25,326 are renter households and 20,717 are owner households.

Sixty-one percent of households in the County with incomes at 0% - 80% AMI is cost burdened. As many as 22,543 (89%) renter households and 13,784 (67%) owner households within that income range spend 30% or greater of their household income on housing. Even more critical, the data shows that 22,359 (nearly 100%) of renters and 18,766 (94%) of owners experience severe cost burden, spending 50% or more of their income to pay for housing.

There are 123,718 households with more than one or more vulnerable persons such as elderly people and children. Of this, 57,151 (46%) are below 80% the housing area median family income (HAMFI). 80,310 households include at least one-person age 62-74 years. Of which, 40% are below 80% HAMFI. 43,417 households in the County include one or more children 6 years old or younger. Of which, 57% are below 80% HAMFI.

The 2011-2015 CHAS data shows that 29,004 (96%) of renter households and 19,915 (92%) of owner households with incomes at 80% or less than AMI have one or more severe housing problems, such as, lack of kitchen or complete plumbing, severe overcrowding and severe cost burden. The existence of severe housing problems for so many households implies that it is critical to provide affordable and quality housing for households below 80% of AMI.

A “disproportionately” greater need occurs if a racial or ethnic group within a given income level experiences housing problems at a rate that is 10 percentage points or more than the rate for that income level overall. Examining severe housing problems by income in Prince George’s County, very low, low and moderate-income Black or African American households (30-50% AMI; 50-80% AMI and 80-100% AMI) and moderate-income Hispanic households (80-100% AMI) reported severe housing problems disproportionately than other racial or ethnic groups.

The 2011-2015 CHAS data (Table 11) shows single-family household experience overcrowding the most. Eighty-seven percent of renter households (4,948) earning below 80% AMI experience crowding, while 75% of owners in the same income category also experience crowding.

Sixty percent of housing units in the County were built before 1980, suggesting significant need for maintenance. Further, 43 percent of households live in inadequate housing, defined by one or more housing unit problems. These problems can include overcrowding, incomplete kitchen facilities, incomplete plumbing facilities, or cost-burden. Renters, large families, seniors, and low-income households experience housing problems at much higher rates than other groups in the County.

Examining cost-burdens in Prince George's County, a large share of cost-burdened households are households of color: Black or African Americans represent 71% of all cost-burdened households, followed by Hispanic households at 13%. In comparison, White households make up 10% of all cost-burdened households.

Both Black or African American and Hispanic households are slightly over-represented among cost-burdened households relative to the share of these racial and ethnic groups in the County overall. Black and African American households make up 71% of all cost-burdened households compared to 69% of all households in the County. Hispanic households make up about 11% of all households in the County but 13% of all cost-burdened households.

The FY 2021-2025 Strategic Plan describes Prince George's County priorities and proposed actions over the next five years. Since its last Consolidated Plan, the County completed *Housing Opportunity for All*, a comprehensive, 10-year strategy to guide housing investments in Prince George's County. Actions in *Housing Opportunity for All* are designed to serve the needs of all current and future County residents and use housing investments to expand access to opportunity.

Prince George's County's FY2021-2025 Strategic Plan aims to build on the accomplishments of its previous five-year Strategic Plan and the strategic direction outlined in *Housing Opportunity for All*: to increase local capacity and tailor implementation to the unique needs of people and places in the County. This Strategic Plan outlines new approaches to address needs that have grown in importance over the last five years, including some identified during the development and early implementation of *Housing Opportunity for All*, and affirms continuing other long-standing approaches.

Housing Opportunity for All provides a detailed assessment of existing and future housing conditions in Prince George's County. It incorporated extensive community input, which was collected through community meetings, focus groups and interviews, and a communitywide telephone survey, among other activities. The FY 2021-2025 Consolidated Plan assesses housing needs and market conditions in the County and complements the analysis completed for *Housing Opportunity for All*. Quantitative and qualitative data collected and analyzed for the FY 2021-2025 Consolidated Plan and *Housing Opportunity for All* serves as the basis for allocating and leveraging federal entitlement funds (CDBG, HOME, ESG and HOPWA).

Prince George's County federal entitlement programs provide critical funding to support housing and community development activities to benefit low-to-moderate income households. Alignment between the actions in *Housing Opportunity for All* and geographic priorities and priority needs in the County's FY 2021-2025 Strategic Plan will help Prince George's County accomplish its ambitious goal of being a community of choice in the Washington, DC region.

In developing its FY 2021-2025 Strategic Plan, Prince George's County focused on how to use its federal entitlement funds to achieve outcomes articulated in *Housing Opportunity for All*, among other local and regional planning efforts. In SP-25, the Plan outlines four (4) outcomes that will be achieved by addressing the six (6) priority needs discussed in more detail in SP-25 Priority Needs.

Evaluation of past performance

The Consolidated Plan for FY 2016 - 2020 provided rationale on how it would use over $38 million of federal entitlement funds, including: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) Programs, to employ strategies for building and preserving affordable housing, creating economic development opportunities and to improve the quality of life for low-to moderate income (LMI) persons and communities.

During the FY 2016 – 2020 Consolidated Plan, the following goals defined the County's priorities:

- Improving housing opportunities by creating and preserving affordable, accessible rental and homeowner housing near transit, employment and public services;
- Enhancing the County's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs including non-profit organization's capacity building;
- Strengthening neighborhoods by investing in the County's public facilities and infrastructure;
- Assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing transitional/supportive housing and wrap around social services;
- Investing in public services with maximum impact by providing new and/or increased access to programs that serve LMI families and special needs populations (i.e. elderly, veterans and disabled persons); and
- Meeting the needs of persons with special needs (i.e. HIV/AIDS and their families) through the provision of housing, health and support services.

The Prince George's County Consolidated Annual Performance and Evaluation Report (CAPER) is the vehicle used to highlight the County's achievements in providing decent housing, suitable living environments, and expanding economic opportunities specifically targeting low-to-moderate income persons and includes measures taken during the year to implement the County's 2016-2020 Consolidated Plan. The following is a summary of the accomplishments that also includes a comparison of the expected number to actual outcomes. The CAPER can be reviewed on DHCD's website at: https://www.princegeorgescountymd.gov/1039/Plans-Reports

Affordable Housing

During FY 2016 – 2020 Consolidated Plan, the County used its federal, state, local, and private funds for activities (e.g., direct financial assistance to homebuyers, new construction of rental units, housing rehabilitation, etc.) that addressed the "unmet needs" of households that were identified as high priority in the Plan.

- The County's 5-year goal was to assist 2,080 households.
- To date, 932 households have been served.

Affordable Housing						
Goal	**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
Increase access to affordable owner housing. Increase supply of new, affordable rental housing. Preserve existing affordable rental housing. Rehab of owner-occupied housing.	CDBG, HOME, ESG	**2016** **2017** **2018** **2019** 2020	Direct Financial Assistance to Homebuyers Rental Units Constructed Rental Units Rehabilitated Homeowner Housing Rehabilitated	**420** **415** **415** **415** 415	**356** **366** **5** **205**	17% **18%** **.002%** **10%** **%**
		MULTI-YEAR GOAL		**2,080**	**932**	**45%**

Non-Housing Community Development
The County's goal was to leverage CDBG funds to improve and/or maintain access to public facilities and infrastructure, public services and expand economic opportunities for low-to-moderate income individuals and businesses. The County's annual goal was to serve 53,967 low-to-moderate individuals for a total of 269,835 for five years. To date, the County improved and/or maintained public access for 122,453 low-to-moderate income individuals, which is 45% of its 5-year goal.

- From FY 2016 – 2019, the County assisted 89,135 low-to-moderate income persons by improving and maintaining public facilities and infrastructure.
- The County created and/or retained 881 jobs and assisted 155 businesses for low-to-moderate income individuals.
- 32,282 low-to-moderate income persons were provided new and/or improved public services.

Non-Housing Community Development						
Goal	**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
Improve and maintain public facilities and infrastructure Provide job training and economic development assistance Provide new and/or improved public services	CDBG	**2016** **2017** **2018** **2019** 2020	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit Jobs Created/Retained Businesses Assisted Public Service Activities other than Low/Moderate Income Housing Benefit	**53,967** **53,967** **53,967** **53,967** **53,967**	**38,526** **44,165** **16,937** **22,825**	**14%** **16%** **6%** **8%** **%**
		MULTI-YEAR GOAL		**269,835**	**122,453**	**45%**

Homeless

The County's goal was to assist at least 1,455 individuals and families at risk of homelessness during the FY 2016 – 2020 Consolidated Plan. To date, the County has reached 32% of its 5-year goal by assisting 460 individuals and families at risk of homelessness.

Homeless						
Goal	**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
Provide housing and supportive services	ESG	**2016** **2017** **2018** **2019** 2020	Tenant-based Rental Assistance/Rapid Rehousing Homelessness Prevention	**291** **291** **291** **291** **291**	**66** **191** **26** **177**	**5%** **13%** **2%** **12%** **%**
		MULTI-YEAR GOAL		**1,455**	**460**	**32%**

Non-Homeless Special Needs
The County's 5-year goal was to provide rental and supportive assistance to 1,506 persons living with HIV/AIDs and their families. The County has assisted 36% (542 persons and families). The Washington DC Department of Health Administers the County's HOPWA funding.

Non-Homeless Special Needs						
Goal	**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
Provide housing, healthcare and support services	HOPWA	**2016** **2017** **2018** **2019** 2020	Housing for People with HIV/AIDS added HIV/AIDS Housing Operations	**245** **151** **370** **370** **370**	**160** **140** **0** **242**	11% 9% 0% 16% %
		MULTI-YEAR GOAL		**1,506**	**542**	**36%**

Summary of citizen participation process and consultation process

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

In addition to the citizen participation process below, this Consolidated Plan benefitted from the community engagement efforts that helped develop the County's recently completed comprehensive housing strategy, *Housing Opportunity for All.* Through that process, the County gathered feedback from residents about what housing needs and solutions mattered most to them. *Housing Opportunity for All* engagement efforts included a County-wide telephone survey that was completed by nearly 1,000 County residents, 8 focus groups with groups experiencing different housing needs, four public meetings across the County that reached over 200 residents, and 10 meetings with a stakeholder advisory group that represented leaders in government, business, the faith-based community, and the non-profit sector.

DHCD conducted three Needs Assessment Focus Groups to obtain input from residents, non-profit organizations, municipalities, and County government agencies on the Five-Year Consolidated Plan. Special invitations were sent based upon the type of service provided in the areas of: Affordable Housing (with approximately 35 stakeholders attending), Economic Development (with approximately 32 stakeholders attending) and Quality of Life (with approximately 23 stakeholders attending). The focus groups were held at 1400 McCormick Drive, Largo, MD, on the following days:

- Economic Development – January 27, 2020 from 2:00 pm to 4:00 pm
- Quality of Life– January 29, 2020 from 2:00 pm to 4:00 pm
- Affordable Housing – January 31, 2020 from 2:00 pm to 4:00 pm

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

The first public hearing was held on December 5, 2019 at the Prince George's County Sports and Learning Complex located at 8001 Sheriff Road, Landover, MD 20785 from 6:00 pm to 8:30 pm to solicit public comments on the FY 2021 – 2025 Consolidated Plan process. A second public hearing was scheduled for April 14, 2020 at the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, MD however due to the Covid-19 pandemic and related closures this public hearing was postponed indefinitely. The County administered a 30-day comment period from March 19, 2020 through April 17, 2020. All comments and feedback received is summarized in the Appendix.

Summary of public comments

As required by HUD, DHCD employed a participatory process in the development of this Consolidated Plan. Public and private sector stakeholders provided significant input, corroborating data analysis, resulting in the identification of priority needs for the utilization of HUD entitlement and County funding. All public comments received during the development of the Consolidated Plan are summarized in the Appendix.

Summary of comments or views not accepted and the reasons for not accepting them

All comments received to date have been accepted and considered in the development of the FY 2021 Annual Action Plan. Final summary comments are included in the Appendix.

The Process

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

As stated, the Department of Housing and Community Development (DHCD) is the lead agency responsible for the administration of federal entitlement programs on behalf of the United States Department of Housing and Urban Development (HUD) – including the Community Development Block Grant Program (CDBG), and the HOME Investment Partnerships Program (HOME). The Emergency Solutions Grant Program (ESG) is the only program not administered by DHCD; it is administered by the Department of Social Services. Housing Opportunities for Persons With AIDS (HOPWA) funds are administered by the Washington, D.C Department of Health. In addition to administering the programs, DHCD is responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER).

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PRINCE GEORGE'S COUNTY	Department of Housing and Community Development
HOME Administrator	PRINCE GEORGE'S COUNTY	Department of Housing and Community Development
ESG Administrator	PRINCE GEORGE'S COUNTY	Department of Social Services
HOPWA Administrator	WASHINGTON, D.C.	Department of Health

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

The CDBG Program is one of the longest-running programs of the U.S. Department of Housing and Urban Development, used to fund local community development activities, notably affordable housing, economic development, infrastructure, and public service. HOME is the largest program to state and local governments designed to create affordable housing for low-income households, expand the capacity of non-profit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation in housing projects. ESG supports outreach to and shelters for homeless individuals and families as well as provide supportive programs that prevent homelessness.

Consolidated Plan Public Contact Information

Questions or comments regarding the FY 2021 – 2025 Consolidated Plan and/or the 2021 Annual Action Plan may be directed to:

Ms. Estella Alexander, Director
Prince George's County – Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, MD 20774
(301) 883-5531, **Ealexander@co.pg.md.us**

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Overview

The DHCD launched a comprehensive and collaborative effort to consult with County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this FY 2021 – 2025 Consolidated Plan. The County utilized its Citizen Participation Plan to facilitate outreach to public and assisted housing providers, private and governmental health, mental health and service agencies, and stakeholders that utilize funding for eligible activities, projects and programs.

As required, a Public Hearing will be held prior to approval of the Consolidated Plan. Last, to examine the needs of the homeless and at-risk populations, the DHCD coordinated with Department of Social Services to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

- **Focus Groups**
  As required by HUD and supplementing the Housing Opportunity For All Work Group deliberations, DHCD conducted three Needs Assessment Focus Groups to obtain input from non-profit organizations and local government agencies.
- **Community Forums/Public Hearings**
  Three Consolidated Plan Community Forums and one public hearing were conducted to introduce the County's Five-Year Consolidated Plan and federal programs, the County's demographic profile, and to solicit input from residents, workers, and stakeholders.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

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

In 1994, the Homeless Advisory Board was renamed the Homeless Services Partnership (HSP) and became the official advisory body to the County Executive. HSP's primary purpose is to identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness. HSP is responsible for implementing the County's Ten-Year Plan to Prevent and End Homelessness (2012 – 2021), which began in Prince George's County's Fiscal Year 2013.

The County's Ten-Year Plan to Prevent and End Homelessness is based upon six core strategies:

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

The Plan also addresses housing for the County's special needs populations including the chronically homeless, unaccompanied homeless youth, veterans, and domestic violence survivors, as well as incorporating the 2009 federal legislation in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act.

Describe consultation with the Continuum of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Through the Consolidated Plan process, the Prince George's County Department of Social Services was instrumental in collecting necessary data and in working with the CoCs.

The Prince George's County Continuum of Care (CoC) for homeless persons is coordinated through the County's Homeless Services Partnership (HSP); a coalition of more than 100 organizations inclusive of representation from the Department of Housing and Community Development (DHCD) and the Housing Authority of Prince George's County (HAPGC) that meets monthly and works collaboratively to establish strategic priorities, assess progress, and oversee full implementation of the County's Plan to prevent and end homelessness. The HSP serves as the County Executive's advisory board on homelessness and is responsible for needs assessments, gaps analysis, service coordination, resource development, policies and procedures for access, data collection (HMIS) and system performance evaluation of all homeless services.

DHCD frequently presents at HSP meetings and solicits feedback and guidance from its membership regarding County housing priorities, including but not limited to: the development and implementation of the 5 year Consolidated Plan, annual ESG allocations, home ownership and other housing grant opportunities, Family Unification Program (FUP) and other subsidized voucher policies, and predatory lending practices. In addition, as a member of the HSP, DHCD actively participated in development of the County's 10-year Plan to Prevent and End Homelessness and is currently involved in its last year of implementation. The strategies are carefully designed to achieve purposeful and intentional reduction in the incidents of homelessness and collectively they form a plan that aligns County efforts with federal goals, shifts system focus from "shelter" to "housing", prioritizes programming for special populations, enhances system accountability, builds on current success, and provides new flexibility and opportunity. Funding priorities for on-going services are determined using several factors: (1) Priority areas identified in the County's Ten Year Plan, (2) Alignment with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) and ESG regulations, (3) Level of need documented in HMIS (annual CAPER report), and (4) Funds currently available for similarly situated activities.

Policies, procedures, and performance measurements used by the County in the administration of ESG and other housing program activities impacting the effort to prevent, and end homelessness have been developed by DHCD in partnership with the HSP and the local Department of Social Services (PGCDSS.) PGCDSS serves as the Lead Administering Agency for the CoC to ensure alignment with the County's 10-Year Plan and Section 427 of the McKinney-Vento Act as amended by the HEARTH Act. Performance measures are universal across all members of the Continuum of Care, thereby ensuring that all members are working toward the same goals. Different program types (i.e. ES, TH, RRH, and Outreach) have different performance benchmarks but the goals for all programs are the same and are informed by HUD identified system performance measures. All efforts are routinely coordinated and reviewed to ensure:

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

Finally, PGCDSS serves as the County's HMIS Lead Agency and is responsible for hosting and maintaining all HMIS data, ensuring data quality, reporting, training, technical user support, custom report design, and other HMIS data activities. The HMIS Policy and Procedures Manual cover general operational protocols and privacy, security and data quality; and policies are updated annually by the HMIS lead. Significant changes are discussed with the CoC membership during regular plenary sessions and implemented uniformly system wide.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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

Agency/Organization	
Independence Now	Nonprofit advocacy group
Housing Initiative Partnership	Nonprofit housing developer and counseling agency
Samson Properties	Real Estate
Maryland Premier Properties	Real Estate
Laurel Advocacy & Referral Services, Inc.	Nonprofit supportive housing, self-sufficiency program, and emergency services provider
Reid CDC	Community development corporation
St. Ann's Center for Children, Youth & Families	Nonprofit supportive housing and education services
Residential Real Estate Corporation	Real Estate
Open Arms Housing	Nonprofit supportive housing for homeless women
City of Laurel	Local municipality
CASA	Nonprofit advocacy
Town of Bladensburg	Local municipality
Department of Family Services / Aging and Disability Division	Prince George's County government
City of Seat Pleasant	Local municipality
Hyattsville CDC	Community development corporation
City of Mount Rainier, Economic Development	Local municipality
Office of the County Executive	Prince George's County government
Central Kenilworth Avenue Revitalization CDC	Community development corporation
Willow Hills Civic Association	Local civic association
Parks and Planning	Prince George's County government
Kaiser Permanente	Healthcare provider
County Council	Prince George's County government
Maryland-National Capital Park and Planning Commission	Planning agency
Department of Family Services	Prince George's County government
Residents	

Table 2 – Agencies, groups, organizations who participated

Other local/regional/state/federal planning efforts considered when preparing the Plan

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

Table 3 – Other local / regional / federal planning efforts

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

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

In addition to the citizen participation process below, this Consolidated Plan benefitted from the community engagement efforts that helped develop the County's recently completed comprehensive housing strategy, *Housing Opportunity for All.* Through that process, the County gathered feedback from residents about what housing needs and solutions mattered most to them. *Housing Opportunity for All* engagement efforts included a County-wide telephone survey that was completed by nearly 1,000 County residents, 8 focus groups with groups experiencing different housing needs, four public meetings across the County that reached over 200 residents, and 10 meetings with a stakeholder advisory group that represented leaders in government, business, the faith-based community, and the non-profit sector.

Focus Group Sessions

DHCD conducted three Needs Assessment Focus Groups to obtain input from non-profit organizations, municipalities, and County government agencies on the Five-Year Consolidated Plan. Special invitations were sent based upon the type of service provided in the areas of: Affordable Housing (with approximately 35 stakeholders attending), Economic Development (with approximately 32 stakeholders attending) and Quality of Life (with approximately 21 stakeholders attending). The focus groups were held at 1400 McCormick Drive, Largo, MD, on the following days:

- Economic Development – January 27, 2020 from 2:00 pm to 4:00 pm
- Quality of Life– January 29, 2020 from 2:00 pm to 4:00 pm
- Affordable Housing – January 31, 2020 from 2:00 pm to 4:00 pm

The focus groups engaged the stakeholders through an introductory presentation on the Consolidated Plan, how it functions, and its impact on the County. In addition, an overview of the County's demographic profile of housing and workforce trends, economic development, and community development needs collected by the County's Work Group partners was presented.

The presentation was followed by a series of facilitated breakout groups where participants discussed community needs and participated in an open-ended dialogue.

The focus groups concluded that there is a strong need for the following, but not limited to: accessible housing for disabled, rehabilitation assistance for homeowners, housing counseling, wrap around/support services, set aside funds for LMI housing, job training, capacity building for non-profits, senior services, more investment in schools' infrastructure, staff and programs, access to quality and healthy food options, safe cost effective and accessible transportation, healthcare for low income individuals, health services for veterans, and youth services. A complete summary will be provided in the appendix of the final Consolidated Plan. The interactive format of the focus group solicited strong participation. Each focus group session concluded with the announcement of upcoming Consolidated

Plan meetings and next steps as opportunities to hear about the results and to further participate in the process.

Public Hearing/Community Forums

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

The first public hearing was held on December 5, 2019 at the Prince George's County Sports and Learning Complex located at 8001 Sheriff Road, Landover, MD 20785 from 6:00 pm to 8:30 pm to solicit public comments on the FY 2021 – 2025 Consolidated Plan process. As noted above, a second public hearing was scheduled for April 14, 2020 at the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, MD but was postponed indefinitely due to the Covid-19 pandemic and related closures. Opportunity for public comments was offered from March 19, 2020 through April 17, 2020. A summary of all public comments is included in the final Consolidated Plan, along with the County's response to the comments, if any.

Public notices were published at least 14 days prior to the public hearings in three local newspapers, Enquirer Gazette, Prince George's Post, and The Sentinel[3]. A Spanish version of the public notice was also posted on the Prince George's County Department of Housing and Community Development's website.

In addition to the public notices published in three local newspapers, over 500 email notifications were sent to the County's network of service delivery providers inviting them to attend. Those included network providers that provide services to LMI persons, minorities, non-English speaking persons and persons with disabilities.

The proposed FY 2021 - 2025 Consolidated Plan and 2021 Annual Action Plan was posted on the County's website, distributed to organizations that provide services to LMI persons and areas, provided upon request. A second public hearing was scheduled for April 14, 2020 at the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, MD however, this hearing was postponed indefinitely due to the Covid-19 pandemic and related closures. A comment period of no less than 30-days will be provided for citizens and other interested parties to solicit comments on the proposed Consolidated and Annual Action Plans. The 30- day comment period will begin March 19, 2020 and end April 17, 2020. Prior to submitting the final Consolidated and Annual Action Plans to HUD, the County will give consideration, incorporate necessary changes and, if appropriate, provide responses to the comments received during the public comment period.

During the Community Forums it was expressed that there is a need for the following: affordable housing for persons experiencing homelessness, specifically single mothers with children; affordable childcare; jobs; financial assistance for elderly and disabled residents to maintain ownership of their homes; quality housing stock for LMI persons; reexamination of process for selecting developers; de-

[3] The Sentinel will close its business at the end of January 2020 and will no longer be available for publishing.

concentration of the poor within certain areas; foreclosure prevention; and services and affordable housing for the re-entry population.

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 Community Development Block Grant funding. DHCD's Community Planning and Development Division (CPD) can assist with needs identification, proposal concept development, budget development, underwriting and feedback, and general project and financial management. Technical assistance can be arranged by contacting CPD at (301) 883-5540.

FY 2021 – 2025 Citizen Participation Plan
The Prince George's County's "Citizen Participation Plan" is a mechanism for managing the development of the County's Consolidated Plan, Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). Residents, nonprofit organizations, municipalities, and County agencies express their concerns, seek additional County resources and provide suggestions or solutions to address housing and community development needs.

The primary goals for the citizen participation process are:

- To solicit viewpoints and concerns affected by the Consolidated Plan, Annual Action Plan or Consolidated Annual Performance and Evaluation Report;
- To invite participation by persons interested in helping identify needs and develop
- applicable strategies;
- To collect data that accurately describes and quantifies housing and community development needs and to suggest workable solutions;
- To obtain comments on proposals for allocating resources; and
- To ensure citizens have an opportunity to participate throughout the planning process.

Public Notice and Availability
Prince George's County publishes in one or more newspapers a summary of the proposed Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report for public comment. The summary describes the context and purpose of these documents, and sites the locations where copies of the entire document may be examined. Copies are available at government offices, libraries, on the County's website, and by mail upon request.

A reasonable number of free copies of the proposed Consolidated Plan and Annual Action Plan and the draft of the CAPER are made available for citizens and groups of interest upon request. When proposed versions of the Consolidated Plan 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 Plan, and Consolidated Annual Performance and Evaluation Report is distributed upon request and to those actively involved in developing these documents. Copies are provided to the local libraries and posted on the County's website.

Access to Records
A list of all projects using CDBG, HOME, ESG, and HOPWA funds is made available upon request. This list includes the sub-recipient's name, allocation amount, a brief description of the activity, and the fiscal year in which the funds were distributed. DHCD maintains records and reports on all activities financed, and upon request, makes these materials available to the public.

Technical Assistance
Prince George's County makes technical assistance available to participating municipalities, non-profits, community groups, special interest groups and to citizens developing proposals for CDBG funding. The Community Planning Development Division and the Housing Development Division can assist with needs identification, proposal concept development, budget development and general program questions by contacting the DHCD at (301) 883-5540.

Public Hearing
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 with adequate advanced notice, typically no less than fourteen (14) days before the hearing. Hearings are held at handicap-accessible sites, convenient to potential and actual beneficiaries. The advertisements include TTY phone numbers so hearing-impaired people can arrange for interpreters at the hearing. Those who need sign language interpretation are requested to contact the Community Planning and Development Division and the Housing Development Division at the phone number in the notice. Non- English speakers can also plan for language translation provided courtesy of a CDBG- supported, nonprofit organization. Interpreted comments are incorporated within the 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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

Criteria for Amendments to a Plan

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

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

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

- A change in the allocation priorities or a change in the method of distribution of funds;
- The addition of an eligible activity not originally funded or described in the Annual Action Plan;
- A change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan;
- A change in the use of CDBG, HOME, Program Income, or ESG funds, exceedingly at least $250,000 from one existing activity to another existing eligible activity in any category within the applicable Program. All activities must have been in an approved Annual Action Plan. The CDBG categories include Affordable Housing, Economic Development, Public Facilities and Infrastructure Improvements, Public Services and Planning and Administration. The ESG categories include Emergency Shelter, Street Outreach, HMIS, Rapid-Rehousing, Homeless Prevention and Administration;
- Designations for Neighborhood Revitalization Strategy Areas (NRSAs); and
- A change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program Income

Emergency Amendments

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

Pursuant to any published waivers, or upon request by the County to HUD for a waiver of the required 30 days public comment, the County will proceed with an expedited process for giving the public reasonable notice and opportunity to comment. In such emergency situations as described above, the County will provide a timeframe of no less than 5 days for public comments on a new Plan submission and/or substantial amendment and dictate lesser or no public hearings. The County may choose to suspend the need for in-person public hearings and otherwise meet the public hearing requirements with use of a virtual public hearing if the following conditions are met:

- National/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and

- Virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

The time, date, location and subject of the public hearings will be announced in newspapers of general circulation within the County, notifying the public with reasonable advanced notice, as permitted, but no less than 5 days.

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

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

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

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

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

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

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

- **Involuntary Reprogrammed Funds:** Involuntary reprograming represents when a CDBG activity is generally flagged as "At Risk", under the HUD IDIS system, when the activity has required no draw down of funds for a year or more. DHCD will take actions pertaining to involuntary reprogramming subject to the specific circumstances that are consistent with HUD's IDIS system, which is used to provide administrative oversight of each entitlement jurisdiction.

- **In the case of involuntary reprogramming**, the DHCD will issue a written letter specifying a sixty (60) calendar day intensive technical assistance period to the sub-recipient with a copy to the Prince George's County Council. If the intense technical assistance period does not address the deficiency, DHCD will issue a written letter to the sub-recipient stating that funds will be reprogrammed, thirty (30) calendar days from the date of the letter based on the aforementioned "At Risk" condition subject to approval of the County Executive and Prince George's County Council.

- **Program Income:** Program Income (PI) is defined as the gross income received by the grantee and its sub-recipient directly generated from the use of CDBG funds pursuant to 24 C.F.R. § 570.504. As required, the DHCD's Annual Action Plan lists anticipated CDBG program income each year. As program income is receipted, it is applied to an eligible and funded sub-recipient activity, resulting in "available" entitlement funds. The application of program income does not affect a sub-recipient's original allocation award.

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

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

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

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

  In the case of involuntary reprogramming, the DHCD will issue a written letter specifying a sixty (60) calendar day intensive technical assistance period to the sub-recipient with a copy to the Prince George's County Council. If the intense technical assistance period does not address the deficiency, DHCD will issue a written letter to the sub-recipient stating that funds will be reprogrammed, thirty (30) calendar days from the date of the letter based on the aforementioned "At Risk" condition subject to approval of the County Executive and Prince George's County Council.

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

Criteria for Eligible CDBG Activities to Receive Reprogramming Funds
County approved CDBG activities in prior program years that are eligible to receive reprogrammed funds include Affordable Housing, Economic Development, and Public Facilities and Infrastructure Improvements.

These activities must meet one or more of the following conditions:
1. Must have applied and received an approved funding allocation in a previously approved Annual Action Plan;
2. Demonstrates evidence of a need for additional CDBG funding;
3. Have a HUD approved environmental review on file;
4. Show evidence of being ready to proceed in a timely manner;
5. DHCD agrees that the activity meets a priority in the approved 2021 – 2025 Consolidated Plan; or
6. DHCD had determined that the recommended activity and sub-recipient demonstrates the ability to expend funds in a timely manner.

Criteria for Eligible HOME Activities to Receive Reprogramming Funds
County approved HOME activities in prior program years that are eligible to receive reprogrammed funds include Homebuyer Activities, and Multi-Family Rental Housing Construction and Rehabilitation Program. These activities must meet one or more of the following conditions:
1. Must have applied and received an approved funding allocation in a previously approved Annual Action Plan;
2. Demonstrates evidence of a need for additional CDBG funding;
3. Have a HUD approved environmental review on file;
4. Show evidence of being ready to proceed in a timely manner;
5. DHCD agrees that the activity meets a priority in the approved 2021 – 2025 Consolidated Plan; or
6. DHCD had determined that the recommended activity and sub-recipient demonstrates the ability to expend funds in a timely manner.

Timeframe for Reprogramming
The County may exercise its right to reprogram CDBG, ESG and Program Income funds during the County fiscal year (July 1 – June 30). These reprogrammed funds will be reported by DHCD in the annual CAPER submitted to HUD.

Reprogramming Notification and Approval Process (Voluntary/Involuntary)
DHCD shall place a notice pertaining to the proposed allocations of reprogrammed funds on the DHCD/County's website at least thirty (30) calendar days prior to the proposed actions to be executed by the Director pertaining to reprogrammed funds. The notice shall contain information regarding the proposed reprogramming, including total amount, opportunity to comment and subject to approval by the County Executive and County Council.

DHCD shall provide written notification thirty (30) calendar days prior to the proposed actions to be executed by the Director pertaining to reprogrammed funds to the Prince George's County Council, except when the County Council is in recess in August and December, including:

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

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

DHCD shall provide written notification of all final actions executed by the Director pertaining to reprogrammed funds to the Prince George's County Council and HUD. In all cases, DHCD shall place a notice pertaining to the final allocations of reprogrammed funds in one or more local newspapers and update the DHCD/County's website.

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 publishing of the draft Consolidated Plan. The Citizen Participation Plan is adopted along with the Consolidated Plan of which it is a part.

Countywide Public Meetings
The County will hold two public meetings, one to obtain comments on the data within the document and general feedback on County needs and the second to obtain feedback to the draft prior to the adoption of the Plan. Summaries of comments received during the development and completion of the Consolidated Plan or Annual Action Plan will be attached.

Public Notices
Flyer and meeting invitations are sent to participants for focus group meetings. Flyers, email announcements, and advertisements in local newspapers are used to advertise the community-wide meetings. Also, DHCD advertises the Consolidated Plan activities on its website, cable television and through radio interview. Notices are posted in all County libraries and community centers.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Countywide	A Public Notice was emailed to those who subscribe to the County's website.			
2	Newspaper Ad – Enquirer Gazette	Countywide	A Public Notice was placed in this newspaper which circulates Countywide.			
3	Newspaper Ad – Prince George's Post	Countywide	A Public Notice was placed in this newspaper which circulates Countywide.			
4	Newspaper Ad – The Sentinel (This newspaper closed January 2020)	Countywide	A Public Notice was placed in this newspaper which circulates Countywide.			
5	Public Meeting #1	Countywide	Meeting held 12/5/19 from 6 pm to 8:30 pm. 29 individuals attended.	A summary of comments is included in the appendix.	All comments will be considered.	
6	Needs Assessment Focus Group #1 – Economic Development	Countywide	*Meeting held 1/27/20 from 2 pm to 4 pm. 32 individuals attended.*	A summary of comments is included in the appendix.	All comments will be considered.	
7	Needs Assessment Focus Group #2 – Quality of Life	Countywide	Meeting held 1/29/20 from 2 pm to 4 pm. 21 individuals attended.	A summary of comments is included in the appendix.	All comments will be considered.	
8	Needs Assessment Focus Group #3 – Affordable Housing	Countywide	Meeting held 1/31/20 from 2 pm to 4 pm. 35 individuals attended.	A summary of comments is included in the appendix.	All comments will be considered.	

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting #2	Countywide	Meeting held 2/13/20 from 6 pm to 8 pm. No one attended.	None		
10	Public Hearing	Countywide	The public hearing scheduled for April 14, 2020 was postponed due to Covid-19 pandemic and related closures.			

Table 4 – Citizen Participation Outreach

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

Introduction

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

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships Program (HOME);
- Emergency Solutions Grant (ESG); and
- Housing Opportunity for Persons with AIDS (HOPWA)

The Annual Action Plan for FY 2021 details the County's strategy to use over $36 million of federal entitlement funds to address the six priority needs and four outcomes**.** In addition to federal entitlement funds, the County is applying for Section 108 Loan Guarantee Funds to establish a loan pool and will leverage our locally funded Housing Investment Trust Funded (HITF) to support development efforts throughout the County. The District of Columbia, Department of Health, HIV/AIDS Administration, Hepatitis, STD and TB Administration (HAHSTA) is the Regional Grantee on behalf of the Washington, D.C. Eligible Metropolitan Area (EMA) and submits an Annual Action Plan to HUD each year to receive HOPWA funds for Prince George's County.

In developing its FY 2021 Annual Action Plan, Prince George's County focused on how to use its federal entitlement funds to achieve outcomes articulated in *Housing Opportunity for All*, among other local and regional planning efforts. The table below shows the four (4) outcomes that will be achieved by addressing the six (6) priority needs discussed in more detail in SP-25 Priority Needs. The activities and programs funded detailed in this first annual action plan are designed to address these needs and achieve these outcomes, and to implement the actions detailed in *Housing Opportunity for All.*

Priority need	***Anticipated outcomes***			
	Expanded partnerships and capacity	*Increased access to jobs, goods, and services*	*Additional supports for vulnerable residents*	*Increased housing stability*
Connections between residents and businesses to services	●	●	●	-
Accessible homes and facilities	●	-	●	●
Affordable rental and homeownership opportunities	●	●	●	●
Quality/condition of housing	●	●	●	-
Housing instability among residents experiencing a housing crisis		-	●	●
Loss of existing affordable housing opportunities	●	-	-	●

This Annual Action Plan outlines activities that will be undertaken during the program year beginning July 1, 2020 and ending June 30, 2021. By addressing these priorities, the County strives to meet local objectives identified in the 2021-2025 Consolidated Plan. All proposed activities and projects are intended to principally benefit citizens of Prince George's County who have extremely low-, low-, and moderate-incomes and populations that have special needs, such as the homeless, elderly, disabled persons, and other special needs populations.

Anticipated Resources

This FY 2021 Annual Action Plan aligns federal resources and leverages additional local and private financing and capacity to implement actions recommended in *Housing Opportunity for All* and priorities discussed in the 2021-2025 Consolidated Plan. The following resources are anticipated for FY 2021:

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-Federal	Demolition; Clearance; Acquisition; Rehabilitation; Economic Development; Public Improvements and Facilities; Commercial/Industrial Development; Public Services; Planning and Admin	$5,162,548 (CDBG)	$344,311		$5,506,859	$22,027,436	
HOME	Public-Federal	Acquisition Homebuyer Assistance Homeowner Rehabilitation Multi-family Rental Rehabilitation Tenant-based rental assistance	$2,133,152 *Voluntary Grant Reduction Plan: **($522,919 only for Year 1)**	$1,245,478		$2,855,711	$15,606,196 *For Years 2-5, total is inclusive of: ▪ Projected Annual Allocation: **$2,133,152** ▪ Completion of Voluntary Grant Reduction Plan in Year 1: **$522,919** ▪ Program Income: **$1,245,478**	
ESG	Public-Federal	Homeless Prevention; Rapid Re-housing; Rental Assistance; Transitional Housing	$441,932			$441,932	$1,767,728	

HOPWA*	Public-Federal	Permanent Housing; TBRA; Supportive Services; Transitional Housing	$2,001,848			$2,001,848	$8,007,392	
Section 108 Loan Guarantee Funds	Public-Federal	Special Economic Development; Acquisition of Real Property; Housing Rehabilitation	$25,117,740			$25,117,740	$25,117,740	The County is applying to HUD to establish a $25 million Section 108 Loan Guarantee Pool to support housing rehabilitation, economic development, and mixed-use and mixed-income housing development. Prince George's County will use approximately $12 to $14 Million of the requested amount, initially.

**HOPWA funds are based on the expected amount HAHSTA anticipates receiving for Prince George's County residents. Prince George's County's HOPWA Program is administered through DC Department of Health; however, funds support County residents.*

Table 5 - Expected Resources – Priority Table

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

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

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

Non entitlement resources include:

- Low-Income Housing Tax Credits (LIHTC): The federal Low-Income Housing Tax Credit Program (LIHTC) is the principal funding source for the construction and rehabilitation of affordable rental homes. The County currently projects a total of 62 units will be built utilizing this federal source in 2022, totaling approximately $20,000,000; and 311 units in 2023 totaling approximately $90,000,000. Based on the average of these two years, the County projects an additional 373 units utilizing approximately $110,000,000 in LIHTC funding over the three - year span of 2021 - 2023.

- Housing Investment Trust Fund (HITF): Local funds through the Housing Investment Trust Fund (HITF) will provide gap financing loans of up to $3 million for the new construction of rehabilitation of projects of scale. The County currently anticipates a total of 220 workforce units in 2022 that will be reserved for residents with household incomes between forty percent (40%) and eighty percent (80%) of AMI.

- Housing Choice Voucher Program (HCV) The Housing Authority of Prince George's County administers the Housing Choice Voucher Program for the County which provides rent subsidies to 5,517 low income households. The County anticipates allocating $81,041,634 in FY 2021 and $324,166,536 for the remainder of the Consolidated Plan period.

- Public Housing: The U.S. Department of Housing and Urban Development provides funding to support management of the County's public housing sites: Owens Road (123 units); Marlborough Towne (63 units); Kimberly Gardens (50 units); Rollingcrest Villages (40 units); and Cottage City (100 units). Based on the Capital Fund Program (CFP) averaging over the last three years, the Housing Authority anticipates approximately $512,268 through HUD's CFP allocations on an annual basis throughout the remainder of the Consolidated Plan period.

Other CDBG Resources:

Section 108

The County is applying to HUD to establish a $25 million Section 108 Loan Guarantee Pool to support housing rehabilitation, economic development, and mixed-use and mixed-income housing development. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Local governments may borrow funds, guaranteed by HUD, through the Section 108 program and must pledge current and future CDBG allocations as security for the loan. The County anticipates drawing $12 to $14 million from this authority, initially.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

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

The County may consider using publicly owned land or property located within its jurisdiction to address the needs identified in the Annual Action Plan for FY 2021**.**

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information
Consistent with the Consolidated Plan, through its 2021 Annual Action Plan activities Prince George's County aims to accomplish the following goals:

1. Increase supply of affordable rental homes
2. Stabilize and improve rental properties
3. Increase homeownership opportunities
4. Increase supply of accessible and affordable homes
5. Prevent displacement of long-time residents
6. Support independent living for seniors and persons living with disabilities
7. Prevent homelessness
8. Increase access to job training and economic development assistance
9. Improve quality of life/livability
10. Support high-quality public infrastructure improvements
11. Improve communications and information-sharing

Having more affordable and accessible rental and homeownership opportunities; stabilizing existing residents and properties; and improving quality of life and critical connections to services will help achieve the overarching goals of *Housing Opportunity for All*: 1) support existing residents; 2) attract new residents; and 3) build on strategic investments. The following chart summarizes FY 2021 goals and outcomes:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator*
1	Increase supply of affordable rental homes	FY2021	FY2025	New Unit Production	Countywide	Diverse, affordable rental and homeownership opportunities	HOME	Number of rental units constructed: 21 units
2	Stabilize and improve rental properties	FY2021	FY2025	Rehabilitation Acquisition, including preservation	Targeted	Diverse, affordable rental and homeownership opportunities Quality/condition of housing Loss of existing affordable housing opportunities	HOME CDBG	Number of rental units rehabilitated: 52units
3	Increase homeownership opportunities	FY2021	FY2025	New Unit Production	Countywide	Diverse, affordable rental and homeownership opportunities	HOME	Number of households receiving direct financial assistance: 72 households
4	Increase supply of accessible and affordable homes	FY2021	FY2025	Rehabilitation	Countywide	Accessible homes and facilities Diverse, affordable rental and homeownership opportunities	HOME CDBG	Number of households served: 60 households
5	Prevent displacement of long-time residents	FY2021	FY2025	Rehabilitation Tenant Based Rental Assistance (TBRA) Emergency Rental Assistance (in response to the Covid-19 pandemic)		Accessible homes and facilities Diverse, affordable rental and homeownership opportunities Quality/condition of housing Housing instability among residents experiencing a housing crisis Loss of existing affordable housing opportunities	HOME CDBG	Number of rental units rehabilitated: 52 units Number of households assisted: 150 households

6	Support independent living for seniors and persons living with disabilities	FY2021	FY2025	Rehabilitation	Countywide	Connections between residents and businesses to services Accessible homes and facilities Diverse, affordable rental and homeownership opportunities	HOME CDBG	Number of households served: 60 households
7	Support persons experiencing homelessness	FY2021	FY2025	Homelessness	Countywide	Housing instability among residents experiencing a housing crisis	ESG CDBG	Persons or households assisted: 177 persons or households Persons or households assisted with rental assistance: 40 persons or households
8	Increase access to job training and economic development assistance	FY2021	FY2025	Non-Housing Community Development	Targeted	Connections between residents and businesses to services	CDBG	Number of jobs created: 9 jobs Number of businesses assisted: 4 businesses
9	Improve quality of life/livability	FY2021	FY2025	Rehabilitation Non-Housing Community Development	Targeted	Connections between residents and businesses to services Quality/condition of housing	CDBG	Persons assisted via public improvements: 22,800 Number of infrastructure projects: 3
10	Support high-quality public infrastructure improvements	FY2021	FY2025	Non-Housing Community Development	Targeted	Connections between residents and businesses to services	CDBG	Persons assisted via public improvements: 22,800

11	Improve communications and information-sharing	FY2021	FY2025	Non-Housing Community Development	Countywide	Connections between residents and businesses to services	CDBG	Participation in federally funded programs: 2-3% increase (compared with FY2016–FY2020)
**Note that some goal indicators overlap*								

Table 6 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

The County will support the following projects in FY 2021:

#	Project Name
1	DHCD - Housing Rehabilitation Assistance Program
2	DHCD - Housing Rehabilitation Assistance Program Administration
3	HAPGC - Elevator Modernization (2 CAB) at Cottage City Community
4	HIP - Homes Single-Family Rehabilitation
5	HIP - Homes Single-Family Acquisition
6	RAPGC - Homeowners Assistance Program Operating Support
7	UCAP - Acquisition for Rehabilitation
8	UCAP - Rehabilitation Administration
9	UCAP - Weatherization
10	Village Green Mutual Homes - Mold Remediation
11	Village Green Mutual Homes - Repair/Replace Leaky Roofing
12	Hyattsville CDC - Econ Dev/Organizational Capacity Building
13	Reid CDC - Community Business Entrepreneurial and Incubator
14	DHCD - CDBG Administration
15	DHCD - CDBG Staff Development and Other Program Enhancements
16	HSC - Nonprofit Capacity Building Initiative
17	NDC - Community Design and Planning Services
18	City of College Park - 49th Avenue Sidewalk Project
19	Compass, Inc.
20	Town of Edmonston - Sidewalk Construction
21	City of Greenbelt - Franklin Park Street Improvements
22	Prince George’s County Department of Social Services (DSS) - Shepherd's Cove Shelter - First Floor Renovation
23	Town of Riverdale Park - Taylor Road and Oglethorpe Street Improvements
24	White Rose Foundation, Inc. - Service Center (WRF Service Center)
25	CASA de MD - SOMOS Langley Park Housing
26	Catholic Charities - Primary Health Care for Low-Income, Uninsured Adults & Children
27	Centro De Apoyo Familiar (CAF) - Housing Financial Literacy Program
28	Community Builders - Bldg. Scholars Summer & After/Out of School Educ. & Outreach Youth
29	Court Appointed Special Advocacy - Improv. Outcomes for Youth Preparing to Transition out of Foster Care
30	End Time Harvest Ministries - Pathways to Career Success
31	First Generation College Bound - Homework Club and College Success
32	HomeFree-USA - More Help for Homeowners
33	HIP - Bilingual Housing Counseling and Education
34	HOPE - Home Keepers Plan: Teach & Coach Financial Capabilities
35	Korean Community Services Ctr of Greater Washington - Asian Minority Outreach & Service

#	Project Name
36	LAYC - MD Multicultural Youth Centers Workforce Readiness Program
37	LARS - Eviction Prevention and Community Support
38	Legal Aid Bureau, Inc. - General Operating Support for the Metropolitan MD Office
39	Manna, Inc. – Homeownership Center (Housing Counseling) in Prince George's Co.
40	Prince George's Child Resource Center, Inc. – Family Literacy Program
41	Prince George’s County Department of Social Services (DSS) – Elder and Vulnerable Adult Abuse Respite Care & Emergency Placement Services
42	SEED - Education, Counseling and Capability Program
43	St. Ann's Center - Transitional Supportive Housing Program
44	UCAP - Housing Counseling
45	UCAP – Emergency Food Pantry
46	DHCD - HOME Program Income Activities
47	DHCD - Homebuyer Activities
48	DHCD - Multi-Family Rental Housing Construction & Rehabilitation
49	DHCD - CHDO Set-Aside Activities
50	DHCD - CHDO Operating Assistance
51	DHCD - HOME Administration
52	DSS - HESG Activities PY 33

Table 7 – Project Information

AP-38 Project Summary

Project Summary Information

Below is a detailed description of each project or activity planned for FY 2021, including funding, national objective and output targets.

1	**Project Name**	**DHCD - Housing Rehabilitation Assistance Program**
	Target Area	County-Wide
	Goals Supported	Increase Supply of Accessible and Affordable Homes
	Needs Addressed	Diverse, Affordable rental and Homeownership Opportunities
	Funding	$240,071.00
	Description	The Department of Housing and Community Development will use CDBG Program Income to provide approximately four (4) income-qualified households with an affordable rehabilitation loan for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards, including the elimination of all housing code violations. Most of the applicants are households with special needs (seniors, disabled, etc.), on a fixed income, who cannot afford the upkeep of their property. The rehabilitation entails in most cases, roofing, plumbing, electrical, carpentry, window replacements, interior and exterior painting, doors, etc.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	4 – Households
	Location Description	Agency: Prince George's County Department of Housing and Community Development 9200 Basil Ct, Suite 306, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: AH-1-10-46 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab, Single-Unit Res. CDBG National Objective: LMH
	Project Name	**DHCD - Housing Rehabilitation Assistance Program** Administration

2	**Target Area**	County-Wide
	Goals Supported	Increase Supply of Accessible and Affordable Homes
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities
	Funding	$478,492.00
	Description	The Department of Housing and Community Development will use CDBG funds to provide administrative oversight of a third-party entity administering the Housing Rehabilitation Assistance Program. This Program provides income-qualified residents with an affordable rehabilitation loan for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards, including the elimination of all housing code violations, and to physically revitalize declining neighborhoods and communities. The Program anticipates rehabilitating four (4) housing units which will be funded with CDBG Program Income in FY 2021.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	4 – Households
	Location Description	Agency: Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: AH-2-10-46 Type of Recipient: Local Government Agency HUD Matrix Code: 14A - Rehab; Single-Unit Res. CDBG National Objective: LMH
3	**Project Name**	**HAPGC - Elevator Modernization (2 CAB) at Cottage City Community**
	Target Area	Councilmanic District 5
	Goals Supported	Stabilize and Improve Rental Properties
	Needs Addressed	Quality/Condition of Housing
	Funding	$350,000.00

	Description	The Housing Authority of Prince George's County will use CDBG funds to upgrade two (2) elevators at Cottage City Towers. Cottage City Towers is a 6 story high-rise apartment housing for the senior/disabled population. The modernization would update the hydraulic hoist system, the elevator pumps/controls and any required electronics/monitoring. Approximately 100 households will benefit from this project.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 – Households
	Location Description	Agency: Housing Authority of Prince George's County 9200 Basil Court, Suite 208, Largo, MD 20774 Target Area: Cottage City
	Planned Activities	Local ID: AH-6-8-46 Type of Recipient: Local Government Agency HUD Matrix Code: 14C - Public Housing Modernization CDBG National Objective: LMH
4	**Project Name**	**HIP - Homes Single-Family Rehabilitation**
	Target Area	Councilmanic District 4,5,6 and 8
	Goals Supported	Increase Supply of Accessible and Affordable Homes
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities
	Funding	$75,000.00
	Description	Housing Initiative Partnership, Inc. (HIP) will use CDBG funds to cover rehabilitation costs that improve the energy efficiency of a single-family house. Energy efficiency repairs include improvements such as the installation of new windows and doors, siding, wall and attic insulation, and conversion, modification, or replacement of heating and cooling equipment. The houses will be sold to approximately four (4) low and moderate-income buyer.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	4 – Households
	Location Description	Agency: Housing Initiative Partnership, Inc. 6525 Belcrest Rd, Suite 555, Hyattsville, MD 20782 Target Area: County-wide
	Planned Activities	Local ID: AH-8-9-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 14F - Energy Efficiency Improvements CDBG National Objective: LMH
5	**Project Name**	**HIP - Homes Single-Family Acquisition**
	Target Area	Councilmanic District 4,5,6 and 7
	Goals Supported	Increase Supply of Accessible and Affordable Homes
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities
	Funding	$500,000.00
	Description	Housing Initiative Partnership, Inc. (HIP) will use CDBG funds to cover acquisition costs of vacant, distressed and foreclosed single-family houses. The houses will be sold to approximately four (4) first-time homebuyers earning 80% or less of the area median income.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	4 – Households
	Location Description	Agency: Housing Initiative Partnership, Inc. 6525 Belcrest Rd, Suite 555, Hyattsville, MD 20782 Target Area: County-wide
	Planned Activities	Local ID: AH-7-9-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G - Acquisition for Rehabilitation CDBG National Objective: LMH

6	**Project Name**	**RAPGC - Homeowners Assistance Program Operating Support**
	Target Area	County-Wide
	Goals Supported	Increase Supply of Accessible and Affordable Homes
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities
	Funding	$337,474.00
	Description	The Redevelopment Authority of Prince George's County will use CDBG funds to cover operating expenses, including staff costs for the administration of the HOME-assisted project "Pathway to Purchase." Pathway to Purchase provides loans to low and moderate-income first-time homebuyers. Approximately fifty (50) households will benefit from this project.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 – Households
	Location Description	Agency: Redevelopment Authority of Prince George's County 9200 Basil Court, Suite 504, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: 11-9-46 Type of Recipient: Local Government Agency HUD Matrix Code: 14J - Housing Services, excluding Housing Counseling CDBG National Objective: LMH
7	**Project Name**	**UCAP - Acquisition for Rehabilitation**
	Target Area	County-Wide
	Goals Supported	Increase Supply of Accessible and Affordable Homes
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities
	Funding	$141,398.00
	Description	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to acquire two (2) vacant single-family properties in order to rehabilitate and resell the properties to low to moderate-income single-head of households and married families with children.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	2 - Households
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 Target Area: County-wide
	Planned Activities	Local ID: AH-12-9-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 14G - Acquisition for Rehabilitation CDBG National Objective: LMH
8	**Project Name**	**UCAP - Rehabilitation Administration**
	Target Area	County-Wide
	Goals Supported	Increase Supply of Accessible and Affordable Homes
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities
	Funding	$55,000.00
	Description	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds for delivery costs directly related to carrying out a CDBG-funded activity (UCAP Acquisition for Rehabilitation). Through its Acquisition for Rehabilitation Program, UCAP will acquire two (2) vacant single-family properties, in order to rehabilitate and resell the properties to low to moderate-income single-head of households and married families with children.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 - Households
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 Target Area: County-wide

	Planned Activities	Local ID: AH-13-9-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 14H - Rehabilitation Administration CDBG National Objective: LMH
9	**Project Name**	**UCAP - Weatherization**
	Target Area	Councilmanic District 5
	Goals Supported	Increase Supply of Accessible and Affordable Homes Improve Quality of Life/Livability
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities Quality/Condition of Housing
	Funding	$60,000.00
	Description	United Communities Against Poverty, Inc. (UCAP) will use CDBG funds to provide energy saving services to approximately thirty (30) low and moderate-income households. This program will assist residents with identifying, planning, and implementing individual energy saving plans through energy efficiency measures and minor-rehab weatherization.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 - Households
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 Target Area: County-wide
	Planned Activities	Local ID: AH-14-10-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 14F - Energy Efficiency Improvements CDBG National Objective: LMH
10	**Project Name**	**Village Green Mutual Homes - Mold Remediation**
	Target Area	Councilmanic District 5
	Goals Supported	Stabilize and Improve Rental Properties
	Needs Addressed	Quality/Condition of Housing

	Funding	$63,000.00
	Description	Village Green Mutual Homes, Inc. will use CDBG funds to undertake mold remediation. The project will involve complete removal of drywalls, carpeting, tiles, cabinets, ceilings, and any components of the affected buildings. Approximately forty (40) households will benefit from this project.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	40 - Households
	Location Description	Agency: Village Green Mutual Homes, Inc. 7411 Village Green Terrace, Landover, MD 20785 Target Area: Landover
	Planned Activities	Local ID: AH-16-10-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 14B - Rehabilitation; Multi-Unit Res. CDBG National Objective: LMH
11	**Project Name**	**Village Green Mutual Homes - Repair/Replace Leaky Roofing**
	Target Area	Councilmanic District 5
	Goals Supported	Stabilize and Improve Rental Properties
	Needs Addressed	Quality/Condition of Housing
	Funding	$63,000.00
	Description	Village Green Mutual Homes, Inc. will use CDBG funds to repair and replace roofs, as appropriate. Approximately forty (40) households will benefit from this project.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	40 - Households

	Location Description	Agency: Village Green Mutual Homes, Inc. 7411 Village Green Terrace, Landover, MD 20785 Target Area: Landover
	Planned Activities	Local ID: AH-17-10-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 14B - Rehabilitation; Multi-Unit Res. CDBG National Objective: LMH
12	**Project Name**	**Hyattsville CDC - Econ Dev/Organizational Capacity Building**
	Target Area	Councilmanic District 2,3 and 7
	Goals Supported	Increase Access to Job Training and Economic Development Assistance
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$100,000.00
	Description	Hyattsville Community Development Corporation (CDC) will use CDBG funds to provide one-on-one small business consultation resource development and project management. The organization also works in tandem with developers to rehabilitate tenant properties to stoke investment and interest in the region. Approximately fifty (50) jobs and twenty (25) businesses will be assisted.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 - Jobs will be created and/or retained for low to moderate-income individuals 25 - Low to moderate-income small businesses
	Location Description	Agency: Hyattsville CDC 4314 Farragut Street, Hyattsville, MD 20781 Target Area: Hyattsville
	Planned Activities	Local ID: ED-1-16-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 18B - Economic Development - Technical Assistance CDBG National Objective: LMJ
13	**Project Name**	**Reid CDC - Community Business Entrepreneurial and Incubator**
	Target Area	County-Wide

	Goals Supported	Increase Access to Job Training and Economic Development Assistance
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$62,800.00
	Description	Reid Community Development Corporation (CDC) will use CDBG funds to provide entrepreneurial development, training and technical assistance, front and back office support services, and access to rental space (office and conference rooms). Approximately eighty (80) new and existing businesses will be assisted and fifteen (15) low to moderate-income jobs will be created and/or retained.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 - New and existing businesses 15 - Jobs created and/or retained
	Location Description	Agency: Reid Community Development Corporation 12150 Annapolis Rd, Glenn Dale, MD 20769 Target Area: County-wide
	Planned Activities	Local ID: ED-2-17-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 18C - Economic Development - Micro-Enterprise Assistance CDBG National Objective: LMC
14	**Project Name**	**DHCD - CDBG Administration**
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	$809,528.00
	Description	The Department of Housing and Community Development (DHCD) administers the CDBG program (including oversight, monitoring, compliance and technical assistance). The Department coordinates and prepares the County's 5-Year Consolidated Plans, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports, as required by HUD to receive federal funds. The CDBG funds will cover reasonable administrative and planning costs.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Planning activity
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: PA-1-CDBG-46 Type of Recipient: Local Government Agency HUD Matrix Code: 21A - General Program Administration CDBG National Objective: N/A - Planning activity
15	**Project Name**	**DHCD - CDBG Staff Development and Other Program Enhancements**
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	$20,848.00
	Description	The Department of Housing and Community Development (DHCD) will use twenty percent (20%) of CDBG Program Income received from Multi-family and Commercial Loans and Lead Identification Field Testing (LIFT) programs for CDBG training, staff development, and other program enhancements. Up to twenty percent (20%) of program income received into its local account can be funded in HUD's Integrated Disbursement and Information System (IDIS) and used for administrative purposes at the discretion of the department heads.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Planning activity
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 Target Area: N/A - Planning activity

	Planned Activities	Local ID: PA-2-CDBG-46 Type of Agency: Local Government Agency HUD Matrix Code: 21A - General Program Administration CDBG National Objective: N/A - Planning activity
16	**Project Name**	**HSC - Nonprofit Capacity Building Initiative**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information Sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$75,000.00
	Description	Human Services Coalition of Prince George's County dba Nonprofit Prince George's will use CDBG funds to provide information and training, advocacy, as well as networking and collaboration opportunities for approximately 175 organizations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	175 – Organizations
	Location Description	Agency: Human Services Coalition dba Nonprofit Prince George's 10201 MLK Jr., Hwy, Suite 270, Bowie, MD 20720 Target Area: County-wide
	Planned Activities	Local ID: PA-3-CDBG-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 21C - Public Information CDBG National Objective: N/A - Planning activity
17	**Project Name**	**NDC - Community Design and Planning Services**
	Target Area	County-Wide
	Goals Supported	Increase Access to Job Training and Economic Development Assistance
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$125,000.00

	Description	The Neighborhood Design Center, Inc. will use CDBG funds to provide planning and design assistance to approximately twenty-six (26) projects serving low to moderate-income residents of the County. The organization will provide highly trained design staff to manage ethical community engagement, project timelines, quality of deliverables, meeting coordination, and client relationship management.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	26- Organizations
	Location Description	Agency: The Neighborhood Design Center, Inc. 4318 Gallatin St, Hyattsville, MD 20781 Target Area: County-wide
	Planned Activities	Local ID: PA-4-CDBG-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 20 - Planning CDBG National Objective: N/A - Planning Activity
18	**Project Name**	**City of College Park - 49th Avenue Sidewalk Project**
	Target Area	Councilmanic District 3
	Goals Supported	Support High-quality Public Infrastructure Improvements
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$40,000.00
	Description	The City of College Park will use CDBG funds to construct new ADA-compliant sidewalk at pedestrian and bicyclist connections next to a popular trail and park in a low and moderate-income area. Approximately 5,235 individuals will benefit from this project.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	5,235 – Individuals

	Location Description	Agency: City of College Park 4500 Know Rd, College Park, MD 20740 Target Area: CT: 8070.00 / BG: 1,2,3,4
	Planned Activities	Local ID: PF-4-1-46 Type of Recipient: Local Government Agency HUD Matrix Code: 03K - Street Improvements CDBG National Objective: LMA
19	**Project Name**	**Compass, Inc.**
	Target Area	Councilmanic District 1
	Goals Supported	Support Independent Living for Seniors and Persons Living with Disabilities Improve Quality of Life/livability
	Needs Addressed	Accessible Homes and Facilities Quality/Condition of Housing
	Funding	$34,185.00
	Description	Compass, Inc. will use CDBG funds to renovate a house for intellectual and developmentally disabled persons. The renovation will include new flooring, a new fully accessible kitchen, etc. Approximately four (4) persons will benefit from this project.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	4 - Persons with Disabilities
	Location Description	Agency: Compass, Inc. 12400 Kiln Court, Suite A, Beltsville, MD 20705 Target Area: Beltsville
	Planned Activities	Local ID: PF-6-1-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 03B - Facilities for Persons with Disabilities CDBG National Objective: LMC

20	**Project Name**	**Town of Edmonston - Sidewalk Construction**
	Target Area	Councilmanic District 5
	Goals Supported	Support High-quality Public Infrastructure Improvements
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$113,940.00
	Description	The Town of Edmonston will use CDBG funds to construct sidewalks that will be ADA accessible and connect to main arterials and passages to the neighborhood. Approximately 880 individuals will benefit from this project.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	880 – Individuals
	Location Description	Agency: Town of Edmonston 5005 52nd Ave, Edmonston, MD 20781 Target Area: CT: 8063.00 / BG: 2
	Planned Activities	Local ID: PF-8-1-46 Type of Recipient: Local Government Agency HUD Matrix Code: 03L - Sidewalks CDBG National Objective: LMA
21	**Project Name**	**City of Greenbelt - Franklin Park Street Improvements**
	Target Area	Councilmanic District 4
	Goals Supported	Support High-quality Public Infrastructure Improvements
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$154,570.00
	Description	City of Greenbelt will use CDBG funds for reconstruction of a portion of Edmonston Road from Springhill Court to the end of City Row near Greenbelt Road. The project will include curb and gutter repair/replacement, base repair, milling, resurfacing, sidewalk and driveway apron replacement, and handicapped access ramps, etc. Approximately 6,640 individuals will benefit from this project.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	2185 – Individuals
	Location Description	Agency: City of Greenbelt 25 Crescent Rd, Greenbelt, MD 20770 Target Area: CT: 8067.13 / BG: 1, 2 - CT: 8067.14 / BG: 1, 2
	Planned Activities	Local ID: PF-11-1-46 Type of Recipient: Local Government Agency HUD Matrix Code: 03K - Street Improvement CDBG National Objective: LMA
22	**Project Name**	**Prince George's County Department of Social Services (DSS) - Shepherd's Cove Shelter - First Floor Renovation**
	Target Area	Councilmanic District 6
	Goals Supported	Support Persons Experiencing Homelessness Improve Quality of Life/Livability
	Needs Addressed	Housing Instability among Residents Experiencing a Housing Crisis Connections between residents and businesses to Services
	Funding	$200,000.00
	Description	The Prince George's County Department of Social Services (DSS) will use CDBG funds for the renovation of existing office and storage spaces on the first floor of the Shepherd's Cove Shelter to create a new multi-person bath and shower room, laundry facility and a non-gender single bathroom with shower. Additionally, the CDBG funds will be used for the renovation of classrooms into new shelter dorms, including flooring, wall ceiling, plumbing and other construction upgrades, and replacement of the A/C and air handler in the cafeteria. The modifications will benefit approximately 200 homeless individuals and families.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	200 - Homeless Individuals
	Location Description	Agency: Department of Social Services 805 Brightseat Rd, Landover, MD 20785 Target Area: County-wide
	Planned Activities	Local ID: PF-13-1-46 Type of Recipient: Local Government Agency HUD Matrix Code: 03C - Homeless Facilities (not operating) CDBG National Objective: LMC
23	**Project Name**	**Town of Riverdale Park - Taylor Road and Oglethorpe Street Improvements**
	Target Area	Councilmanic District 3
	Goals Supported	Support High-quality Public Infrastructure Improvements
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$150,000.00
	Description	The Town of Riverdale Park will use CDBG funds to provide new overlay curbs, sidewalks, and accessibility ramps at 5700 block to 6100 block of Taylor Road and 4700 block to Oglethorpe Street. Approximately 5,125 individuals will benefit from this project.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	5,125 – Individuals
	Location Description	Agency: Town of Riverdale Park 5008 Queensbury Rd, Riverdale, MD 20737 Target Area: CT:8065.01 / BG: 1,2,3

	Planned Activities	Local ID: PF-14-1-46 Type of Recipient: Local Government Agency HUD Matrix Code: O3K - Street Improvements CDBG National Objective: LMA
24	**Project Name**	**White Rose Foundation, Inc. - Service Center (WRF Service Center)**
	Target Area	Councilmanic District 7
	Goals Supported	Support Independent Living for Seniors and Persons Living with Disabilities Improve Quality of Life/Livability
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$405,748.00
	Description	The White Rose Foundation, Inc. will use CDBG funds to support the build-out of an onsite office space that will be used to host programming and to provide support services to 137 low to moderate-income seniors who reside at the Suitland Senior Residences.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	137 – Seniors
	Location Description	Agency: White Rose Foundation, Inc. 12138 Central Ave, Suite 551, Mitchellville, MD 20721 Target Area: Suitland and surrounding community
	Planned Activities	Local ID: PF-17-1-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 03A - Senior Center CDBG National Objective: LMC
25	**Project Name**	**CASA de MD - SOMOS Langley Park Housing**
	Target Area	Councilmanic District 2

	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$32,333.00
	Description	CASA de Maryland, Inc. will use CDBG funds to support and retain sustainable and high-quality housing options for low-income immigrant and working families through coalition building, equity-focused monitoring of development opportunities, tenant-engaged code enforcement, and policy changes. Approximately 300 individuals will benefit from this project.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	300 - Individuals
	Location Description	Agency: CASA de Maryland, Inc. 8151 15th Avenue, Langley Park, MD 20783 Target Area: Langley Park
	Planned Activities	Local ID: PS-1-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling Only CDBG National Objective: LMC
26	**Project Name**	**Catholic Charities - Primary Health Care for Low-Income, Uninsured Adults & Children**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information Sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$50,000.00
	Description	Catholic Charities of the Archdioceses of Washington will use CDBG funds to provide access to critical health services, including primary care, preventive care, and health education to approximately 1,000 low-income, uninsured County residents.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	1,000 - Individuals
	Location Description	Agency: Catholic Charities of the Archdiocese of Washington, Inc. 924 G Street NW Washington, DC 20001 Target Area: County-wide
	Planned Activities	Local ID: PS-3-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05M - Health Services CDBG National Objective: LMC
27	**Project Name**	**Centro De Apoyo Familiar (CAF) - Housing Financial Literacy Program**
	Target Area	Councilmanic District 3
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$32,333.00
	Description	Centro De Apoyo Familiar will use CDBG funds to assist approximately 700 low to moderate-income Latino and immigrant households in the County with building assets opportunities through pre-purchase, rental and post purchase housing counseling and education, financial coaching, credit rebuilding, and foreclosure prevention.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	700 - Individuals
	Location Description	Agency: Centro De Apoyo Familiar 6901 Kenilworth Avenue, Suite 110, Riverdale, MD 20737 County-wide

	Planned Activities	Local ID: PS-4-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling Only CDBG National Objective: LMC
28	**Project Name**	**Community Builders - Building Scholars Summer & After/Out of School Education & Outreach Youth**
	Target Area	Councilmanic District 7 and 8
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$20,000.00
	Description	Community Builders Ltd. will use CDBG funds for education and life skills intervention with 140 elementary/middle school youth identified by area schools or parents for intervention, support and academic enrichment.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	140 - Youth
	Location Description	Agency: Community Builders Ltd. 1220 Swan Harbour Circle, Ft. Washington, MD 20744 Target Area: Capitol Heights, Marlow Heights, and Glassmanor/Oxon Hill
	Planned Activities	Local ID: PS-6-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05D - Youth Services CDBG National Objective: LMC
29	**Project Name**	**Court Appointed Special Advocacy - Improv. Outcomes for Youth Preparing to Transition out of Foster Care**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services

	Funding	$50,000.00
	Description	Court Appointed Special Advocate (CASA)/Prince George's County will use CDBG funds to assist 125 foster care youths who are at risk of becoming homeless when they emancipate by providing specialized services and by ensuring they have employment or education leading to employment and can obtain housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	125 - Youth
	Location Description	Agency: Court Appointed Special Advocate (CASA)/Prince George's County 6811 Kenilworth Avenue, Suite 402, Riverdale, MD 20737 Target Area: County-wide
	Planned Activities	Local ID: PS-8-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05N - Abused and Neglected Children Services CDBG National Objective: LMC
30	**Project Name**	**End Time Harvest Ministries - Pathways to Career Success**
	Target Area	Councilmanic District 3 and 5
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$50,000.00
	Description	End Time Harvest Ministries, Inc. will use CDBG funds to support the Pathways to Career Success Program. This Program will focus on: 1) Academic success, on-time graduation, and case management; 2) Character and leadership development sessions; 3) Workforce readiness through a summer youth employment program; and 4) College access with college tours and college preparation. Approximately 130 at-risk youth will be assisted.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	130 - Youth
	Location Description	Agency: End Time Harvest Ministries, Inc. 5708 Harland Street, New Carrollton, MD 20784 Target Area: Bladensburg
	Planned Activities	Local ID: PS-11-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05D - Youth Services CDBG National Objective: LMC
31	**Project Name**	**First Generation College Bound - Homework Club and College Success**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$50,000.00
	Description	First Generation College Bound, Inc. will use CDBG funds to conduct two (2) programs, which will encourage approximately 180 low to moderate-income students from the County to attend and succeed in college: The Homework Club (HWC) and College Success.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	180 - Youth
	Location Description	Agency: Non-profit Organization 8101 Sandy Spring Road, Suite 230, Laurel, MD 20707 Target Area: County-wide
	Planned Activities	Local ID: PS-12-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05D - Youth Services CDBG National Objective: LMC

32	**Project Name**	**HomeFree-USA - More Help for Homeowners**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$31,000.00
	Description	HomeFree-USA will use CDBG funds to provide financial counseling and foreclosure prevention services to approximately 200 low to moderate-income homeowners.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	200 – Individuals
	Location Description	Agency: HomeFree-USA 6200 Baltimore Avenue, Riverdale, MD 20737 Target Area: County-wide
	Planned Activities	Local ID: PS-13-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling CDBG National Objective: LMC
33	**Project Name**	**HIP - Bilingual Housing Counseling and Education**
	Target Area	Councilmanic District 2
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$49,920.00
	Description	Housing Initiative Partnership, Inc. will use CDBG funds to support its Bilingual Housing Counseling and Education program, which will provide pre-purchase counseling and education, foreclosure prevention, rental counseling, and financial capability coaching. Approximately 450 individuals will benefit from this project.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	450 – Individuals
	Location Description	Agency: Housing Initiative Partnership, Inc. 6525 Belcrest Road, Suite 555, Hyattsville, MD 20782 Target Area: County-wide
	Planned Activities	Local ID: PS-14-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling CDBG National Objective: LMC
34	**Project Name**	**HOPE - Home Keepers Plan: Teach & Coach Financial Capabilities**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$50,000.00
	Description	Housing Options and Planning Enterprises, Inc. (H.O.P.E.) will use CDBG funds to support its program for first-time homebuyers and those coming out of an economic crisis (such as foreclosure), to develop strong financial concepts and directions for a successful financial future. The program will provide both the academic and "hands on" assistance to address the practical components of financial literacy through one-on-one sessions and group workshops. Approximately 350 individuals will benefit from this project.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	350 – Individuals
	Location Description	Agency: Housing Options and Planning Enterprises, Inc. 6188 Oxon Hill Road, Oxon Hill, MD 20745 Target Area: County-wide

	Planned Activities	Local ID: PS-15-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling CDBG National Objective: LMC
35	**Project Name**	**Korean Community Services Ctr of Greater Washington - Asian Minority Outreach & Service**
	Target Area	Councilmanic District 5
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$23,495.00
	Description	Korean Community Service Center of Greater Washington will use CDBG funds to promote self-sufficiency and overall well-being of the Asian American community with limited English proficiency through 1) outreach; 2) linkage to affordable health care services; 3) elderly living assistance; and 4) language interpretation access services. Approximately 170 individuals will benefit from this project.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	170 - Individuals
	Location Description	Agency: Korean Community Service Center of Greater Washington 700 Buckingham Drive, Silver Spring, MD 20901 Target Area: County-wide
	Planned Activities	Local ID: PS-16-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05Z - Other Public Services CDBG National Objective: LMC
36	**Project Name**	**LAYC - MD Multicultural Youth Centers Workforce Readiness Program**
	Target Area	Councilmanic District 3
	Goals Supported	Improve Communications and Information-sharing

	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$50,000.00
	Description	Latin American Youth Center will use CDBG funds to provide workforce development to approximately fifty (50) low-income, out-of-school youths, ages 17-24, through job readiness training, case management, career exploration/pathways, certification, internships, GED education, and job placement.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 - Youth
	Location Description	Agency: Latin American Youth Center 1419 Columbia Road, NW, Washington DC 20009 Target Area: East Riverdale
	Planned Activities	Local ID: PS-17-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05D - Youth Services CDBG National Objective: LMC
37	**Project Name**	**LARS - Eviction Prevention and Community Support**
	Target Area	Councilmanic District 1
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$50,000.00
	Description	Laurel Advocacy and Referral Services, Inc. will use CDBG funds to assist approximately 70 low-income individuals and families who are facing eviction or are in need of first month's rent or security deposit to maintain or secure permanent housing.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	70 – Individuals
	Location Description	Agency: Laurel Advocacy and Referral Services, Inc. 311 Laurel Avenue, Laurel, MD 20707 Target Area: County-wide
	Planned Activities	Local ID: PS-18-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05Q - Subsistence Payments CDBG National Objective: LMC
38	**Project Name**	**Legal Aid Bureau, Inc. - General Operating Support for the Metropolitan MD Office**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$40,000.00
	Description	Legal Aid Bureau, Inc. will use CDBG funds to provide free civil legal services to approximately 800 low-income County residents.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	800 – Individuals
	Location Description	Agency: Legal Aid Bureau, Inc. 500 E. Lexington Street, Baltimore, MD 21202 Target Area: County-wide
	Planned Activities	Local ID: PS-19-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05C - Legal Services CDBG National Objective: LMC

39	**Project Name**	**Manna, Inc. - Homeownership Center (Housing Counseling) in Prince George's Co.**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$22,333.00
	Description	Manna, Inc. will use CDBG funds provide housing counseling services to approximately 250 households including "Get Right" financial capability training. Services include one-on-one counseling sessions, reduce debt, and prepare clients to qualify for low-interest mortgage loans for first-time ownership.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	250 - Individuals
	Location Description	Agency: Manna, Inc. 6856 Eastern Avenue, NW, Suite 100, Washington DC 20012 Target Area: County-wide
	Planned Activities	Local ID: PS-20-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U CDBG National Objective: LMC
40	**Project Name**	**Prince George's Child Resource Center, Inc. – Family Literacy Program**
	Target Area	Councilmanic District 2
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$30,000.00
	Description	Prince George's Child Resource Center, Inc. will use CDBG funds to provide free comprehensive and transportation services to approximately 220 individuals to obtain higher education levels, acquire better jobs, and to actively participate in their children's lives.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	220 - Individuals
	Location Description	Agency: Prince George's Child Resource Center, Inc. 9475 Lottsford Road, Suite 202, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: PS-21-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05L - Child Care Services CDBG National Objective: LMC
41	**Project Name**	**Prince George's County Department of Social Services (DSS) – Elder and Vulnerable Adult Abuse Respite Care & Emergency Placement Services**
	Target Area	County-Wide
	Goals Supported	Support Independent Living for Senior and Persons Living with Disability Improve Communications and Information Sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$30,000.00
	Description	The Department of Social Services, Adult Resources will use CDBG funds to provide short-term comprehensive services to approximately 50 residents who are 62 years or older, have a physical and/or mental disability which is permanent or chronic, and are determined to be at-risk of abuse, neglect, or exploitation. Services include respite care, emergency shelter services and essential items and support services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 - Individuals

	Location Description	Agency: Department of Social Services, Adult Resources 805 Brightseat Road, Landover, MD 20785 Target Area: County-wide
	Planned Activities	Local ID: PS-22-3-46 Type of Recipient: Local Government Agency HUD Matrix Code: 05B - Services for Persons with Disabilities CDBG National Objective: LMC
42	**Project Name**	**SEED - Education, Counseling and Capability Program**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$32,333.00
	Description	Sowing Empowerment and Economic Development, Inc. (SEED) will use CDBG funds to educate approximately 150 low-income consumers by providing financial counseling and homeownership preparation, and education.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	150 – Individuals
	Location Description	Agency: Sowing Empowerment and Economic Development, Inc. 6201 Riverdale Road, Suite 200, Riverdale, MD 20737 Target Area: County-wide
	Planned Activities	Local ID: PS-24-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling CDBG National Objective: LMC
43	**Project Name**	**St. Ann's Center - Transitional Supportive Housing Program**
	Target Area	Councilmanic District 2
	Goals Supported	Support Persons Experiencing Homelessness Improve Communications and Information-sharing

	Needs Addressed	Housing Instability among Residents Experiencing a Housing Crisis Connections Between Residents and Businesses to Services
	Funding	$20,000.00
	Description	St. Ann's Center for Children, Youth and Families will use CDBG funds to provide wrap-around, on-site services for approximately sixty (60) homeless women with young children. Services include housing, mentoring, social work services support, childcare, life, parenting and financial literacy skills, and employment counseling.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	60 - Homeless Individuals
	Location Description	Agency: St. Ann's Center for Children, Youth and Families 4901 Eastern Avenue, Hyattsville, MD 20782 Target Area: County-wide
	Planned Activities	Local ID: PS-26-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 03T - Homeless/AIDS Patients Programs CDBG National Objective: LMC
44	**Project Name**	**UCAP - Housing Counseling**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$32,333.00
	Description	United Communities Against Poverty, Inc. will use CDBG funds to provide approximately 265 first-time homebuyers with English and Spanish speaking housing counseling education, foreclosure prevention or mediation services.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	265 – Individuals
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 Target Area: County-wide
	Planned Activities	Local ID: PS-27-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05U - Housing Counseling CDBG National Objective: LMC
45	**Project Name**	**UCAP - Emergency Food Pantry**
	Target Area	County-Wide
	Goals Supported	Improve Communications and Information-sharing
	Needs Addressed	Connections Between Residents and Businesses to Services
	Funding	$22,333.00
	Description	United Communities Against Poverty, Inc. will use CDBG funds to provide emergency food assistance to approximately 1,500 extremely low to moderate-income individuals and families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,500 - Individuals
	Location Description	Agency: United Communities Against Poverty, Inc. 1400 Doewood Lane, Capitol Heights, MD 20743 Target Area: County-wide
	Planned Activities	Local ID: PS-29-3-46 Type of Recipient: Non-profit Organization HUD Matrix Code: 05W - Food Banks CDBG National Objective: LMC

46	**Project Name**	**DHCD - HOME Program Income Activities**
	Target Area	County-Wide
	Goals Supported	
	Needs Addressed	
	Funding	$1,245,478.00
	Description	The Department of Housing and Community Development (DHCD) will use HOME Program Income for new construction or rehabilitation of affordable and/or workforce housing opportunities. Up to ten percent (10%) of program income received into the HOME local account can be funded in HUD's Integrated Disbursement and Information System (IDIS) and used for administrative purposes at the discretion of the department head.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: AH-1-PI-29 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
47	**Project Name**	**DHCD - Homebuyer Activities**
	Target Area	County-Wide
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities
	Funding	$0.00

	Description	The Department of Housing and Community Development (DHCD) administers the Pathway to Purchase Program. In County FY 2021, the Department plans to use HOME funds and/or HITF to fund down-payment and closing cost assistance for approximately fifty-seven (57) low-income households through the Program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	57 – Households
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: AH-3-8-46 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
48	**Project Name**	**DHCD - Multi-Family Rental Housing Construction** & Rehabilitation
	Target Area	County-Wide
	Goals Supported	Increase Supply of Affordable Rental Homes Stabilize and Improve Rental Properties
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities Quality/Condition of Housing Loss of Existing Affordable Housing Opportunities
	Funding	$1,127,163.00
	Description	The Department of Housing and Community Development (DHCD) will use HOME funds as gap financing to enhance the financial feasibility of multi-family projects funded with local or state issued tax-exempt bond financing, federal low-income housing tax credits, and private financing. Applications are accepted on a "rolling basis." Approximately eleven (11) households will benefit from each project.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	11 – Households
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: AH-3-7-8-29 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
49	**Project Name**	**DHCD - CHDO Set-Aside Activities**
	Target Area	County-Wide
	Goals Supported	Increase Supply of Affordable Rental Homes Stabilize and Improve Rental Properties Increase Homeownership Opportunities
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities Quality/Condition of Housing Loss of Existing Affordable Housing Opportunities
	Funding	$241,535.00
	Description	The Department of Housing and Community Development (DHCD) sets aside a minimum of 15 percent (15%) of its HOME allocation for housing development activities in which qualified Community Housing Development Organizations (CHDOs) are the owners, developers and/or sponsors of the housing project(s). Eligible activities include: 1) technical assistance, acquisition, rehabilitation, and new construction of rental housing; 2) acquisition, rehabilitation, and new construction of homeowner properties; and 3) direct financial assistance to purchasers of HOME-assisted housing sponsored or developed by a CHDO. Approximately two (2) households will benefit from a CHDO project.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	2 – Households
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 Target Area: County-wide
	Planned Activities	Local ID: AH-4-7-8-9-10-29 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
50	**Project Name**	**DHCD - CHDO Operating Assistance**
	Target Area	County-Wide
	Goals Supported	Increase Supply of Affordable Rental Homes Stabilize and Improve Rental Properties Increase Homeownership Opportunities
	Needs Addressed	Diverse, Affordable Rental and Homeownership Opportunities Quality/Condition of Housing Loss of Existing Affordable Housing Opportunities
	Funding	$80,512.00
	Description	Up to five percent (5%) of the HOME allocation provides general operating assistance to Community Housing Development Organizations (CHDOs) receiving set-aside funds.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306 Target Area: N/A

	Planned Activities	Local ID: AH-5-7-8-9-10-29 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
51	**Project Name**	**DHCD - HOME Administration**
	Target Area	County-Wide
	Goals Supported	
	Needs Addressed	
	Funding	$161,023.00
	Description	The Department of Housing and Community Development (DHCD) uses up to ten percent (10%) of its HOME allocation for reasonable administrative and planning costs. In addition, up to ten percent (10%) of all program income is deposited into the HOME account during the program year and is used for administrative and planning costs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Agency: Department of Housing and Community Development 9200 Basil Court, Suite 306, Largo, MD 20774 Target Area: N/A
	Planned Activities	Local ID: PA-6-HOME-29 Type of Recipient: Local Government Agency HUD Matrix Code: N/A CDBG National Objective: N/A
52	**Project Name**	**DSS - HESG Activities PY 33**
	Target Area	County-Wide
	Goals Supported	Support Persons Experiencing Homelessness
	Needs Addressed	Housing Instability among Residents Experiencing a Housing Crisis
	Funding	$883,864.00

OMB Control No: 2506-0117 (exp. 06/30/2018)

	Description	The Department of Social Services (DSS) will use HESG funds to implement the following HESG Programs in Program Year (PY) 32: Shelters Operation and Essential Services, Street Outreach, HMIS, Rapid Re-housing, and Homelessness Prevention. The Department uses up to 7.5% of its HESG funds for administrative costs. Approximately, 1,035 individuals and families will be assisted.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1,035 - Homeless and at-risk homeless individuals and families
	Location Description	Agency: Department of Social Services 805 Brightseat Road, Landover, MD 20785 Target Area: County-wide
	Planned Activities	Local ID: HP-1-6-12-13-23-33 Type of Recipient: Local Government Agency HUD Matrix Code: 03T - Homeless/AIDS Patients Programs, 21A - General Program Administration

AP-50 Geographic Distribution – 91.220(f)

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

Geographic Area

Prince George's County will consider the following two factors when prioritizing its federal investments for FY 2021: 1) areas with concentrations of at least 51 percent low-or-moderate-income persons; and 2) target areas from *Housing Opportunity for All*.

Alignment with target areas in *Housing Opportunity for All* will result in an explicit emphasis on building access to opportunity through the County's use of federal funds and assist with broader local and regional goals to increase affordability near high-frequency transit.

The following factors will be considered when prioritizing investments geographically over the next five years:

- ***Access to jobs, goods, and services*** – Index score that measures walkability, transit access, and commute times by car and transit
- ***Social capital*** – Index score that measures overall economic indicators, such as household income, poverty status, educational attainment, and labor market engagement
- ***Community institutions*** – Index score that measures educational indicators related to performance on standardized tests and poverty status of students
- ***Proximity to Metrorail stop –*** ½-mile radius around Metrorail stops that have been prioritized by the County for transit-oriented development
- ***Proximity to Purple Line light rail stop –*** ½-mile radius around Purple Line light rail stops
- ***Opportunity Zones –*** Census Tracts eligible for the Opportunity Zones Program
- ***Neighborhood Revitalization Strategy Areas (NRSAs)*** – targeted areas for comprehensive revitalization.

OMB Control No: 2506-0117 (exp. 06/30/2018)

Priority need: Connections between residents and businesses to services	
Geographic priorities	Access to jobs, goods, and services, including areas where households are underserved by current transit service Proximity to transit stops Opportunity Zones NRSAs
Basis for geographic priorities	*Housing Opportunity for All*; Figure SP-1; Figure SP-4; Figure SP-5
Priority need: Accessible homes and facilities	
Geographic priority	Countywide
Basis for geographic priorities	Nine percent of Prince George's County residents have a disability, and among seniors (65+ years old) and veterans, these rates are much higher (66% and 25%, respectively).
Priority need: Diverse, affordable rental and homeownership opportunities	
Geographic priority	Countywide Opportunity Zones
Basis for geographic priority	*Housing Opportunity for All;* Figure SP-5
Priority need: Quality/condition of housing	
Geographic priority	Countywide
Basis for geographic priority	A majority of owner-occupied homes and rental properties were built before 1980 and more than 1,000 homes in the County lack complete kitchen or plumbing facilities.
Priority need: Housing instability among residents experiencing a housing crisis	
Geographic priority	Countywide
Basis for geographic priority	More than 43,000 low-income households pay at least 50% of their income toward housing.
Priority need: Loss of existing affordable housing opportunities	
Geographic priorities	Access to jobs, goods, and services Social capital Community institutions Proximity to transit stops
Basis for geographic priorities	*Housing Opportunity for All;* Figures SP-1–4

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Figures SP-1–SP-5 in the Strategic Plan show the location of these areas in Prince George's County. It should be noted that the emphasis on access to opportunity does not mean that Prince George's County will only make investments in areas with lower access to opportunity (those areas with scores below the regional score) or higher access to opportunity (those areas with scores below the regional score).

Instead, these geographic priorities will inform the level and type of investment needed to improve opportunities in areas where existing access is not as strong relative to the rest of the Washington, D.C. region and expand housing opportunities in areas where access to opportunity is stronger relative to the region as a whole.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

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

In FY 2021, the annual goal is to assist 206 LMI individuals/families (homeless, non-homeless, and with special needs) in the production of new units, rehabilitation of existing units, homebuyer assistance, and/or rental assistance.

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

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	285
Special-Needs	0
Total	325

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	190
The Production of New Units	21
Rehab of Existing Units	104
Acquisition of Existing Units	10
Total	325

Table 10 - One Year Goals for Affordable Housing by Support Type

The County plans to use CDBG, HOME, and ESG funds in FY 2021 to provide affordable housing options to LMI households utilizing the following strategies:

- Rental Assistance – The County anticipates ESG funds will assist in providing rental assistance benefiting approximately 40 LMI families. Additionally, the County will provide emergency rental assistance using CDBG funds to support approximately 150 households experiencing a housing crisis as a result of the Covid-19 pandemic. (This amount includes funding for Fiscal Year 2020 and 2021 totaling approximately $4 - $5 million from all source from federal entitlement and CARES Act Relief Funds.)

- Production of New Units – The County does not anticipate any HOME projects will be completed during FY 2021 to assist persons with special needs (i.e., seniors).

- Rehab of Existing Units – The County anticipates CDBG funds will assist in the rehabilitation of existing single-family homes and rental units, benefiting approximately 170 LMI families.

- Acquisition of Existing Units – The County anticipates CDBG funds will be used to acquire and/or rehabilitate homes to preserve affordable housing for approximately 10 LMI families. All 10 units are for non-homeless individuals/families.

OMB Control No: 2506-0117 (exp. 06/30/2018)

AP-60 Public Housing – 91.220(h)

Introduction

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

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 24 C.F.R. §91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 24 C.F.R. §91.315(e)

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

- Provide housing for 185 persons with HIV/AIDS;
- Provide HIV/AIDS operational services for 185 persons;
- Provide TBRA/Rapid Re-housing assistance for 61 homeless persons;
- Provide homeless prevention services to 230 persons;
- Provide financial assistance to 94 homebuyers; and
- Provide various public services to support seniors, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addictions and public housing residents.

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

Need to Increase the Number of Accessible Units (if Required by Section 504 of the Rehabilitation Act Voluntary Compliance Agreement)

The Housing Authority of Prince George's County (HAPGC) recently addressed all compliance findings, as identified by HUD, however, the need to increase the number of accessible units was not required. To satisfy Section 504 Program requirements under the Ripley vs. HPAGC Settlement Agreement, the HAPGC executed the following actions in 2019:

- Installed fire doors;
- Maintained ramps for accessibility and performed routine inspections;
- Performed a self-evaluation of current policies and practices, and executed corrective steps to remedy any discrimination, as appropriate;
- Subject to approval of its Reasonable Accommodation Policy, posted a copy of the policy and provided notice to tenants;
- Provided a copy of complaint and grievance procedures to tenants, subject to approval;
- Provided training to all employees with direct contact with tenants, including maintenance staff, regarding the federal Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act; and
- Displayed fair housing posters in all locations where business is conducted.

Activities to Increase Resident Involvement

The HAPGC executes the following actions to increase resident involvement:

Resident Boards & Councils

- Board meetings are periodically held at public housing properties as a mechanism for increasing resident involvement.
- Monthly Resident Advisory Board and Resident Council meetings are held by the residents.

Resident Services

- Resident Services staff team members work to provide a comprehensive network of supportive services through collaboration with County agencies and community-based organizations. Services are targeted for at-risk seniors and individuals with disabilities at four (4) public housing properties.
- Operating as Family Resource Academies, the HAPGC has converted community spaces into effective enrichment activities, primarily geared to school-age children. Major projects include: computer classes with trained certified instructors, youth councils, and structured leisure and recreational activities.

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

The HAPGC is designated as a standard performer.

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

Not applicable

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

Introduction

Prince George's County's Ten Year Plan to Prevent and End Homelessness is designed to**:**

- Prevent homelessness whenever possible and when it is not possible, to ensure that episodes are brief and one time only;
- Ensure easy access to communitywide, culturally competent, safe and effective housing and homeless services;
- Ensure people exit homelessness as quickly as possible;
- Connect people to communities and the resources needed to thrive; and
- Build and sustain the political will and community support needed to permanently end homelessness.

As part of the County's Strategic Plan, the CoC is focusing on six (6) key strategies that have proven to be effective in reducing homelessness: 1. coordinated entry, 2. prevention assistance, 3. shelter diversion, 4. rapid re-housing, 5. permanent housing, and 6. improved data collection and performance measures. These strategies are carefully designed to achieve purposeful and intentional reduction in the incidents of homelessness and collectively they form a plan that aligns County efforts with federal goals, shifts system focus from "shelter" to "housing", prioritizes programming for special populations, enhances system accountability, builds on success, and provides flexibility and opportunity.

Meeting people where they are—geographically, philosophically, and emotionally—is the first step in actively engaging people experiencing homelessness and creating the relationships needed to allow them to trust, understand and accept help. To streamline that connection, the County has two primary methods of outreach – an in-person system of street outreach and a centralized homeless hotline which operates 24/7/365.

Street Outreach: Outreach workers are often the first and only point of contact for people who might otherwise be disconnected and there are several ways in which the County currently engages its homeless - the annual Point in Time (PIT) Count, the Veterans Stand Down and Homeless Resource Day (VSDHRD), the SOAR team, Crisis response teams, faith ministries, Warm Nights (the County's hypothermic church based shelter), Soup kitchens and other individual outreach to known encampments. Unfortunately, while these efforts have helped homeless service providers to begin developing trust among many of the CoC's unsheltered, the CoC currently lacks the funding necessary without reducing other services to support a permanent and highly trained street outreach team and ensure the type of engagement that has proven so successful in other parts of the Country. Expansion of this team is a CoC priority.

Centralized intake and assessment / Homeless Hotline: The County's Homeless Hotline provides additional opportunities for identification of those who are homeless or at imminent risk of becoming homeless. This process, available 24/7/365, has standardized the intake and assessment process for accessing homeless assistance and housing services, creates a faster match between a household's needs and the program that fits those needs best, and moves households quickly from a state of housing crisis to permanent housing whenever possible. The hotline is staffed by trained workers capable of conducting an initial intake, connecting callers (clients and providers), and entering initial data into HMIS. Staff are trained on a regular basis to ensure they are aware of all the resources available for callers' needs and can act quickly to resolve crisis situations (e.g., for households fleeing domestic violence). The hotline also provides 2-1-1 diversion and prevention services.

Once a person has entered the homeless system, shelter personnel are responsible to develop rapid exit strategies designed to move individuals and families into stable housing as quickly and efficiently as possible. In the event these efforts are unsuccessful, the CoC then relies on its Coordinated Entry system to engage in a higher level of acuity testing and prioritization to ensure that those with the highest intervention needs are served first when more permanent system resources become available. The CoC's Coordinated Entry Team provides an in-depth and individualized analysis of each homeless household and establish a uniform way for the CoC to evaluate them based on actual level of need, with referrals and admissions to more intensive services and programs being reserved for those who present with the highest mortality risk and/or greatest barriers to permanent housing. The process also helps evaluate the system's ability to serve consumers properly by tracking where households were sent and whether the selected intervention was successful. This data is vital to the CoC's ability to identify and address potential system gaps in services and programming and to find the fastest path out of homelessness with the lowest level intervention possible for each and every person.

Finally, the CoC is working on a plan to open one or more drop in centers that will provide one-stop access to resources for individuals and families experiencing homelessness with the aim of quickly ending their homelessness. This provides a critical physical location for providing 1-on-1 assessments that will enhance the "warm hand-off and referral" process. The primary purpose of this effort will to be triage and facilitate the quickest route to permanency for all consumers. It is important to note that the County currently has very limited prevention and diversion resources as well as a severe lack of funding for Rapid Re-housing efforts where the subsidy lasts for more than one month; both of which are widely recognized as the most cost-effective solution to homelessness for most individuals. This is a challenge that will need to be addressed in order to fully reap the benefits of a coordinated entry and assessment system and ensure these particular goals in the County's 10-year plan are reached.

Addressing the emergency and transitional housing needs of homeless persons

The County currently operates 266 regular emergency shelter beds (142 for families, 54 for individuals, 20 for unaccompanied youth, 15 for veterans and 35 overflow for individuals and families during the hypothermic season), 53 domestic violence survivor emergency shelter beds (all for families), 153 transitional shelter beds (85 for families, 12 for individuals, and 56 for unaccompanied youth), and 190 rapid re-housing beds (150 for families, 31 for singles and 9 for veterans). Unfortunately, while this network is strong, it is insufficient to meet the daily demands of persons in crisis; sheltering less than 40% in any given year, and while there is clearly a place within the Continuum of Care for emergency and transitional sheltering, they are not universally necessary in everyone's journey from homelessness to permanent housing. Rather they are seen as one of many possible system responses to homelessness and deployment is entirely dependent on individual circumstances. It is hoped that as additional alternative housing responses are implemented, some shelter savings will occur which can be reallocated to service gaps that remain in the system.

There are several efforts underway to reframe this segment of the County's response system to add bed space and more effectively meet the changing dynamics of the County's current homeless population. These efforts include, but are not limited to: 1. Funding in the County's capital improvement budget for replacement and redesign of two older emergency facilities as well as a new building for homeless youth which provides the CoC with a unique opportunity to design emergency shelters that are highly flexible, aligned with the 10-Year Plan, and eliminate design barriers currently inhibiting certain services and/or population mixes inherent in the older facilities; 2. A strategic focus on lower cost and often more effective alternatives to traditional shelter including prevention, diversion, rapid re-housing and housing first strategies as well as housing solutions targeted to special populations presenting unique challenges to the Continuum; 3. Increase in deeply affordable permanent housing opportunities, particularly for the CoC priority sub-populations; and 4. Increased access to housing vouchers to support CoC move on strategies from its' PSH programs.

Under the current CoC system, the shelter pathway is no longer linear. The household is now at the center of the response system and the initial intervention identified is intended to be their last whenever possible. The CoC uses a combination of tools including the locally developed Housing Prioritization Tool and the Vi-SPDAT as a part of the assessment process for anyone requesting housing assistance in the County. These tools help the CoC identify which intervention(s) are most likely to produce results in the least amount of time for the least amount of money. For those that score into a permanent supportive housing response, an additional vulnerability index will be calculated that prioritize that subset by level of risk and likelihood of imminent mortality.

The CoC relies on three strategic priorities to ensure long term success: 1. Centralized triage to facilitate timely assessment and placement in the quickest route to permanency ; 2. Significantly increased funding for prevention and rapid re-housing that provide decreasing subsidies on a medium to long term basis (up to 24 months) and creation of strong trusting relationships with landlords willing to provide second chance leases that are so vital to households whose debt history is either non-existent or severely compromised; and 3. Expansion of permanent housing options for persons with significant challenges to long term stability.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Shelters of any kind are never a replacement for a home and homelessness is not limited to a unique place or class of people. It is an outward symptom of a wide array of socio-economic, episodic factors that result in people facing the loss of shelter. Since "one size does not fit all", the County's plan contains a range of options that are needed – some of which are in place and others which are targeted for development – to reduce the amount of time a household remains homeless, expedite their transition to permanent housing and independence, and prevent recidivism.

Using best practices learned from communities nationwide, this part of the County's plan focuses on three key strategies; diversion/prevention, rapid re-housing (RRH) and permanent housing (PH). In addition, accommodations are made for six subpopulations that are identified by the CoC as presenting unique challenges under these three strategies: Unaccompanied youth; Veterans; Chronically homeless and persons with severe somatic and behavioral health challenges; Survivors of Domestic violence, human trafficking and sexual assault; Vulnerable elderly and disabled; and Returning residents. To that end, the CoC has created subcommittees for each of these populations and each subcommittee is charged with designing and implementing additional sustainable strategies that address the unique barriers to permanent housing for their particular sub-population. Finally, the County has a small housing retention initiative (2Resident Advocates) that follow up with households for up to 18 months after a diversion or prevention intervention has been used to help ensure newly stabilized households remain housed and expansion of this team has been targeted as essential to the continued reduction in recidivism.

Rapid Re-Housing: Recognizing that RRH is a national best practice with a high level of success at a lower cost than traditional shelter-based interventions and bolstered by experience gained during the CoC's implementation of a stimulus funded RRH program (963 households were diverted at an average per household cost of $2,580 with a recidivism of less than 1%), the County's plan contains strategies for significant expansion of funding for its current RRH response including:

- Identification of new or expansion of existing funding opportunities including but not limited to the Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF) and Housing Opportunities for Persons with AIDS (HOPWA) funding;
- Evaluation of current sheltering funds for potential re-allocation;
- Improved utilization of the County's Community Benefits Agreement (CBA) legislation;
- Targeted landlord outreach and partnerships, including a damage mitigation fund; and
- Reunification when possible (in certain cases, the best PH solution may be reunification with a family member, friend, or other person; especially in the case of an unaccompanied youth);

Keys to the success of this approach include, but are not limited to: a well-developed housing barrier assessment process, good relationships with landlords, the presence of staff skilled in negotiation, housing location, and case management, and the availability of funds for short-to-medium rental and utility subsidies, landlord mitigation, and other costs associated with moving to – and sustaining – stable housing.

Permanent Housing: The longer a household remains in a state of homelessness, the less likely they are to prevent the cycle from re-occurring and the greater their risk for recidivism so timely and appropriate intervention is critical. While all housing solutions are important, the County's plan focuses on two priority areas of permanent housing - subsidized housing and permanent supportive housing (PSH) - both of which are designed to address the complex needs of those identified as least likely to be successful without a long-term sustainable housing solution and for whom multiple RRH interventions have failed. These solutions are yet one more way to "open the back door" of the homeless assistance system and have proven very successful in providing a permanent solution to homelessness for chronically homeless households and other households with very high barriers. By pairing a housing subsidy with wraparound services as long as it's necessary for the household, these solutions provide a supportive setting for these households while significantly reducing the costs to other systems (i.e.; jails and emergency rooms). To ensure these housing solutions are targeted appropriately and are as effective as possible, the County's plan includes:

- Administration of a vulnerability test and case review by a centralized multi-disciplinary team that targets deeply, ensuring higher-barrier and chronically homeless households are prioritized for vacant units and the highest risk is served first;
- Creation of new units including: Expansion of voucher set asides and/or priorities, property owner tax credits and landlord incentives, and application for new vouchers including mainstream, 811 and other federal opportunities; and
- Utilization of Medicaid reimbursable activities to fund PSH activities and expand units.

Special Populations: Permanent Housing for these populations presents a unique set of barriers that further complicate services to persons who are homeless and require additional strategies that are customized to remove these challenges and facilitate transition to permanency.

- *Unaccompanied youth and young adults*: The County has identified unaccompanied young people ages 13-24 as deserving of separate attention and development of a single integrated system of care that is based upon meeting their immediate needs, connecting them with appropriate support systems, and supporting their personal development along their transition to adulthood is essential to reducing the numbers of youth and young adults experiencing homeless. The County began development of this system in FY 2012 and since that time, has conducted 6 annual housing instability counts, created 24 beds of emergency shelter and 56 beds of transitional housing, participated on a statewide task force to study housing and supportive services for unaccompanied homeless youth and make recommendations for action by the Maryland General Assembly and State executive agencies[4], helped pass legislation that resulted in Youth REACH MD - a statewide enumerative effort to count this sub-population - as well as adding homeless youth to the list of those eligible for tuition waivers and Maryland's Ending Youth Homelessness Act of 2018. Additional strategic targets include closing gaps in housing for youth who identify as Lesbian, Gay, Bi-sexual, Transgender and Questioning (LGBTQ), are attending college and need more than 2 years of housing assistance to achieve independence, and / or cannot live independently without long-term housing subsidies and wrap around supportive services. The County was selected in Round 3 as a federal Youth Homeless Demonstration Program site and is currently working on the Coordinated Community Plan, the goals, programs and strategies which are incorporated here by reference as County recognized priorities in the 2020-2025 consolidated plan.

- *Chronically homeless and persons with severe somatic and behavioral health challenges*: Studies show that although chronically homeless people represent a small share of the overall homeless population, their effect on the homeless system and the community is considerable. Emergency shelters are not designed to address the extensive needs of people with serious mental illness or other disabilities and they tend to be difficult to place in permanent housing without supportive services. The result is they stay homeless in shelters for long periods of time and use a disproportionate amount of shelter resources. Further, many individuals in these subpopulations do not access emergency shelter because they are not willing or cannot comply with the shelter regulations. Strategic efforts to provide permanent housing for this subpopulation include: Development of a registry of all homeless individuals who are chronic and/or experiencing a behavioral health crisis that prevents them to maintaining housing stability without intense intervention and support; County-wide implementation of the vulnerability index and multidisciplinary review panel to determine placement prioritization; Creation of crisis beds (medical and psychiatric); and Development of high acuity housing options for high system utilizers (i.e.; Pay for Success).

- *Veterans*: Prince George's County has the largest number of veterans in the State and yet few access the homeless services system. Out of nearly 70,000 veterans living in the County only 28 were identified as homeless during the FY 2019 Point in Time count. There is a national

[4] Report of the SB764/HB823 Task Force to Study Housing and Supportive Services for Unaccompanied Homeless Youth, Governor's Office for Children, November 1, 2013.

commitment to end homelessness among veterans and the County's plan includes strategies designed to help achieve this goal, including: Collaborative relationships with the VA, community colleges, workforce organizations, housing developers and service providers which put the County in position to take advantage of upcoming funding opportunities; A single point of access to veteran service providers - including Supportive Services for Veteran Families (SSVF), Homeless Veterans' Reintegration program (HVRP) and Grants Per Diem (GPD) grantees - that enable veterans to easily access supportive and housing support services and link simultaneously to multiple service organizations; Application for new Veterans Affairs Supportive Housing Program (VASH) vouchers and other housing subsidies; landlord approved leasing discounts for veterans; and expansion of private donations supporting rapid re-housing assistance specifically for veterans.

- *Re-Entry*: Approximately 4,000 inmates are released from the Department of Corrections each year and when this occurs without a structured reentry plan, they place additional stress on communities and service systems that are ill-equipped and/or lack funding to support them. Many do not go back to family or friends, resulting in homelessness and/or an increased risk for returning to a life of crime. The County's plan calls for a collaboration of criminal justice agencies, community organizations and service providers to promote successful re-integration of returning citizens facing homelessness and includes strategies that include: A structured and coordinated re-entry process that prioritizes planning for returning citizens whose were identified as homeless at the time of arrest and who are likely to remain in a County facility (many of those who are incarcerated will be sentenced to a facility outside of the County); Establishment of a County discharge plan that ensures returning citizens are not discharged into homelessness; Applications for new funding opportunities focused on this sub-population; and Development of relationships with an increased number of landlords willing to offer second chance housing to residents with a criminal history typically precluded from traditional housing resources.

- *Survivors of domestic violence, human trafficking and sexual assault*: There is a significant lack of emergency shelter beds for domestic violence survivors in general and a complete lack of specialized shelter for survivors who meet the following criteria: human trafficking, sexual assault, undocumented immigrant populations, domestic violence by a non-partner and LGBTQ domestic violence survivors. In fact, in 2018-2019 the specialized shelter was only able to serve 65 survivors while the regular shelter system served an additional 214 survivors in the same reporting period demonstrating the significant need for additional resources for these residents. The County's plan includes strategies designed to address those challenges and ensure every person trying to flee domestic violence has a safe, secure place to stay regardless of their family configuration, and include: Simplified access to services and housing; Re-design of existing shelter facilities to include un-served populations; Trauma-informed training for housing providers to create competency within the regular homeless system to address the unique needs of survivors; Application for new CoC funding and/or other housing subsidies for survivors; and a collaboration with the National Alliance for Safe Housing to develop a Countywide strategic plan for a comprehensive survivor response system, the goals, programs and strategies which are incorporated here by reference as County recognized priorities in the 2020-2025 consolidated plan.

- *Vulnerable Elderly and Aging:* Elderly and aging accounts for the largest subpopulation growth in the County's homeless population (a 72% increase in 2019 alone which is significantly above the national average of 30%) and the oldest unsheltered person identified by the street outreach team last year was 83 years old. Elderly persons experiencing homelessness face unique vulnerabilities due to health or mobility limitations. They may also have more significant health concerns not typically seen in homeless services systems, such as Alzheimer's disease or cancer causing significant system challenges related to supporting aging in place within a traditional homeless shelter setting and leading to a significant surge in cost increases associated with health care and housing needs (estimated at more than 5 billion dollars a year). It's important to note that older adults experiencing homelessness already have medical ages that exceed their biological ages. Multiple studies have demonstrated that older adults experiencing homelessness have age-related medical conditions, such as decreased mobility and cognitive decline, on par with housed counterparts who are 20 years older. The average life expectancy of a person experiencing homelessness is estimated between 42 and 52 years, compared to 78 years in the general U.S. population. While relatively new, this local trend is not unique to Prince George's. National demographic trends suggest that there will be a dramatic increase in the number of people age 65 or older as the Baby Boomer generation reaches retirement age and the National Alliance to End Homelessness projects that homelessness among the elderly may "more than double between 2010 and 2050, when over 95,000 elderly persons are projected to be homeless." To combat this, the CoC is pursuing a number of housing interventions—including home modification funding, permanent supportive housing and rapid re-housing—which could offset issues of homelessness, declining health statuses, and excessive health care spending.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The first defense against homelessness is prevention and/or diversion both of which are highlighted as priorities in the County's strategic plan. It is much more cost effective for many households to keep them housed rather than take them into the homeless emergency system and then re-house them. The County has a very strong system of prevention and intervention but unfortunately does not have the funding necessary to fully realize its potential in the fight to end homelessness. Currently, individuals and families at risk of becoming homeless can request help and receive support 24/7/365 through the County's 211 hotline. Trained counselors work with individuals and families to mediate family and/or landlord disputes, link to them to mainstream resources, and solve short-term challenges that can eliminate the emergency. In the event diversion is not possible, direct case management and financial assistance can often be provided (rental arrears and utility assistance) to resolve the crisis and prevent homelessness from occurring.

Shelter diversion: The goal of this strategy is to help at-risk households seeking shelter to identify alternative housing options (avoiding entry into a shelter) and to offer support and services that will help them stabilize until a permanent housing opportunity becomes available. Shelter diversion is handled through the coordinated intake process and is used in cases where it is a safe and practical alternative to shelter. Intake workers identify all possibilities that might exist to help prevent unnecessary shelter entry, including staying with friends, relatives, or coworkers and where possible and practical, to permanently re-house the household into a more affordable or appropriate unit. Households needing funds or services to make an alternate housing solution work are provided with financial assistance (when available), case management, mediation, and other services as needed.

Prevention: Prevention assistance, usually in the form of immediate and short-term rental and/or utility assistance, provides a means of preserving permanent housing situations and saving households from having to enter the homeless assistance system. Prevention and diversion programs are of critical importance to keeping people from ever becoming homeless in the face of a personal crisis and the County's plan includes creation of a publicly and privately funded and coordinated intervention system focused on preventing homelessness in a way that maximizes the effectiveness of this limited pool of resources. Strategies to support this include an intentional focus on performance measurement, careful targeting of resources to the households most at risk of homelessness, and coordination with mainstream agencies that may be able to provide financial support to homeless households.

Prince George's County envisions a comprehensive housing crisis response system through which homelessness can be prevented, and when this is impossible, episodes of homelessness can be quickly ended. The plan is designed to identify and align homeless support systems to meet the distinct needs of people at risk of, or experiencing homelessness, make additional affordable housing resources available either through development and/or subsidy programs, realign existing resources with prevention and rapid re-housing initiatives, and target permanent supportive housing for those deemed most vulnerable.

AP-70 HOPWA Goals - 91.220 (l)(3)

Based on data from the Maryland Department of Health and Mental Hygiene, there were 311 persons diagnosed with HIV in Prince George's County in 2018. Of the 311 HIV diagnoses in 2018, 34.7% were among adults ages 20-29 years old, 25.7% were among those ages 30-39, and 15.1% were among those ages 40-49 years old.

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

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

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

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

It is anticipated that each fiscal year with the use of available HOPWA funds, 153 individuals and families will receive housing assistance. Approximately 103 individuals and families will receive tenant-based rental assistance and 50 individuals and families will receive housing related short-term assistance (short-term rent, mortgage, and utility assistance). Currently, Suburban Maryland does not use HOPWA funds for supportive services due to funding availability. However, Suburban Maryland provides a link to supportive services.

Currently, there are over 200 clients on the waiting list for housing. The housing gaps are emergency housing, transitional housing, long-term housing facilities, and supportive services. The County considers this need a "high priority". Therefore, the five-year goal is to provide housing opportunities for 212 additional persons with HIV/AIDS and their families and to provide supportive services for existing and new clients.

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

Introduction:

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

Introduction:

Prince George's County is currently conducting an Analysis of Impediments to Fair Housing Choice (AI) in preparation for the County and the City of Bowie's Consolidated Plan 2021-2025. The AI requires that the County consider how funds by the U.S. Department of Housing and Urban Development will "affirmatively further fair housing" as required under the Fair Housing Act of 1968 and the Housing and Community Development Act of 1974, as amended.

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

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

In preparation for the 2020 Analysis of Impediments currently underway, the County has identified the following preliminary barriers to fair housing choice:

Public Sector

- The majority of fair housing complaints filed through HUD in Prince George's County involve race and disability as the bases for discrimination
- Although progress has been made in inspecting public housing stock for Section 504 requirements, more work needs to be done. Though units have not been added to the inventory since, the County should update its section 504 Needs Assessment to ensure that its inventory meets current standards of accessibility and that the needs determined in the 1993 assessment have been met.
- Continued comments on the lack of opportunity by members of protected classes on program offerings by Department of Housing and Community Development and Housing Authority.
- Black and Hispanic households have greater difficulty becoming homeowners because of lower incomes, limited credit, and access to good-paying jobs. Homeownership programs are

oversubscribed.

- The County's rental supply of decent, affordable housing remains inadequate at all levels and price points particularly those with lower incomes
- Inadequate supply of affordable housing that is accessible to persons with disabilities
- Difficulty accessing DHCD and other programs due to language access. Clients are unable to access program guidelines or receive outreach materials in Spanish or other languages nor communicate with DHCD staff.
- Smaller non-profit organizations that serve Latinos, senior, and disabled have difficulty accessing HUD funding.
- Limited fair housing education, training, or investigative activities by existing housing organization
- The County's Human Relations Commission (HRC) does not have enforcement authority with regards to fair housing complaints
- The County's General Plan is not currently a mechanism to affirmatively further fair housing and expand the supply of affordable housing. Given substantial updates to the Zoning Code and Zoning Map, a change in the County's general plan may follow before the next required update providing an opportunity to improve housing opportunities
- Housing choice is limited to those with higher incomes due to higher rents in neighborhoods with better schools. Schools inside the Beltway are by and large lower rated and have higher capital improvement needs
- County's transportation system has a low level of service and doesn't meet the needs of the County's protected classes with complaints of long-wait times, limited service, and limited availability on the weekends. Families and individuals are seeking lower rents in more isolated parts of the County increasing commute times and limiting access to jobs and services.

Private Sector

- Rapidly rising rents among all groups causing renters to seek housing options outside the County
- Lack of knowledge of tenants, landlord, agencies, and partners on fair housing laws, fair housing rights, and potential disparate impact claims
- Seemingly affordable housing units have substandard housing conditions including overcrowding as families double-up to afford rent payments. Currently, the County is limited in the number of housing units it is able to inspect every year leaving hundreds of units uninspected per year. Undocumented individuals and families are substantially more likely to live in substandard housing conditions due to limited options based on price and availability. These families and individuals are not eligible for many HUD funded programs.
- Limited housing types especially for seniors who wish to downsize, large and multi-generational families, and the disabled.
- Mortgage loan denials and high-cost lending disproportionately affect minority applicants in the County
- Limited access to job training and access to high-paying jobs creating a mismatch between jobs and housing. Evidence shows residents moving to Baltimore, Hagerstown, and Charles County and other surrounding counties to find affordable homes for purchase.
- Environmental justice advocates are concerned about the siting of up to five fossil-fueled power plants in the lower income communities of Brandywine of Prince George's County. The County is already classified by the Environmental Protection Agency as a non-attainment area for

ground-level ozone pollution.

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

The public policies of Prince George's County that affect the incentives to develop, maintain, or improve affordable housing are as follows:

- Limited housing typologies and price points restrict affordable and workforce housing throughout the County.
- Underdevelopment of Affordable Housing Near Public Transit. Proposed changes to the Zoning Code and Zoning Map currently under consideration by the County Council should provide more opportunity for mixed-use development near transit.
- Within the private sector, mortgage loan denials and high-cost lending continue to disproportionately affect minority applicants in Prince George's County.
- In 2012, Prince George's County Council approved CB-21-2012, amended through County Bill CB-57-2017, which established a Housing Investment Trust Fund (Fund), specifying the purposes and use of the Fund. The Fund was capitalized in FY 2018 with approximately $5.1 million dollars with an additional $2.5 million allocated in FY 2019. The Housing Opportunities for All Commission is considering options on a dedicated source of funding for the Trust Fund and is weighing options on targeting housing for certain groups especially low-income families, seniors, and persons with disabilities.
- Community opposition and additional development barriers in some communities known as NIMBY (Not in My Backyard) deter development by increasing permit processing and development costs. Additional legal fees and time increase development costs of affordable and work force housing.
- The Prince George's County Human Relations Commission (HRC) is the County's civil rights education and enforcement agency. The thirteen-member commission does not have the authority to investigate and adjudicate complaints of discrimination in housing.
- The County's new Source of Income discrimination law passed in October 2019 has the potential to provide additional protection to renters seeking housing especially those with HUD Housing Choice Vouchers

Preliminary Recommendations

- Support the Human Relations Commission's plan to seek approval by the County Council to revise its discrimination enforcement provisions (Division 12) to enable the Commission to investigate and adjudicate housing discrimination complaints as well as become certified by HUD under its Fair Housing Assistance Program (FHAP) to investigate complaints on behalf of the agency. The HRC should focus its early efforts on investigating complaints from the disabled community and those with language access complaints.
- Provide additional funds to existing HUD certified counseling agency or seed a new organization to provide fair housing training and education through multi-lingual campaigns throughout the County as well as assist individuals with housing complaints and disparate impact claims to the

HRC, the state, or HUD.

- Increase County funding to add bilingual inspectors for multi-family units who are also trained in working with Spanish speaking clients who may have lack trust or fear government officials.
- Increase funding for educations for tenants on their rights regarding housing conditions
- Increase efforts to implement a Limited English Proficiency plan that includes bilingual staff, marketing materials and collateral, website, application materials, and outreach plan through trusted Latino-serving organizations.
- Increase funding for housing counseling as well as for the County's Pathways to Purchase homeownership program improving outreach to protected classes on program requirements and applications deadlines.
- Balance funding of redevelopment and revitalization activities with investments in areas of higher opportunity with better schools and access to jobs
- Continue funding senior housing projects particularly in locations with access to transportation, retail, and services. Consider new housing typologies that reflect the changing needs of a larger active senior population and greater housing choice providing opportunities for multi-generational living.
- Support housing preservation efforts and new affordable housing development along the Purple Line and other transit corridors as described in the Purple Line Corridor Coalition Housing Action Plan and the Comprehensive Housing Strategy.
- Consider environmental justice concerns in the siting and location when placing affordable housing developments as well as opportunities for the relocation of affected lower-income residents particularly elderly and children with health concerns.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

Households with extremely low-income (0-30) percent of their median family income) and who spend more than half of their income on housing, are considered under-served and have the “worst-case needs.” Most of these households are renters. Funding remains the largest obstacle to meeting these under-served needs. To address this issue, the Housing Authority leverages limited resources by encouraging and forming partnerships with many nonprofit and for-profit organizations, applying to HUD for grants, and by accessing the State of Maryland funding sources for economic development projects, homeownership, housing rehabilitation, public services and homeless services. Additionally, the County is exploring increases to its HITF and thresholds for serving households at or below 30 percent of the area median income.

In FY 2021 projects will include:

1	**Project Name**	**DHCD - Housing Rehabilitation Assistance Program**
	Estimate the number and type of families that will benefit from the proposed activities	4 – Households
2	**Project Name**	**DHCD - Housing Rehabilitation Assistance Program** Administration
	Estimate the number and type of families that will benefit from the proposed activities	4 – Households
3	**Project Name**	**HAPGC - Elevator Modernization (2 CAB) at Cottage City Community**
	Estimate the number and type of families that will benefit from the proposed activities	100 – Households
4	**Project Name**	**HIP - Homes Single-Family Rehabilitation**
	Estimate the number and type of families that will benefit from the proposed activities	4 – Households
5	**Project Name**	**HIP - Homes Single-Family Acquisition**
	Estimate the number and type of families that will benefit from the proposed activities	4 – Households
6	**Project Name**	**RAPGC - Homeowners Assistance Program Operating Support**

	Estimate the number and type of families that will benefit from the proposed activities	50 – Households
7	**Project Name**	**UCAP - Acquisition for Rehabilitation**
	Estimate the number and type of families that will benefit from the proposed activities	2 - Households
8	**Project Name**	**UCAP - Rehabilitation Administration**
	Estimate the number and type of families that will benefit from the proposed activities	2 - Households
9	**Project Name**	**UCAP - Weatherization**
	Estimate the number and type of families that will benefit from the proposed activities	30 - Households
10	**Project Name**	**Village Green Mutual Homes - Mold Remediation**
	Estimate the number and type of families that will benefit from the proposed activities	40 - Households
11	**Project Name**	**Village Green Mutual Homes - Repair/Replace Leaky Roofing**
	Estimate the number and type of families that will benefit from the proposed activities	40 - Households
12	**Project Name**	**Hyattsville CDC - Econ Dev/Organizational Capacity Building**
	Estimate the number and type of families that will benefit from the proposed activities	50 - Jobs will be created and/or retained for low to moderate-income individuals 25 - Low to moderate-income small businesses
13	**Project Name**	**Reid CDC - Community Business Entrepreneurial and Incubator**
	Estimate the number and type of families that will benefit from the proposed activities	80 - New and existing businesses 15 - Jobs created and/or retained
	Project Name	**DHCD - CDBG Administration**

14	**Estimate the number and type of families that will benefit from the proposed activities**	N/A - Planning activity
15	**Project Name**	**DHCD - CDBG Staff Development and Other Program Enhancements**
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Planning activity
16	**Project Name**	**HSC - Nonprofit Capacity Building Initiative**
	Estimate the number and type of families that will benefit from the proposed activities	175 – Organizations
17	**Project Name**	**NDC - Community Design and Planning Services**
	Estimate the number and type of families that will benefit from the proposed activities	26- Organizations
18	**Project Name**	**City of College Park - 49th Avenue Sidewalk Project**
	Estimate the number and type of families that will benefit from the proposed activities	5,235 – Individuals
19	**Project Name**	**Compass, Inc.**
	Estimate the number and type of families that will benefit from the proposed activities	4 - Persons with Disabilities
20	**Project Name**	**Town of Edmonston - Sidewalk Construction**
	Estimate the number and type of families that will benefit from the proposed activities	880 – Individuals
21	**Project Name**	**City of Greenbelt - Franklin Park Street Improvements**
	Estimate the number and type of families that will benefit from the proposed activities	2185 – Individuals
22	**Project Name**	**Prince George’s County Department of Social Services (DSS) - Shepherd's Cove Shelter - First Floor Renovation**

	Estimate the number and type of families that will benefit from the proposed activities	200 - Homeless Individuals
23	**Project Name**	**Town of Riverdale Park - Taylor Road and Oglethorpe Street Improvements**
	Estimate the number and type of families that will benefit from the proposed activities	5,125 – Individuals
24	**Project Name**	**White Rose Foundation, Inc. - Service Center (WRF Service Center)**
	Estimate the number and type of families that will benefit from the proposed activities	137 – Seniors
25	**Project Name**	**CASA de MD - SOMOS Langley Park Housing**
	Estimate the number and type of families that will benefit from the proposed activities	300 - Individuals
26	**Project Name**	**Catholic Charities - Primary Health Care for Low-Income, Uninsured Adults & Children**
	Estimate the number and type of families that will benefit from the proposed activities	1,000 - Individuals
27	**Project Name**	**Centro De Apoyo Familiar (CAF) - Housing Financial Literacy Program**
	Estimate the number and type of families that will benefit from the proposed activities	700 - Individuals
28	**Project Name**	**Community Builders - Building Scholars Summer & After/Out of School Education & Outreach Youth**
	Estimate the number and type of families that will benefit from the proposed activities	140 - Youth
29	**Project Name**	**Court Appointed Special Advocacy - Improv. Outcomes for Youth Preparing to Transition out of Foster Care**

	Estimate the number and type of families that will benefit from the proposed activities	125 - Youth
30	**Project Name**	**End Time Harvest Ministries - Pathways to Career Success**
	Estimate the number and type of families that will benefit from the proposed activities	130 - Youth
31	**Project Name**	**First Generation College Bound - Homework Club and College Success**
	Estimate the number and type of families that will benefit from the proposed activities	180 - Youth
32	**Project Name**	**HomeFree-USA - More Help for Homeowners**
	Estimate the number and type of families that will benefit from the proposed activities	200 – Individuals
33	**Project Name**	**HIP - Bilingual Housing Counseling and Education**
	Estimate the number and type of families that will benefit from the proposed activities	450 – Individuals
34	**Project Name**	**HOPE - Home Keepers Plan: Teach & Coach Financial Capabilities**
	Estimate the number and type of families that will benefit from the proposed activities	350 – Individuals
35	**Project Name**	**Korean Community Services Ctr of Greater Washington - Asian Minority Outreach & Service**
	Estimate the number and type of families that will benefit from the proposed activities	170 - Individuals
36	**Project Name**	**LAYC - MD Multicultural Youth Centers Workforce Readiness Program**
	Estimate the number and type of families that will benefit from the proposed activities	50 - Youth

37	**Project Name**	**LARS - Eviction Prevention and Community Support**
	Estimate the number and type of families that will benefit from the proposed activities	70 – Individuals
38	**Project Name**	**Legal Aid Bureau, Inc. - General Operating Support for the Metropolitan MD Office**
	Estimate the number and type of families that will benefit from the proposed activities	800 – Individuals
39	**Project Name**	**Manna, Inc. - Homeownership Center (Housing Counseling) in Prince George's Co.**
	Estimate the number and type of families that will benefit from the proposed activities	250 - Individuals
40	**Project Name**	**Prince George's Child Resource Center, Inc. – Family Literacy Program**
	Estimate the number and type of families that will benefit from the proposed activities	220 - Individuals
41	**Project Name**	**Prince George’s County Department of Social Services (DSS) – Elder and Vulnerable Adult Abuse Respite Care & Emergency Placement Services**
	Estimate the number and type of families that will benefit from the proposed activities	50 - Individuals
42	**Project Name**	**SEED - Education, Counseling and Capability Program**
	Estimate the number and type of families that will benefit from the proposed activities	150 – Individuals
43	**Project Name**	**St. Ann's Center - Transitional Supportive Housing Program**
	Estimate the number and type of families that will benefit from the proposed activities	60 - Homeless Individuals
	Project Name	**UCAP - Housing Counseling**

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44	**Estimate the number and type of families that will benefit from the proposed activities**	265 – Individuals
45	**Project Name**	**UCAP - Emergency Food Pantry**
	Estimate the number and type of families that will benefit from the proposed activities	1,500 - Individuals
46	**Project Name**	**DHCD - HOME Program Income Activities**
	Estimate the number and type of families that will benefit from the proposed activities	N/A
47	**Project Name**	**DHCD - Homebuyer Activities**
	Estimate the number and type of families that will benefit from the proposed activities	57 – Households
48	**Project Name**	**DHCD - Multi-Family Rental Housing Construction** & Rehabilitation
	Estimate the number and type of families that will benefit from the proposed activities	11 – Households
49	**Project Name**	**DHCD - CHDO Set-Aside Activities**
	Estimate the number and type of families that will benefit from the proposed activities	2 – Households
50	**Project Name**	**DHCD - CHDO Operating Assistance**
	Estimate the number and type of families that will benefit from the proposed activities	N/A
51	**Project Name**	**DHCD - HOME Administration**
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Project Name	**DSS - HESG Activities PY 33**

52	**Estimate the number and type of families that will benefit from the proposed activities**	1,035 - Homeless and at-risk homeless individuals and families

Actions planned to foster and maintain affordable housing

Through *Housing Opportunity for All*, the County is taking a dual approach to housing investments over the next 10 years. First, it will remove regulatory barriers and other hurdles to make development easier across the board. Second, it will use public policy and resources to help produce new housing options, especially for lower income households that the private market may not serve. The Housing Opportunity for All working group prioritized exploring increases to the HITF (Cross-cutting Action 3.1), establishing stronger, market informed inclusionary housing requirements (Cross-cutting Action 1.5), strengthening the right-of-first refusal provisions (Targeted Action 2.6) and establishing a land bank to support redevelopment of abandoned residential properties (Targeted Action 3.2).

Actions planned to reduce lead-based paint hazards

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

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

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

Actions planned to reduce the number of poverty-level families

The 2013-2017 ACS data shows Prince George's County poverty level is 9.3%. The chart breaks down the total population for whom poverty status is determined based on race and Hispanic or Latino origin, the general population with any disability, and veterans. The Hispanic or Latino population for whom poverty status is determined is 155,904. Of which, 13.3% are living below the poverty level. Of the White population for whom poverty status is determined, 10% are living below the poverty level. The population with the largest population for whom poverty status is determined is the Black or African American population, 565,323. Of which, 8.2% are living below the poverty level. The poverty rate for any persons with a disability is far higher than the County's rate – 13.8%. Looking at the veteran population for whom poverty status is determined, there are 56,520 veterans. Four percent (2,260/4%) have incomes in the past 12 months below poverty level.

The previous Consolidated Plan was amended to include a Section 3 Action Plan that addresses policies and procedures for all HUD covered activities such as: 1) programs that may include multiple contracts, contracts with parts of HUD funding of public or residential construction projects; 2) services and professional service activities generated by construction, such as roads, sewers, sidewalks, community centers, etc.; and 3) all public housing authority covered activities such as maintenance, development, modernization, and operations.

The purpose of the County's Section 3 Action Plan is to ensure that local low- and very low-income residents and local businesses, to the "greatest extent feasible," are beneficiaries of Section 3 covered projects administered by the County, specifically the Department of Housing and Community Development, the Housing Authority of Prince George's County and the Redevelopment Authority of Prince George's County.

The County may demonstrate compliance with the "greatest extent feasible" requirement of Section 3 by meeting the following HUD numerical goals:

1. Employ qualified Section 3 residents, as thirty percent (30%) of aggregate number of new hires resulting from contracts and subcontracts on a covered activity;
2. Award to Section 3 business concerns at least ten percent (10%) of the total dollar amount of all Section 3 covered contracts for building trades work; and
3. Award to Section 3 business concerns at least three percent (3%) of the total dollar amount of all Section 3 covered contracts for non-construction work.

The County and its partners implement a variety of programs to eliminate poverty through increasing the affordability of housing, increasing the wherewithal of residents to afford more house in relation to their income, stemming neighborhood decline and blight, thus helping residents grow value in their owned or rented real estate assets, and by protecting vulnerable populations and minority communities from predatory financial lending practices and discrimination. These programs meet the various needs of individuals and families as they progress toward financial self-sufficiency.

Actions planned to develop institutional structure

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

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

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

Program Specific Requirements

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

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$344,311
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	N/A
3. The amount of surplus funds from urban renewal settlements.	N/A
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	N/A
5. The amount of income from float-funded activities	N/A
Total Program Income	$344,311

Other CDBG Requirements

1. The amount of urgent need activities	N/A

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

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

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

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

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

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

Recapture Provision

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

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

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

DHCD also administers the Prince George's County Purchase Assistance Program (PGCPAP) funded by the Prince George's County Housing Investment Trust Fund (HITF). PGCPAP will assist income-eligible, up to 120% of the Area Median Income (AMI), first-time homebuyers to purchase eligible residential properties by providing homeownership assistance. PGCPAP homeownership assistance will be zero percent (0%) interest, deferred payment of up to the maximum of $15,000 with an optional $5,000, as needed, for down payment and/or closing costs. Applicants must comply with monthly housing costs burden and total debt ratio requirements set administratively by the Department of Housing and Community Development. All properties must pass a Housing Quality Standards (HQS) Inspection.

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

Resale Provision

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

- The new purchaser must be low-income, defined as a family at seventy to eighty percent (70% to 80%) of area medium income paying no more than thirty percent (30%) of income for principal, interest, property taxes and insurance.
- The new purchaser must use the property as the family's principal residence and agree to assume the remainder of the original affordability period.
- The sales prices will be controlled by the County so as to be "affordable" to the new purchaser.
- The original homebuyer, now the home seller, must receive a "fair return" on their investment, as defined by the County.
- Fair return will be measured by the percentage change in the Consumer Price Index (CPI) over the period of ownership.
- The basis for calculating fair return will include a return on: 1) the HOME-assisted buyer's original investment, plus 2) capital improvements made by the original buyer based on the actual costs of the improvements as documented by the homeowner's receipts.
- These improvements will include: window and roof replacements; electrical and plumbing systems upgrades; infrastructure improvements; kitchen and bathroom remodels; finishing of basement and energy efficient upgrades.
- In some instances, it may be necessary for the County to provide HOME assistance to the subsequent purchaser to ensure that the original buyer receives a fair return and the unit is affordable to the low-income population, as defined.
- The County will use applicable deed restrictions and land covenants to enforce the resale restrictions.

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

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

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

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

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

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

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

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

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

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

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

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

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

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

DHCD also uses monitoring standards governing activities set forth in HUD's monitoring guidebook for the ESG program for making judgments about the program effectiveness and management efficiency; which includes performance expectations (i.e., number of persons in overnight shelter, number of beds created, etc.).

Appendices

Overview and summary of comments received for Prince George's County Five-Year Consolidated Plan and 2021 Annual Action Plan

Overview
As part its community engagement for its Five-Year Consolidated Plan, Prince George's County's Department of Housing and Community Development hosted one public meeting (December 5, 2019); three community forums (January 27, 2020; January 29, 2020; and January 31, 2020); and solicited public comments (from March 19 to April 17).

Each forum focused on understanding the needs or challenges (including any priorities) and solutions for a specific topic: housing; economic development; and quality-of-life. This information informed all aspects of Prince George's County Five-Year Consolidated Plan, especially the Needs Assessment and Strategic Plan sections.

This summary highlights key themes from feedback gathered through activities during all four public engagement activities and summarizes the public comments received. The themes were identified based on how often a keyword or idea was observed in participants' open-ended responses. For this reason, sentiment—such as whether the idea or keyword was shared in a positive or negative light—is captured in the discussion of each theme.

Attendance
In total, these in-person, public meetings collected input from more than 120 residents, Prince George's County staff, and local and regional stakeholders, including subrecipients of federal funds from Prince George's County. It is important to note that while all participants were encouraged to participate in small-group conversations, participation was voluntary.

Common themes from public meeting and forums
Six themes were cited most often across the public engagement activities: 1) housing affordability for renters and homeowners; 2) accessibility and independent living; 3) transportation access, comfort, and safety; 4) housing quality and safety; 5) school quality and educational attainment; and 6) limited knowledge about existing housing and economic development resources. Each theme is summarized in more detail below.

- ***Housing affordability for renters and homeowners*** – Participants shared concerns about the cost of homes, including increasing rents and property taxes, for both renters and homeowners living in Prince George's County. They see few opportunities for first-time homebuyers to purchase a "turnkey" home and more development being built at higher-price points (possibly to cater to Washington, DC residents seeking comparably lower-cost housing). Participants said it is especially difficult to find a safe, affordable home for persons receiving social security benefits (SSI or SSDI); households that qualify as extremely low-income (among others); persons living with a disability; and immigrants.

- ***Transportation access, comfort, and safety*** – Participants shared that limited transportation access, comfort, and safety—particularly for people using public transit—is affecting economic development opportunities and residents' quality-of-life. Participants cited a mismatch between where jobs are located and areas where public transit goes (in addition to the frequency and convenience of that service). One participant noted that many of Prince George's

County's public housing sites are not easily accessible without a car. They also expressed concerns about pedestrian safety, road maintenance, and the ease and comfort of using public transit when facilities, such as bus shelters, working streetlights, and sidewalks, are not present.

- ***Housing quality and safety*** – Housing quality and safety was cited consistently by participants. They shared concerns ranging from overcrowded conditions; pests and rodents; lack of running water; and overall property maintenance and upkeep. To address housing quality, participants proposed improved code enforcement, including more code enforcement inspectors. Other participants raised housing safety as a need among seniors aging in place, especially when their homes have not been retrofitted with accessibility and other aging-in-place modifications.

- ***School quality and educational attainment*** – Participants said that school quality and educational attainment affects both the housing market in Prince George's County and its economic development prospects. In terms of the housing market, participants cited that the quality (or perception of quality) of public schools in Prince George's County requires residents to make tradeoffs on where they locate in the county or stay in the county over time. One participant spoke about the county's public schools in a more positive way, citing programs being offered by Prince George's County Public Schools to bridge school and community life. In terms of economic development, participants shared that there's a disconnect between education (including job readiness among high schoolers) and available and/or higher paying employment opportunities.

- ***Limited knowledge about existing housing and economic development resources –*** Many participants said that Prince George's County—through its various departments and agencies—offers a wealth of housing and economic and workforce programs to individuals, families, nonprofits, and businesses. Participants, however, agreed that more needs to be done to increase awareness of and participation in these programs. Participants said more should be done to get the word out about available programs and resources and to provide support to help people or organizations effectively use them.

Participants at community forums shared additional needs beyond these common themes. Other needs shared by participants were as follows:

- Homelessness and emergency housing services (including rental assistance)
- Barriers to entering/re-entering the workforce
- Access to healthy food (including access to grocery stores and improved offerings through service providers)
- Zoning/diverse housing types
- Community image/perception
- Business attraction/higher wage jobs
- Financial literacy and counseling
- Recreation/community facilities
- Barriers to starting a business
- Mental/behavioral health
- Supportive housing and services
- Location of homes
- Housing discrimination

- Investor-owned real estate
- Language access
- Expiring housing subsidies
- Location of businesses and amenities relative to homes and transit service
- Lack of a comprehensive workforce strategy
- Capacity of existing businesses
- Fees associated with new development

When asked for ways to address the needs they shared, participants' ideas ranged from using land differently (through a community land trust; maximizing community benefits on publicly owned property; and landbanking) to increasing opportunities for volunteering and intergenerational interactions to passing legislation to raise the minimum wage in Prince George's County. Participants recommended policies such as tenant protections and inclusionary zoning. They also advocated for increased resources such as more tenant-based rental assistance and funding to support first-time homebuyers.

Participants said it was important to have clear preferences for specific populations when using resources or screening residents for publicly assisted housing. Seniors and persons living with disabilities were two groups cited frequently. However, some participants emphasized the intersectionality across populations (for example, a person living with a disability may also be veteran) and asked that programs and policies not limit these preferences to one group at the exclusion of others and their needs.

A common refrain was the importance of publicizing available housing, workforce, and economic development programs and removing barriers, such as only offering materials in English or the location of services relative to transit service, so people can access and effectively use available resources Participants also emphasized the role that capacity-building and partnerships—with nonprofits, anchor institutions like hospitals and universities, the school district, and community members (especially as volunteers)—could play in addressing the needs they discussed at the public meeting and forums.

Key themes from each community forum

Each forum focused on understanding the needs or challenges (including any priorities) and solutions for a specific topic: housing; economic development; and quality-of-life. Individual themes from each public forum are summarized in Table 1.

Table 1. Key themes from Five-Year Consolidated Plan community forums
Prince George's County, MD, January 2020

Economic Development Forum	Quality of Life Forum	Affordable Housing Forum
Housing: • Low income housing for seniors and individuals with disabilities • Property standards and code enforcement **Workforce:** • Educated/better trained workforce	**Housing:** • Low income housing for seniors and individuals with disabilities • Property standards and code enforcement **Community development:** • Access to healthier food options	**Housing:** • Barriers to using vouchers (legal status, documentation) • Loss of affordable units • Quality of housing (safety, age) • Lack of affordable units (accessibility, alignment with people's earnings or other issues) • Higher taxes among homeowners

• Increase business incubators and accelerators • Good paying jobs (above minimum wage) • More opportunities for re-entering citizens **Community development:** • Quality food access • Beautification and overall look of the county • Transportation – pedestrian safety, cost and accessibility • More investment in schools' infrastructure, staff and programs (i.e., STEM programs) • Increase commercial activity for more foot traffic and consumer buying • Increase existing and incoming small businesses (specifically M/WBE investments and incentives) **Other:** • Information and awareness of programs and community events • Private and public partnerships • Accountability among political officials	• Better transportation (i.e. safety, cost and accessibility) • Beautification of streets	• Improvements to voucher administration and use • Resources for code enforcement and property standards • More quality, energy efficient and cost-effective development **Workforce:** • Overall earnings/need for more businesses to support workforce and county's tax base **Partnerships:** • Get community members/citizens involved • Municipalities in the county that don't control their zoning **Other:** • Better data that represents low-income communities

Summary of written public comments received

The following is a summary of the written comments submitted to the County during the public comment period.

- ***Organization:*** Independence Now
  Comment Summary**:** Clarify reference to goals associated with 91.315(e) and 91.220 (2). Independence Now fully supports the recommendation on page 148 to create a Full-time 504 coordinator for the Department. This would be an excellent addition and allow for an expert to be hired for this position who could then focus on accessibility issues.

  County's response: All comments received have been accepted and considered in the development of the FY 2021 – 2025 Consolidated Plan and FY 2021 Annual Action Plan.

- ***Organization:*** Housing Initiative Partnership, Inc.
  Comment Summary**:** HIP recommends the following:
    - Add “blight” to eligible uses for CDBG
    - Allow “uncapped” limits for all CDBG homeownership programs, consistent with HOME funds
    - Consider income support for seniors and persons with disabilities
    - Continue to support homeownership through acquisition and rehabilitation of distressed single-family homes using HOME and CDBG
    - Continue funding Housing Rehabilitation Assistance Program (HRAP) to meet very strong demand among low-income homeowners for home repairs
    - There is a need for robust housing counseling, including: homebuyer education, foreclosure prevention, and eviction prevention for renters
    - Clarify hiring requirement under Section 3
    - Establish preferences for non-profits on local hiring contracts
    - Streamline environmental review process

  County’s response: All comments received have been accepted and considered in the development of the FY 2021 – 2025 Consolidated Plan and FY 2021 Annual Action Plan.

- ***Organization:*** Youth Homelessness Demonstration Program, DSS
  Comment Summary**:**
    - We are strongly requesting that unaccompanied homeless youth and young adults be included in each of the population listings.
    - Update language describing the Institutional Delivery Structure to be consistent with description in Annual Action Plan
    - We recommend adding a goal to Increase the supply of housing, counseling and outreach support to young unaccompanied homeless people
    - We want to express our support for organizations and projects supporting unaccompanied homeless youth

  County’s response: All comments received have been accepted and considered in the development of the FY 2021 – 2025 Consolidated Plan and FY 2021 Annual Action Plan.

APPENDIX A

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2012 Legislative Session

Bill No.	CB-112-2012
Chapter No.	94
Proposed and Presented by	Council Member Franklin
Introduced by	Council Member Franklin
Co-Sponsors	
Date of Introduction	October 23, 2012

BILL

AN ACT concerning

Five-Year Consolidated Housing and Community Development Plan

For the purpose of amending the provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended; and generally relating to housing and community development in the County.

BY repealing and reenacting:

SUBTITLE 15A. CONSOLIDATED HOUSING
AND COMMUNITY DEVELOPMENT PLAN.
Sections 15A-103, 15A-104, 15A-105 and 15A-106
The Prince George's County Code
(2007 Edition, 2010 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 15A-103, 15A-104, 15A-105 and 15A-106 of the Prince George's County Code be and the same is hereby repealed and reenacted:

SUBTITLE 15A. CONSOLIDATED HOUSING
AND COMMUNITY DEVELOPMENT PLAN.

* * * * * * * * *

Sec. 15A-103. Five-Year Consolidated Housing and Community Development Plan, [and] Annual Action Plan and Section 3 Action Plan.

(a) Pursuant to applicable Federal regulations the County Executive shall prepare on behalf of Prince George's County and submit to the County Council for approval:

(1) A Five-Year Consolidated Housing and Community Development Plan, commencing in July 1995 and each fifth year thereafter; and

(2) An annual Action Plan and Statement of Community Development Objectives and Projected Use of Funds, which shall constitute the County's Housing and Community Development Program and activities to address the needs of the homeless, and applications for securing federal funds under the terms of the Housing and Community Development Act of 1974, as amended, the Cranston-Gonzalez National Affordable Housing Act of 1990, and the Stewart B. McKinney Homeless Assistance Act of 1988.

(3) A Section 3 Action Plan, to implement Section 3 of the Housing and Urban Development Act of 1968 as amended, (12 U.S.C. 1701u and implementing regulations at 24 CFR 135), which shall establish the strategies and goals to be followed to ensure that the objectives of Section 3 are met in the use of applicable federal funds in the County, including the objectives of promoting local economic development, neighborhood economic development, local hiring and employment, local procurement opportunities and individual self-sufficiency. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible , and consistent with existing Federal, State and local laws and regulations, be directed to very low, low and moderate income persons living in Prince George's County, particularly those who are (1) recipient of government assistance for housing, and (2) to business concerns which provide economic opportunities to very low and low income persons. The mission of Section 3 is to utilize existing federal programs to maximize economic for very low, low and moderate income persons. A Section 3 Action Plan when properly crafted at the grantee level can help address unemployment, underemployment, and economic poverty. Section 3 as national policy addresses issues such as housing affordability, employment status, and individual earnings. Section 3 requirements apply to HUD grantees and applies to all contractors and subcontractors performing work in connection with projects and activities funded by federal community development assistance covered by Section 3. The enactment of a Section 3 Action Plan is not a requirement

of Section 3 of the Housing and Urban Development Act of 1968, but is a tool to assist jurisdictions in facilitating its implementation.

Sec. 15A-104. Consolidated Housing and Community Development Plan -- content.

(a) The Five-Year Consolidated Housing and Community Development Plan shall include, but is not limited to, the following:

(1) A comprehensive assessment of housing and community development needs within appropriate subareas of the County (such as neighborhoods, census tracts, or other convenient statistical areas), including consideration of such factors as the distribution of residents with limited incomes (as defined by Federal regulations), over-crowded housing conditions, and substandard housing units, as well as areas of racial and ethnic concentration; and

(2) A comprehensive strategy for meeting the neighborhood revitalization, housing, and economic development needs including:

(A) A housing and homeless needs assessment that addresses the needs of households that are of low and moderate income, and homeless households and individuals with special needs;

(B) A housing market analysis that describes the number and type of housing units available to persons of limited income, as well as the homeless and special needs populations;

(C) Strategic plans for adequate housing, homeless households, persons with special needs, persons living in public housing;

(D) Strategic plans for community development including criteria for establishing priority needs and rationale for selecting priority projects in the areas of public facilities improvements, economic development, and public service activities; and

(E) The priorities for the use of federal entitlement funds under such programs as Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions Grant, Housing Opportunities for Persons with Aids, Neighborhood Stabilization Grant Program, and HUD Section 108 Loan Guarantee Program.

(3) An identification, by name and geographical boundaries, of the areas recommended for concentrated improvement efforts, together with statements of justification for each of the areas recommended for improvement;

(4) Legible maps that shall show such information as:

(A) The distribution of low and moderate income households;

(B) Extent and location of households experiencing housing cost burdens;

(C) The location of all [proposed block grant funded] federal community development assistance projects and other federally-funded projects which show a coordinated use of federal funds;

(D) Geographic targeting of federal funds in neighborhood strategy areas.

(b) Beginning in 2015 the Five-Year Consolidated Housing and Community Development Plan shall include a Section 3 Action Plan that addresses policies and procedures for all HUD covered activities such as: (1) programs that may include multiple contracts, contacts with parts of HUD funding of public or residential construction projects; (2) services and professional services activities generated by construction, such as roads, sewers, sidewalks, community centers, etc; and (3) all public housing authority covered activities such as maintenance, development, modernization, and operations.

Sec. 15A-105. Annual Housing and Community Development Action Plan -- content.

(a) The annual Housing and Community Development Action Plan shall be generally consistent with the Strategic Plans contained in the Five-Year Consolidated Housing and Community Development Plan and the Annual Statement of Community Development Objectives and shall include:

(1) A detailed description of recommended housing and community development activities proposed for implementation during the succeeding program year;

(2) The estimated cost of each project proposed in the subject program year, and the total cost to bring the project to completion if it is a multiyear project, together with an identification of the sources of such funds;

(3) The geographical boundaries, locations, and targeting where applicable;

(4) Identification of the agency or combination of agencies responsible for administering and/or implementing the recommended activities;

(5) Identification of priority housing activities and federal resources to address the needs of low and moderate income households, as well as special needs populations;

(6) Identification of priority activities in areas that address underserved housing needs which include, but are not limited to: maintaining adequate housing; removing barriers to

adequate housing; evaluating and reducing lead-based paint hazards; reducing the number of poverty level families; developing institutional structures; enhancing coordination between public and private housing, and social services agencies; and fostering public housing improvements and resident initiatives; and

(7) Submission of a combined application for use of federal entitlement funds for programs such as Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant, Neighborhood Stabilization Grant Program, and HUD Section 108 Loan Guarantee Program.

Sec. 15A-106. Review and approval of the Five-Year Consolidated Housing and Community Development Plan and Annual Action Plan.

(a) The County Executive shall forward each proposed Five-Year Consolidated Housing and Community Development Objectives Plan, the Section 3 Action Plan, and each Annual Action Plan and Statement of Community Development Objectives to the County Council on or before March 15. Upon receipt, the County Council shall cause to be published, in the county newspapers of record, notice of one or more public hearings to be held on the proposed Consolidated Housing and Community Development Plan and each Annual Action and Section 3 Action Plan. After the public hearing(s), the County Council may amend any part of the Consolidated Housing and Community Development Plan or Annual Action Plan and the Section 3 Action Plan and shall act by resolution on each Consolidated Housing and Community Development Plan, each Annual Action Plan and the Section 3 Action Plan not later than sixty (60) calendar days after receipt thereof. Following approval, the County Council shall forward each approved Consolidated Housing and Community Development Plan and each approved Annual Action Plan and the Section 3 Action Plan to the County Executive who shall furnish copies thereof to all agencies of government having responsibility for administering and/or implementing activities identified therein. In submitting the annual expense budget, capital budget, and capital program to the County Council for the succeeding fiscal year following the date of approval of each Annual Action Plan, the County Executive shall state to what extent said documents implement each approved annual plan and shall identify related budgetary and capital program items.

(b) Upon approval of each five-year plan, each Annual Action Plan and the Section 3 Action Plan, the County Executive shall transmit them to the designated federal and state agencies for review and approval together with other necessary documentation and certifications.

* * * * * * * * *

SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45) calendar days after it becomes law.

Adopted this 20th day of November, 2012.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: Andrea C. Harrison

Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: 12-6-2012 BY:

Rushern L. Baker, III
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged

Prince George's County Council
Agenda Item Summary

Meeting Date:	11/20/2012
Reference No.:	CB-112-2012
Draft No.:	2
Proposer(s):	Franklin
Sponsor(s):	Franklin
Item Title:	An Act concerning the Five-Year Consolidated Housing and Community Development Plan for the purpose of amending the provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended; and generally relating to housing and community development in the County.

Drafter:	Todd M. Turner, Legislative Officer
Resource Personnel:	Brendon Laster,Legislative Aide District 9

LEGISLATIVE HISTORY:

Date Presented:		**Executive Action:**	12/6/2012 S
Committee Referral:	10/23/2012 - THE	**Effective Date:**	1/22/2013
Committee Action:	11/8/2012 - NR		
Date Introduced:	10/23/2012		
Public Hearing:	11/20/2012 - 10:00 AM		
Council Action (1)	11/20/2012 - ENACTED		
Council Votes:	WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:
15A-103, 15A-104, 15A-105, 15A-106

COMMITTEE REPORTS:

THE Committee Report **Date 11/8/2012**

November 8, 2012

Committee Vote: No Recommendation, 5-0 (Council Members Olson, Toles, Davis, Lehman and Patterson)

The Legislative Officer provided a summary of the bill and referral comments that were received. CB-112-2012 concerns the Five-Year Consolidated Housing and Community Development Plan ("Five-Year Con Plan") for the purpose of amending the provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended; and generally relating to housing and community development in the County.

The Legislative Officer review of CB-112-2012, which would amend Article 15A of the County Code to require a Section 3 Plan as part of the Five-Year Con Plan and each Annual Action Plan goals and strategies for compliance with the requirement of Federal Law for low and very-low income persons for employment and businesses in the County that receive federal funding. The Legislative Officer and staff provided additional information to the Committee and in response to questions by members.

Council Member Franklin, bill sponsor, provided the rationale for the legislation and reviewed a Proposed Draft 2 with amendments discussed with the County Executive and the Department of Housing and Community Development (DHCD). The Legislative Officer advised that the Committee could not vote on any proposed amendments prior to the scheduled public hearing and any non-substantive amendments could be considered prior to enactment.

DHCD Director Eric Brown and Deputy Director Estella Alexander provided comments and answered questions by the members of the Committee regarding the bill. With several amendments discussed and proposed by the bill sponsor, they were supportive of the bill.

The Office of Law determined that CB-112-2012 was in proper legislative form but provided additional information and clarification on the legislative intent of the bill to be effective upon the adoption of the next Five-Year Con Plan expected in FY 2015.

The Office of Audits and Investigation indicated there should be a minimal negative fiscal impact on the County as a result of adopting CB-112-2012 because of the administrative and operational requirements for compliance.

BACKGROUND INFORMATION/FISCAL IMPACT:
(Includes reason for proposal, as well as any unique statutory requirements)
This legislation seeks to amend provisions of the County's Five-Year Consolidated Housing and Community Development and Annual Action Plans by adding requirements under Section 3 of the Housing and Urban Development Act of 1968, as amended.

11/20/2012: CB-112-2012 was amended on the floor; CB-112-2012 (DR-2) was enacted.

CODE INDEX TOPICS:

INCLUSION FILES:

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2011 Legislative Session

Bill No. CB-17-2011

Chapter No. 37

Proposed and Presented by Council Members Franklin and Harrison

Introduced by Council Members Franklin, Harrison, Turner, Patterson, Olson and Lehman

Co-Sponsors

Date of Introduction October 18, 2011

BILL

AN ACT concerning

Economic Development and Local Employment

For the purpose of enhancing the County's economic development by creating bidding preferences and participation requirements for County-based businesses and County-based small businesses on certain procurement contracts for goods and services with the County; establishing a First Source Hiring Program; requiring "best efforts" for meeting a certain local hiring percentage goal for positions on certain procurement projects funded by the County, requiring submission of quarterly audit reports, maintaining a first source registry, providing for penalties and exemptions to the program; authorizing the use of Community Benefit Agreements on County assisted developments that receive a public benefit of a value greater than $3,000,000 with certain exceptions; authorizing Labor Peace Agreements for developments receiving a public benefit of a value greater than $1,000,000 with certain exceptions; giving priority to County-based Minority Business Enterprises in all Minority Business Enterprise goals for minority contracting and purchasing; requiring subcontracting plans for certain contracts and generally relating to economic development in the County.

BY repealing and reenacting with amendments:

SUBTITLE 10A. PURCHASING.
Sections 10A-101, 10A-136,
The Prince George's County Code
(2007 Edition, 2010 Supplement).

BY adding:

SUBTITLE 10. FINANCE AND TAXATION.
Sections 10-283, 10-284, 10-285, 10-286,
The Prince George's County Code
(2007 Edition, 2010 Supplement).

BY adding:

SUBTITLE 10A. PURCHASING.
Sections 10A-157, 10A-158, 10A-159, 10A-160, 10A-161, 10A-162, 10A-163, 10A-164, 10A-165, 10A-166, 10A-167, 10A-168, 10A-169, and 10A-170
The Prince George's County Code
(2007 Edition, 2010 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 10A-101 and 10A-136 of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 10A. PURCHASING.

DIVISION 1. ADMINISTRATIVE PROCEDURES.

Sec. 10A-101. Definitions.

(a) The words defined in this Section shall have the meanings set forth below whenever they appear in this Subtitle unless the context in which they are used clearly requires a different meaning or a different definition is prescribed for a particular provision.

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(4.1) **Certified County-based business participation** means the percentage of the total contract dollars paid to businesses certified as County-based businesses.

(4.2) **Certified County-based small business participation** means the percentage of total contract dollars paid to businesses certified as County-based small businesses.

(4.3) **Certified sheltered workshop** means an agency that is:

(A) Organized under the laws of the United States or the State of Maryland;

(B) Certified as a sheltered workshop by the Wage and Hour Division of the United States Department of Labor;

(C) Accredited by the Division of Vocational Rehabilitation of the Maryland Department of Education;

(D) Operated in the interest of individuals who have a mental or physical disability, including blindness, that constitutes a substantial handicap to employment and prevents the individual from engaging in normal competitive employment; and

(E) The net income of which does not inure wholly or partially to the benefit of any shareholder or other non-disabled individual.

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(13) **County-based business** means a business whose principal place of operation is located within Prince George's County, that meets the requirements of Section 10A-161(a), and whose application for certification as a County-based business is approved by the Purchasing Agent. Principal place of operation shall be determined by factors as set forth in the regulations.

(13.1) **County-based business preference** means a business preference given to a bid or proposal pursuant to Section 10A-158.

(13.2) **County-based small business** means a business that meets the requirements of Section 10A-161(b) and whose application for certification as a County-based small business is approved by the Purchasing Agent.

(13.3) **County** or **The County** means Prince George's County, Maryland.

(13.4) **County agency** means any department, office, division, administrative unit, or agency of the Prince George's County government or any other entity created or authorized to be created, whether expressed or implied, by the Charter or the Code, including any council, board, bureau, commission, institution, tribunal, government corporation, public authority, or other instrumentality thereof or thereunder.

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(14.1) **County resident** means a person whose domicile is located in Prince George's County, Maryland, as determined by standards set forth by the Purchasing Agent, and who either:

(A) Filed a Maryland state income tax return that establishes a Prince George's County domicile for the most recent full calendar year;

(B) Is claimed as a dependent on a Maryland state income tax return that establishes a Prince George's County domicile for the most recent full calendar year filed by the person's parent, legal guardian, or spouse; or

(C) Was not required to file a federal or Maryland state income tax return for the most recent calendar year because the person was not legally liable for income tax pursuant to Section 10-809, Tax-General Article, Annotated Code of Maryland, but was legally domiciled in Prince George's County for the most recent full calendar year, and signs an attestation under oath to this effect on a form provided by the Purchasing Agent.

The County Executive, the County Executive's designee, and the Purchasing Agent are authorized to verify a person's County residency status pursuant to this definition in relation to Division 7 of this Subtitle.

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(16.2) **Domicile** means the place of a person's true, fixed, permanent home, without any present intention of completely abandoning that home, and to which the person has the intention of returning whenever absent. **Domicile** does not include a temporary dwelling unless there is a present intention to abandon permanently or indefinitely the former domicile.

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(30) **Procure** means to buy, rent, lease, lease-purchase, or otherwise obtain any supplies, services, or construction. **Procurement** (or a **procurement**) is the noun form of this term. It includes all functions that pertain to the obtaining of any public procurement, including description of requirements, selection and solicitation of sources, and preparation, [and] award and execution of contract. The term does not include the making of any grant or donation.

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(32.1) **Public benefit** means contracts, grants, conditional loans, tax abatements, land transfers for public redevelopment, or tax increment financing from a County agency or the County government. This definition also includes grants or conditional loans from a third party that receives more than 50% of its annual budget in the most recent fiscal year from funds received from or administered by a County agency or the County government and indirect grants or conditional loans from a County agency or the County government that are facilitated by a third party. This definition does not include funds from the Community Development Block Grant ("CDBG") program or tax credits awarded under Subtitle 10 of the Code. The application of this definition is subject to the restrictions of federal and state law.

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(35) **Purchasing Agent** means the Director of Central Services <u>or the Director of Central Services' designee</u>.

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DIVISION 6. SPECIAL PROVISIONS.

Subdivision 1. Minority Business Opportunities Program.

Sec. 10A-136. Assistance to minority business enterprises; certification and decertification.

(a) The Purchasing Agent shall structure the procurement procedures and activities of the County to facilitate and encourage the award of at least thirty percent (30%) of the total dollar value of all County contracts awarded, directly or indirectly, to <u>County-based</u> minority business enterprises <u>or minority business enterprises</u>. The value of subcontracts with <u>County-based</u> minority business enterprises <u>or minority business enterprises</u> shall be included in the computation of the above total dollar value.

(b) In all bids for the construction of public works, if the work is to be subcontracted by the bidder, every bidder, in order to be considered a responsive bidder, shall be required to subcontract with <u>County-based</u> minority business enterprises <u>or minority business enterprises</u> for at least twenty percent (20%) of the total dollar volume of the contract price unless such bidder is itself a minority business enterprise <u>or County-based minority business enterprise</u>.

(c) In determining the lowest responsible and responsive bidder, for contracts valued at One Million Dollars ($1,000,000) or less, the Purchasing Agent shall adjust the bid price(s) submitted by a County-based Minority Business Enterprise or a minority business enterprise, for the purposes of evaluation and award only, by reducing the bid price(s) of such firm by the application of bonus factors according to the following schedule:

BID OF LOWEST RESPONSIVE BIDDER	MINORITY BUSINESS ENTERPRISE	PRINCE GEORGE'S BASED MINORITY BUSINESS ENTERPRISE BONUS FACTOR
Factored by:	.05	[.10] <u>.15</u>

(d) For contracts valued greater than One Million Dollars ($1,000,000), the Purchasing Agent shall adjust the bid price submitted by a County-based Minority Business Enterprise or a Minority Business Enterprise for the purpose of evaluation and award only by reducing the bid price(s) of such firm by the application of an Evaluation Bonus according <u>to</u> the following schedule:

	MINORITY BUSINESS ENTERPRISE	PRINCE GEORGE'S BASED MINORITY BUSINESS ENTERPRISE BONUS FACTOR
Bid Price Subtracted by:	$50,000.00	[$100,000.00] $150,000.00

(e) Bids or proposals are entitled to receive the greater of the preference points or percentages allowed under either this Section or Section 10A-158, as applicable. The preferences allowed under this Section and Section 10A-158 shall not be applied cumulatively.

(f) [(e)] The Purchasing Agent shall, for all contracts, consult with the Minority Business Development Division in order to determine whether subcontracting is appropriate. If subcontracting is determined to be appropriate, the Purchasing Agent [may] shall include a mandatory minority business enterprise and County-based minority business enterprise subcontract clause that requires up to twenty percent (20%) of the contract's total value be performed by one or more minority business enterprises[.] or County-based minority business enterprises. A contract with a total value of $500,000 or greater that includes a mandatory minority business enterprise and County-based minority business enterprise subcontract clause shall also include compliance with a mandatory subcontracting plan as a condition of the contract, the requirements of which shall be determined by the Purchasing Agent, and which applies for the full term of the contract. The Purchasing Agent shall require that the mandatory subcontracting plan, at a minimum, provides verification of the percentage of the contract's total value that is subcontracted to County-based minority business enterprises or minority business enterprises throughout the full term of the contract. Any change to the mandatory subcontracting plan must be approved by the Purchasing Agent and notice of such a change shall be given by the Purchasing Agent to the MBE Compliance Officer of the County Council within seven (7) calendar days after the date the change is approved. The Purchasing Agent may include a mandatory minority business enterprise and County-based minority business enterprise subcontracting goal that is less than (20%) of the contract's total value only:

(1) After consultation with the Minority Business Development Division;

(2) Upon a determination that a twenty percent (20%) mandatory minority business enterprise and County-based minority business enterprise subcontracting goal is not able to be obtained at a reasonable price; and

(3) Upon a determination that the public interest is served.

(g)[(f)] In making the determinations that the public interest is served, under Subsection [(e)] (f), the Purchasing agent shall obtain the concurrence of the Executive Director and may consider engineering estimates, the general market availability of minority business enterprises to provide the services requested, other bids and offers, the cost of the contract, and any other relevant factor.

(h)[(g)] If, for any reason, a bidder is unable to achieve a subcontract goal for Minority Business Enterprise and County-based Minority Business Enterprise participation as required by the Purchasing Agent, the bidder may request, in writing, a waiver of the goal with justification to include the following:

(1) A detailed statement of the efforts made to select portions of the work proposed to be performed by minority business enterprises and County-based minority business enterprises in order to increase the likelihood of achieving the stated goal;

(2) A detailed statement of the efforts made to contact and negotiate with minority business enterprises and County-based minority business enterprises including:

(A) The names, addresses, and telephone numbers of minority business enterprises and County-based minority business enterprises and the dates such minority businesses and County-based minority business enterprises were contacted, and

(B) A description of the information provided to minority business enterprises and County-based minority business enterprises regarding the plans, specifications, and anticipated time schedule for portions of the work to be performed;

(3) As to each Minority Business Enterprise or County-based Minority Business Enterprise that placed a subcontract quotation or offer which the bidder considered not to be acceptable, a detailed statement of the reasons for this conclusion; and

(4) A list of Minority Business Enterprise and County-based Minority Business Enterprise subcontractors found to be unavailable to perform under the contract.

The Purchasing Agent may grant the waiver only upon a reasonable demonstration by the bidder that the Minority Business Enterprise or County-based Minority Business Enterprise participation goal is unable to be obtained at a reasonable price and if the Purchasing Agent determines that the public interest will be served.

(i)[(h)] Whenever the County procures goods or services in accordance with Section 10A-113 of this Code and weighted evaluation points are used, up to 15% of the total scored evaluation points shall be [awarded] given for Minority Business Enterprise[s] or County-based Minority Business Enterprise participation unless the Purchasing Agent elects to restrict the procurement pursuant to Subsection (i) of this Section. [below.]

(j)[(i)] The Purchasing Agent may, after consultation with the Minority Business Development Division, require that the competitive bidding of contracts be restricted to minority business enterprises or County-based minority business enterprises owned by minority individuals as defined in Section 10A-101(a), provided there are at least three (3) minority business enterprises or County-based minority business enterprises that are providers in the trade of goods or services for which the contract is advertised. No contract shall be awarded pursuant to this provision if the resultant low bid exceeds by fifteen percent (15%) the most recent unit price for the same or most recently comparable goods or services, unless the Minority Business Development Division determines that prices in the relevant market have increased for all vendors without regard to minority status beyond fifteen percent (15%) since the last time similar goods or services were procured.

(k)[(j)] The Purchasing agent shall consider the following criteria in determining whether to utilize a procurement method authorized by either Subsections (c), (d), (h)[(g)], (i)[(h)], and (j)[(i)] of this Section or Section 10A-113:

(1) Whether the procedure selected is likely to increase the number of minority business enterprises or County-based minority business enterprises responding to the County's procurement requirements;

(2) Whether the procedure selected is likely to increase the dollar value of procurement awards to minority business enterprises or County-based minority business enterprises;

(3) Whether the procedure selected is likely to further the County's goals under this Division 6 of the Code without unnecessarily interfering with the efficient operation of the County government; and

(4) Whether the procedure selected is the most effective alternative available which will further the goals stated in this Section.

(l) The Purchasing Agent shall require that a bidder uses its "best efforts" to first use County-based minority business enterprises to fulfill any of the minority business enterprise goals and requirements of this Section. If not enough County-based minority business enterprises are demonstrated to be available after "best efforts" are exercised in the judgment of the Purchasing Agent, the Purchasing Agent may then allow the bidder to meet any of the minority business enterprise goals and requirements of this Section with minority business enterprises, if available. In this Section, the term "best efforts" means efforts to the maximum extent practicable have been made to meet the goal or requirement.

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SECTION 2. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 10-283, 10-284, 10-285, and 10-286 of the Prince George's County Code be and the same are hereby added:

SUBTITLE 10. FINANCE AND TAXATION.

DIVISION 16. COMMUNITY BENEFIT REQUIREMENTS.

Sec. 10-283. Definitions.

(a) The words defined in this Section shall have the meanings set forth below whenever they appear in this Division unless the context in which they are used clearly requires a different meaning or a different definition is prescribed for a particular provision.

(1) **Community Benefit Agreement** means a project-specific, negotiated agreement between one or more developers and a community coalition selected pursuant to Section 10-284 that outlines the project's "community benefits" or commitments to the community.

(2) **Community Coalition** means a group of stakeholder representatives selected by eligible community stakeholders pursuant to Section 10-284.

(3) **County assisted development** means a development or project that is awarded a public benefit of a value greater than One Million Dollars ($1,000,000) in any twelve (12) month period.

(4) **Eligible community stakeholder** means

(a) a homeowners or civic organization registered with the Maryland-National Capital Park and Planning Commission;

(b) a tax-exempt entity under Section 501(c) of the United States Internal

Revenue Code;

(c) a parent teacher organization ("PTO"), parent-teacher association ("PTA"), or parent-teacher-student association ("PTSA") affiliated with the Prince George's County Public Schools ("PGCPS"); or

(d) an incorporated municipal government.

An eligible community stakeholder under 4(a) or 4(b) of this Section must be incorporated at an address or represent homeowners or tenants living at an address that is within a three (3) mile distance of the County assisted development (as measured from the outer boundary of the development site in any direction) for at least twelve (12) consecutive months immediately prior to the County Council's selection of the eligible stakeholders by resolution under Section 10-284. An eligible community stakeholder under 4(c) of this Section must be affiliated at a school that is within a three (3) mile distance of the County assisted development (as measured from the outer boundary of the development site in any direction).

(5) **Labor Peace Agreement** means an agreement as defined by Section 10-285(c)(1).

(6) **Public benefit** means contracts, grants, conditional loans, tax abatements, land transfers for public redevelopment, or tax increment financing from a County agency or the County government. This definition also includes grants or conditional loans from a third party that receives more than 50% of its annual budget in the most recent fiscal year from funds received from or administered by a County agency or the County government and indirect grants or conditional loans from a County agency or the County government that are facilitated by a third party. This definition does not include funds from the Community Development Block Grant ("CDBG") program or tax credits awarded under Subtitle 10 of the Code. The application of this definition is subject to the restrictions of federal and state law.

(7) **Stakeholder representative** means a person selected by an eligible community stakeholder to represent the stakeholder in the community coalition.

Sec. 10-284. Community Benefit Agreements authorized.

(a) On a case by case basis, as a condition of a public benefit, the County Executive may require the developer(s) of a County assisted development that is awarded a total public benefit of a value greater than Three Million Dollars ($3,000,000) to enter into a Community Benefit Agreement with the County.

(b) A community coalition, comprised of stakeholder representatives of eligible community stakeholders selected by a resolution proposed by the County Executive to the County Council, shall negotiate a recommendation to the County Council for a Community Benefit Agreement with the developer(s) of a County assisted development. A recommended Community Benefit Agreement may be amended and must be approved by resolution of the County Council, signed by the County Executive, and signed by the developer(s) of a County assisted development in order to become a legally binding Community Benefit Agreement between the County and the developer(s).

(1) An eligible community stakeholder selected by County Council resolution under this Subsection is entitled to select only one (1) individual to be a stakeholder representative and member of the community coalition on its behalf. The eligible community stakeholder may replace or remove this stakeholder representative from the community coalition at any time.

(2) A stakeholder representative shall only have one vote on any decision or action made by a community coalition.

(3) Any vote or other action taken by a community coalition must be made at a public meeting of the community coalition, which shall not occur unless public notice of the meeting has been posted for at least five (5) calendar days.

(4) An agreement between the developer(s) of the County assisted development and a majority of the community coalition shall be required in order to make a recommendation for a Community Benefit Agreement to the County Council.

(5) A community coalition is a public body under the applicable laws of Prince George's County, Maryland.

(6) Other procedures for the operation and function of a community coalition, including the selection and authority of officers of the community coalition, may be set forth in regulations as authorized in Section 10-286.

(c) A community coalition and the developer(s) with whom the coalition is negotiating under this Section shall recommend a Community Benefit Agreement within ninety (90) days of the effective date of the County Council resolution establishing the coalition's community stakeholders pursuant to Subsection (b) of this Section. In the event a community coalition and the developer(s) of a County assisted development subject to this Section do not recommend a Community Benefit Agreement to the County Council within this ninety (90) day period, the County Council may adopt a resolution establishing and approving the terms of the Community

Benefit Agreement. Such an agreement must be signed by the County Executive and signed by the developer(s) of the County assisted development subject to this Section in order to become a legally binding Community Benefit Agreement between the County and the developer(s).

(d) The aggregate monetary value of the community benefits required to be proffered in a Community Benefit Agreement by the developer(s) of a County assisted development subject to this Section shall be no greater than ten percent (10%) of the total value of the public benefit awarded to the developer(s) for the County assisted development, as valued by the County's Office of Management and Budget.

(e) A violation of a Community Benefit Agreement by the developer(s) of a County assisted development subject to this Section may result in a fine of up to five percent (5%) of the monetary value of the received public benefit for each violation or, for repeated violations, a complete refund of the value of the received public benefit and cancellation of the remaining public benefit award, as determined by the County Executive or the County Executive's designee. Compliance with this Section shall be included as a condition of the Community Benefit Agreement or the agreement shall be void.

(f) Nothing in this Section shall be interpreted to preclude the inclusion of a Community Benefit Agreement for a development or project not covered by the requirements of this Division.

(g) Any County Council resolution enacted to establish a Community Benefit Agreement under this Section shall be proposed and adopted on the public record at a public hearing in compliance with Section 15-807 of the State Government Article of the Annotated Code of Maryland.

Sec. 10-285. Labor Peace Agreements authorized.

(a) Legislative findings and policy.

(1) In the course of managing real property that it owns or in otherwise carrying out its functions in the public interest, the County may participate in real property developments as a property owner, lessor, proprietor, lender, or guarantor, facing similar risks and liabilities as other business entities participating in such ventures. As a result, the County has an ongoing proprietary interest in these developments and a direct interest in their financial performance.

(2) The County must make prudent management decisions, similar to any private business entity, to ensure efficient management of its business concerns and to maximize

benefits and minimize risks. One risk is the possibility of labor-management conflict.

(3) A major potential outcome of labor-management conflict is economic action by labor unions against employers. Experience of municipal and other investors demonstrates, for example, that organizing drives pursuant to the formal and adversarial union certification process often deteriorate into protracted and acrimonious labor-management conflict. Labor-management conflict can result in construction delays, work stoppages, picketing, strikes, consumer boycotts, and other forms of adverse economic pressure. Such conflict may adversely affect the County's financial or other proprietary business interests by causing delay in the completion of a project, reducing the revenues or increasing the costs of the project, and by generating negative publicity.

(4) One method of reducing the risk to the County's proprietary interests is to require, when reasonable and prudent, as a condition of the County's investment or other economic participation in a development project, that employers taking part in the development project seek agreements with labor organizations in which the labor organizations agree to forbear from adverse economic action against the employers' operations.

(b) Determination of need for labor peace agreement.

(1) For each development project, the County Executive shall determine whether Prince George's County has a proprietary interest in the development project and whether a Labor Peace Agreement would be appropriate. The factors to be taken into account when determining the existence of a proprietary interest will include:

(A) Through a lease of real property that is owned by Prince George's County and used for the development project, receives ongoing revenue, excluding government fees, tax revenue, or assessment revenue, or similar fees and revenues, except for tax revenue under the circumstances specified in Subparagraphs (B) and (C) of this Paragraph;

(B) Receives ongoing revenue from the project to repay loans provided by the County to assist in the development of the project, including incremental tax revenues generated by the project;

(C) Receives ongoing revenue from the project to pay debt service on bonds provided by the County to assist in the development of the project, including incremental tax revenues generated by the project;

(D) Has significant assets at risk because it has agreed to underwrite or guarantee the development of the project or loans related to the project; or

(E) Has a significant ongoing economic and nonregulatory interest at risk in the financial success of a project which is likely to be adversely affected by labor-management conflict, except that no interest shall be considered economic and nonregulatory if it arises from the exercise of regulatory or police powers such as taxation (except as set forth in Subparagraphs (B) and (C) of this Paragraph), zoning, or the issuance of permits or licenses.

(2) (A) If the County Executive determines that the County has a proprietary interest at risk in a development, the County Executive shall require that the developer(s) of the project, including the developer(s)' tenants, subtenants, contractors, or subcontractors, demonstrate that they have entered into a labor peace agreement with the labor organization(s) which seek to represent, or might seek to represent, workers on the project, prior to, and as a condition precedent of, the County's award of a public benefit to the development project.

(B) For the purposes of this Section:

(i) **Contract** means a written agreement, including a management agreement, service agreement, loan, bond, guarantee, or other similar agreement, to which the County is a party and in which the County has a proprietary interest;

(ii) **Employer** means any person, corporation, company, association, limited or general partnership, joint venture, contractor, subcontractor, or other entity that employs individuals at the site of a development project; provided, that the term "employer" shall not include the United States, Prince George's County, a wholly owned government corporation, a Federal Reserve Bank, or a state or other political subdivision;

(iii) **Labor organization** shall have the same meaning as under 29 U.S.C. §152(5).

(iv) **Labor peace agreement** means a written agreement between an Employer and a Labor Organization, enforceable under Section 301 of the Labor Management Relations Act, 29 U.S.C. § 185, that contains, at a minimum, (1) a provision prohibiting the Labor Organization and its members from engaging in any picketing, work stoppage, boycott, or other economic interference with the employer's operations in which the County has a proprietary interest, for the duration of the interest; and (2) provides that any services to be performed by employees of the employer's tenants, subtenants, contractors, or subcontractors will also be done under agreements containing the same labor peace assurance.

(v) **Services** means construction, janitorial, security (but not national security), building and grounds maintenance, warehousing and distribution, mechanics and truck services, hotel (and any restaurant connected thereto), and grocery sales.

(c) Exceptions.

The requirements to enter into a labor peace agreement shall not apply to:

(1) An employer at the development project that meets the definition of a "small business" pursuant to the Code of Maryland Regulations ("COMAR") 21.01.02.01(80);

(2) A development project that is not awarded a total public benefit of a value greater than One Million Dollars ($1,000,000);

(3) A residential development project;

(4) A development project that receives only conduit bond financing from the County, in which the County does not retain a proprietary interest; or

(5) A development project involving a historically designated building.

(e) Limitations.

(1) Nothing in this Section requires an employer to recognize a particular labor organization.

(2) Nothing in this Section requires an employer to enter into a collective bargaining agreement establishing the substantive terms and conditions of employment.

(3) This Section is not intended to, and shall not be interpreted to, enact or express any generally applicable policy regarding labor-management relations or to regulate those relations in any way.

(4) This Section is not intended to favor any particular outcome in the determination of employee preference regarding union representation.

(5) Nothing in this Section permits or requires the County or any employer to enter into any agreement in violation of the National Labor Relations Act of 1935, approved July 5, 1935 (49 Stat. 449; 29 U.S.C.S. § 151 et seq.).

(f) Requirement of County notice.

A request for proposals or invitation to bid or similar document regarding a development project subject to this Section shall include a summary description of and reference to the requirements of this Section. Failure to include a description or reference to this Section in the document shall not exempt an employer otherwise subject to the requirements of this Section.

Sec. 10-286. Regulations authorized.

The County Executive may promulgate regulations to govern the implementation of this Division, provided that such regulations are consistent with the provisions of this Division. Any such regulations must be approved by the County Council.

SECTION 3. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 10A-157, 10A-158, 10A-159, 10A-160, 10A-161, 10A-162, 10A-163, 10A-164, 10A-165, 10A-166, 10A-167, 10A-168, 10A-169, and 10A-170 of the Prince George's County Code be and the same are hereby added:

SUBTITLE 10A. PURCHASING.

DIVISION 7. ECONOMIC DEVELOPMENT.

Sec. 10A-157. Legislative findings and policy.

(a) The County government finds that the public interest will be served by encouraging businesses to locate and remain in Prince George's County through the provision of local bid and proposal preferences and participation requirements for County-based businesses and County-based small businesses in the award of contracts in direct government procurement.

(b) The County government finds that the local bid and proposal preferences and local participation requirements in direct government procurement prescribed in Subdivision 1 of this Division will serve the public interest because the resulting growth and development of County-based businesses and County-based small businesses will have a significant, positive impact on the economic health of the County by, among other things, increasing the County's commercial tax revenue and improving access to good paying careers for local residents. This will help achieve the public interest objective of diversifying and enlarging the County's tax base that funds vital public services, which is currently overly reliant on residential property taxes.

(c) The County government finds that the local bid and proposal preferences and local participation requirements in direct government procurement prescribed in Subdivision 1 of this Division will serve the public interest objective of rewarding those businesses which contribute the most to the County's economy, especially County-based small businesses, which are the most likely businesses to create jobs for County residents.

(d) The County government finds that because of the lack of local career opportunities for County residents, only forty percent (40%) of the jobs in the County are held by County residents (sixty percent (60%) are held by non-County residents) and approximately sixty percent

(60%) of the County's resident workforce works outside of the County on a daily basis, the highest percentage of out-migration of a local workforce of any jurisdiction in the Washington DC Metropolitan Statistical Area (MSA), which:

(1) Leads to insufficient and inconsistent daytime consumer spending in local businesses, including retail and professional services, which hurts the County's commercial tax base; and

(2) Causes longer commute times for local residents and contributes to worsening traffic congestion, which is among the worst in the nation; expensive road repair and maintenance costs to county taxpayers; and reduced time for parental supervision of county school-aged children by working parents.

(e) The County government finds that the lack of local career opportunities for County residents contributes to the County having the highest poverty and unemployment rates among suburban jurisdictions in the Washington DC MSA and having the highest foreclosure and uninsured rates of any jurisdiction in the State of Maryland. The lack of nearby career opportunities limits access to employment for low-to-moderate income County residents who have more limited transportation options.

(f) The County government finds that too few of the existing career and business opportunities related to government funded projects benefit County residents, which contributes in part to the overall lack of employment and business opportunities in the County for County residents, particularly low-to-moderate income residents, County-based businesses, and County-based small businesses. Further, the County government finds that from 2000 to 2011, there was little to no new net job creation in the County, despite nearly an 8% increase in the County's population.

(g) The County government finds a substantial reason and basis for the County resident hiring goals prescribed in Subdivision 2 of this Division, including the goal that at least fifty-one percent (51%) of the work hours on direct government procurement, be worked by County residents, because the County resident hiring goals will serve the County's public and proprietary interest by:

(1) Reducing the out-migration of the local workforce, which will increase local consumer spending in county businesses and increase the County's commercial tax base;

(2) Helping reduce the County's worsening traffic congestion, road repair costs, and

commute times for working parents; and

(3) Increasing access to nearby career opportunities for County residents with jobs paying a prevailing wage and likely to include health and other benefits, which will reduce the County's unemployment, uninsured, foreclosure, and poverty rates and assist County residents in affording the high cost of living in the Washington DC MSA.

(h) The County government finds that the County resident hiring goals prescribed in Subdivision 2 of this Division, including the goal that at least fifty-one percent (51%) of the work hours on direct government procurements be worked by County residents, will not unduly burden or unreasonably restrict access to employment in the County for out of state residents. Because Subdivision 2 of this Division only requires a demonstration of "best efforts" to meet the local hiring goals (rather than requiring employers to meet the local hiring percentages themselves), in addition to including the appropriate exceptions, the provisions of Subdivision 2 of this Division are not unnecessarily broad and are sufficiently flexible and tailored to achieve the public interest objectives outlined in this Section.

Subdivision 1. County-Based Business Assistance.

Sec. 10A-158. County-based business preferences.

(a) On any procurement for which a County agency or the County government secures competitive bids or proposals, including, but not limited to, competitive bids secured pursuant to Section 10A-112 or competitive proposals pursuant to Section 10A-113, the Purchasing Agent shall:

(1) Apply a bid or proposal preference of ten percent (10%) to any County-based business that submits an approved certification as set forth in Section 10A-161(a) and fifteen (15%) percent to any County-based small business that submits an approved certification as set forth in Section 10A-161(b).

(2) For bids or proposals that are not made entirely by County-based businesses, apply a bid or proposal preference at an increasing rate of one percent (1%) for every ten percent (10%) increment of certified County-based business participation. Bids or proposals with one hundred percent (100%) certified County-based business participation shall receive the maximum ten percent (10%) bid preference.

(3) For bids or proposals that are not made entirely by County-based small businesses, apply a bid or proposal preference at an increasing rate of one and a half percent

(1.5%) for every ten percent (10%) increment of certified County-based small business participation. Bids or proposals with one hundred percent (100%) certified County-based small business participation shall receive the maximum fifteen percent (15%) bid preference.

(4) Bids or proposals are entitled to receive the greater of the preference points or percentages allowed under either this Section or Section 10A-136, as applicable. The preferences allowed under this Section and Section 10A-136 shall not be applied cumulatively.

(b) The Purchasing Agent may determine not to apply a bid or proposal preference under this Section if the Purchasing Agent certifies that such a preference would result in the loss of federal or state funds, subject to the approval of the County Executive. The Purchasing Agent shall transmit a copy of any such determination to the County Council no later than thirty (30) calendar days following the date of the procurement award.

(c) The requirements of this Section shall apply to the procurement of vendors retained by a County agency or the County government to assist in the financing and sale of County government debt. The requirements of this Section shall also apply to the procurement of brokerage firms, investment banking firms, investment management firms, consultants, and other vendors retained to manage or invest funds controlled or administered by a County agency or the County government. The application of this Subsection is subject to the requirements and restrictions of federal and state law.

(d) A business may opt to not receive a County-based preference under this Section.

(e) For the purposes of this Division, the term "competitive bids or proposals" means any bids or proposals for procurement funded or administered by a County agency or the County government except for procurement awards made pursuant to Section 10A-114.

Sec. 10A-159. County-based business participation requirements.

(a) For any procurement that is greater than One Hundred Thousand Dollars ($100,000) in total value for which a County agency or the County government secures competitive bids or proposals, including, but not limited to, competitive bids secured pursuant to Section 10A-112 or competitive proposals pursuant to Section 10A-113, the Purchasing Agent shall require the following:

(1) At least forty percent (40%) certified County-based business participation; provided, that the costs of materials, goods, and supplies shall not be counted towards the 40% participation requirement, unless such materials, goods, and supplies are purchased from County-

based businesses; and

(2) A bid or proposal responding to a solicitation shall be deemed nonresponsive and shall be rejected by the Purchasing Agent if it fails to meet the forty percent (40%) minimum certified County-based business participation requirement in Paragraph (1) of this Subsection, unless the participation requirement is waived and adjusted pursuant to Subsection (b) of this Section.

(3) Any existing procurement contract or agreement for which a County agency or the County government secured competitive bids or proposals, including, but not limited to, any procurement contract that was awarded pursuant to Section 10A-112 or Section 10A-113, and including any existing multiyear contract or extended contract, which does not include at least forty percent (40%) certified County-based business participation as prescribed in this Subsection at the time of any contemplated exercise of an option, extension, or renewal, including automatic extensions or renewals (e. g. "evergreen" contracts or agreements), shall not be renewed or extended.

(b) If the Purchasing Agent determines that there are insufficient responsible County-based businesses to completely fulfill the requirement of Paragraph (1) of Subsection (a) for a particular procurement or if the requirement would result in the loss of federal or state funds or grants, the Purchasing Agent may waive the requirement and adjust the minimum participation percentage, subject to the approval of the County Executive. For procurement contracts or agreements subject to approval by legislative act under Section 819 of the Charter, a waiver and/or percentage adjustment authorized by this Subsection must also be approved by the County Council. For procurement contracts or agreements not subject to approval by legislative act under Section 819 of the Charter, notice of a waiver and/or percentage adjustment authorized by this Subsection must be sent to the County Council by the Purchasing Agent by no less than fourteen (14) calendar days prior to the decision being made to waive the requirement and adjust the minimum participation percentage in Paragraph (1) of Subsection (a).

(c) Failure to apply the applicable provisions of Section 10A-158 and this Section to a procurement award, subject to the waivers and adjustments authorized by this Division, shall render the procurement award and/or contract or agreement void.

(d) On a case by case basis, for any procurement subject to the requirements of Subsection (a) of this Section, the Purchasing Agent may require more than forty percent (40%)

certified County-based business participation if the Purchasing Agent determines that there is a sufficient number of County-based businesses to justify a higher certified County-based business participation requirement.

Sec. 10A-160. County agency local procurement goals

(a) Each County agency, including, but not limited to, each County agency that procures in whole or in part through the Office of Central Services, shall use its "best efforts" to exercise its procurement authority so as to meet, on an annual basis, the goal of procuring at least fifty percent (50%) of the dollar volume of its goods and services, including, but not limited to, construction goods and services, to County-based businesses and at least thirty percent (30%) to County-based small businesses; and

(b) The dollar volume referenced in Subsection (a) of this Section shall be based on the expendable budget of the County agency.

(c) For any procurement with a total value equal to or less than One Hundred Thousand Dollars ($100,000) for which a County agency secures competitive bids or proposals, including, but not limited to, competitive bids pursuant to Section 10A-112 or competitive proposals pursuant to Section 10A-113, each County agency shall set-aside the procurement only for bids or proposals from County-based small businesses, subject to Paragraphs (1) – (4) of this Subsection.

(1) A County agency shall not be required to set aside a procurement for County-based small businesses under this Subsection if there are not at least two (2) County-based small businesses that can sufficiently provide the services or goods which are the subject of the procurement. A County agency may also refuse to set aside a procurement for County-based small businesses under this Subsection if the agency determines, after applying any applicable preferences, that the lowest County-based small business bid or proposal price is believed to be twelve percent (12%) or more above the likely price on the open market. An agency shall not make such a determination unless the County-based small business with the lowest bid or proposal price has been given the opportunity to win the procurement by offering a bid or proposal price less than twelve percent (12%) higher than the likely price on the open market identified by the agency. If the County agency makes a determination under this Paragraph not to set aside a procurement for County-based small businesses, then the County agency must adhere to the requirements of Paragraph (2) of this Subsection.

(2) If there are not at least two (2) County-based small businesses that can sufficiently provide the services or goods which are the subject of a procurement under Paragraph (1) of this Subsection, the County agency shall set-aside the procurement only for bids or proposals from County-based businesses, unless there are not at least two (2) County-based businesses that can sufficiently provide the services or goods which are the subject of the procurement. A County agency may also refuse to set aside a procurement for County-based businesses under this Paragraph if the agency determines, after applying any applicable preferences, that the lowest County-based business bid or proposal price is believed to be twelve percent (12%) or more above the likely price on the open market. A County agency shall not make such a determination unless the County-based business with the lowest bid or proposal price has been given the opportunity to win the procurement by offering a bid or proposal price less than twelve percent (12%) higher than the likely price on the open market identified by the agency.

(3) Only if a County agency satisfies the requirements of both Paragraphs (1) and (2) of this Subsection and receives approval from the Purchasing Agent may the County agency thereafter issue the procurement in the open market, subject to all of the other applicable preferences and participation requirements prescribed in this Subdivision. If a County agency, after receiving approval of the Purchasing Agent, makes a determination not to set aside a procurement under either Paragraphs (1) and (2) of this Subsection and opts to issue the procurement in the open market, the County agency must transmit in writing its determination and the reasons for the determination to the County Executive and County Council no later than fourteen (14) calendar days after the date of the determination's approval by the Purchasing Agent.

(4) Any existing contract or agreement, including any existing multiyear contract or extended contract, for a procurement funded by a County agency or the County government with a total value equal to or less than One Hundred Thousand Dollars ($100,000) that was not set-aside for County-based small businesses or County-based businesses pursuant to the requirements of this Section, and for which a County agency or the County government secured competitive bids or proposals, including, but not limited to, any procurement contract that was awarded pursuant to Section 10A-112 or Section 10A-113, at the time of any contemplated exercise of an option, extension, or renewal, including automatic extensions or renewals (e. g.

"evergreen" contracts or agreements), shall not be renewed or extended. This Paragraph shall not apply to a contract or agreement for a procurement with fifty percent (50%) or greater certified County-based business participation.

(d) The Purchasing Agent may waive the requirements of Subsection (c) of this Section for a procurement if the Purchasing Agent certifies that such a requirement would result in the loss of federal or state funds, subject to the approval of the County Executive. The Purchasing Agent shall transmit a copy of any such determination to the County Council no later than seven (7) calendar days following the date of the procurement award.

(e) Each County agency shall submit a written report to the Purchasing Agent and to the County Auditor within thirty (30) calendar days after the end of each quarter after the beginning of the fiscal year that provides:

(1) The percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation in the most recent three (3) month period from the County agency's procurements, including reporting the percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation for the period from the beginning of the fiscal year to the reporting date;

(2) The name and principal place of operation of each business receiving payment under a procurement from the County agency in the most recent three (3) month period, including the U.S. dollar value and percentage of the total procurement dollars paid in the most recent three (3) month period to each business; and

(3) For the 4th Quarter of the fiscal year only, the expected percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation in the next twelve (12) month period.

(f) If a County agency fails to meet any of the goals set forth in Subsection (a) of this Section, the County Executive, or the County Council by resolution, may require that a portion of the agency's procurements be made part of a set-aside program for County-based businesses and/or County-based small businesses.

(g) As a condition of receiving funding from the County government, a non-County agency or entity that receives more than fifty percent (50%) of its annual budget in the most recent fiscal year from funds received from or administered by a County agency or the County government shall comply with the same goals and requirements as a County agency under Subsections (a), (b), (e), and (f) of this Section, unless the non-County agency or entity certifies in writing to the County Council and the County Executive that such compliance would violate federal or state law.

Sec. 10A-161. County-based business certification requirements.

(a) A business that seeks to be certified as a County-based business shall make application to the Purchasing Agent on a form provided by the Purchasing Agent. Such an application shall not be approved by the Purchasing Agent unless the business:

(1) Requires that its chief executive officer and the highest level managerial employees of the business maintain their offices and perform their managerial functions in the County;

(2) Files a written certificate that the business is not delinquent in the payment of any County taxes, charges, fees, rents or claims;

(3) Files a tax return filed with the State of Maryland establishing that the business has operated within the County within the preceding twelve (12) months;

(4) Files documentation showing that during the preceding twelve (12) months the business has continuously maintained a valid business license or permit;

(5) Files documentation showing that during the preceding twelve (12) months the business has continuously occupied an office within the County, as its principal place of operation; and

(6) Files documentation showing that:

(i) More than fifty percent (50%) of the business' full-time employees are County residents; or

(ii) The owners of more than fifty percent (50%) of the business are County residents; or

(iii) More than (fifty percent) 50% of the assets of the business, excluding bank accounts, are located in the County; or

(iv) More than (fifty percent) 50% of the total sales or other revenues of the business are derived from transactions of the business in the County.

(b) A business that seeks to be certified as a County-based small business shall make an application to the Purchasing Agent on a form provided by the Purchasing Agent. Such an application shall not be approved by the Purchasing Agent unless:

(1) The business meets the requirements of Section 10A-161(a); and

(2) The business meets the definition of "small business" pursuant to the Code of Maryland Regulations ("COMAR") 21.01.02.01(80); or

(3) For a business classified as being in the construction industry by Sector 23 of the current edition of the NAICS, the business meets the federal definition of "small business concern" in Part 121 of Title 13 of the Code of Federal Regulations.

(c) Once an application for certification is approved under this Section by the Purchasing Agent, a copy of the approved application shall be expeditiously transmitted to the County Auditor.

(d) A business whose application is approved for certification as a County-based small business is automatically certified as a County-based business.

(e) Nonprofit entities that satisfy the applicable requirements of this Section are eligible to be certified as County-based businesses and County-based small businesses.

(f) A business that is certified as a County-based business or County-based small business shall meet the requirements of certification under this Section continuously after the date the business's application for certification is approved by the Purchasing Agent or the business's certification shall be void. In such instances, the business must re-apply pursuant to the requirements of this Section to be certified as a County-based business or a County-based small business.

Sec. 10A-162. Enforcement of County-based business assistance.

(a) For the entire duration of the procurement contract or agreement, any vendor given a County-based business preference under Section 10A-158 or subject to the County-based business participation requirements under Section 10A-159 shall maintain no less than the percentage of certified County-based business participation or certified County-based small business participation stated in the winning bid or proposal. At the discretion of the Purchasing Agent, failure to comply with this Section may subject any vendor given a business preference under Section 10A-158 or subject to the County-based business participation requirements under Section 10A-159 to a penalty, to include monetary fines of up to five percent (5%) of the value of the contract for each violation, or a cancellation of the contract or agreement.

(1) A vendor may request a waiver of the requirements of this Subsection by the

Purchasing Agent. On a case by case basis, such a waiver request may be granted by the Purchasing Agent with the approval of the County Executive, if "best efforts" by the vendor to comply have been demonstrated as prescribed in Subsection (e) of this Section.

(2) For procurement contracts or agreements subject to approval by legislative act under Section 819 of the Charter, a waiver and/or percentage adjustment authorized by this Subsection must be approved by the County Council. For procurement contracts or agreements not subject to approval by legislative act under Section 819 of the Charter, notice of such a waiver and/ or percentage adjustment, including the information provided to the Purchasing Agent pursuant to Paragraphs (1) – (4) of Subsection (e) of this Section, must be sent to the County Council by the Purchasing Agent by no less than fourteen (14) calendar days prior to the date of the County Executive's approval of the Purchasing Agent's decision.

(b) Any vendor given a County-based business preference under Section 10A-158 or subject to the County-based business participation requirements of Section 10A-159 shall submit a quarterly report within thirty (30) calendar days after the end of each quarter to the Purchasing Agent, the County Auditor, and a compliance manager designated by the County Council that provides:

(1) The percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation in the most recent 3 month period, including reporting the percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation for the period from the beginning of the calendar year to the reporting date;

(2) The name and principal place of operation of each business receiving payment under the procurement in the most recent 3 month period, including the U.S. dollar value and percentage of the total contract dollars paid in the most recent 3 month period to each business; and

(3) The expected percentage and U.S. dollar value of certified County-based business participation and certified County-based small business participation in the next 12 month period.

(c) At the discretion of the Purchasing Agent or the County Auditor, any vendor given a County-based business preference under Section 10A-158 or subject to the County-based business participation requirements of Section 10A-159 shall be subject to an audit of documents or other information deemed necessary by the Purchasing Agent or the County Auditor to verify compliance with this Section upon thirty (30) calendar days written notice, including, but not limited to, copies of any contracts with subcontractors or other vendors.

(d) The Purchasing Agent shall make compliance with this Subdivision a condition of any contract or agreement for a procurement funded by a County agency or the County government or any such contract or agreement shall be void. This requirement does not apply to procurements awarded pursuant to Section 10A-114.

(e) In this Subdivision, the term "best efforts" means efforts to the maximum extent practicable have been made to meet the requirement. A vendor given a County-based business preference under Section 10A-158 or subject to the County-based business participation requirements under Section 10A-159 shall not be deemed to have demonstrated "best efforts" under Subsection (a) of this Section where there is a sufficient number of County-based businesses or County-based small businesses to enable the vendor to meet the requirements of Subsection (a) of this Section. The Purchasing Agent shall not grant a waiver authorized by Paragraph (1) of Subsection (a) of this Section unless the vendor seeking the waiver:

(1) Provides a detailed written statement of the reasons the vendor is unable to maintain its percentages of County-based business or County-based small business participation;

(2) Provides a detailed written statement of its efforts to maintain its percentages of County-based business or County-based small business participation, including its efforts to contact and negotiate with County-based businesses or County-based small businesses including:

(A) The names, addresses, and telephone numbers of the County-based businesses or County-based small businesses that were contacted and the dates such County-based businesses were contacted, and

(B) A description of the information provided to County-based businesses or County-based small businesses regarding the descriptions of services or goods sought for the procurement, including plans, specifications and anticipated time schedule for any portions of the work to be performed, where applicable;

(3) As to each County-based business or County-based small businesses that placed a subcontract or other quotation or offer which the vendor considered not to be acceptable, a detailed written statement that includes sufficient reasons for this conclusion; and

(4) A written list of County-based businesses or County-based small businesses found to be unavailable to perform under the procurement.

Based on an analysis of the information provided by the vendor seeking a waiver authorized by Paragraph (1) of Subsection (a) of this Section and an analysis by the Purchasing Agent of the availability of County-based businesses or County-based small businesses that provide services or goods that are the subject of the procurement, the Purchasing Agent shall determine whether "best efforts" to comply have been demonstrated by the vendor and whether to grant the vendor's request for a waiver authorized by Paragraph (1) of Subsection (a) of this Section, subject to the approvals and notice required by this Section. If the Purchasing Agent does grant a waiver authorized by Paragraph (1) of Subsection (a) of this Section, the Purchasing Agent shall select a new minimum percentage requirement for County-based business participation or County-based small business participation for the vendor's procurement based on the availability of County-based businesses or County-based small businesses that provide services or goods that are the subject of the procurement, subject to the approvals and notice required by this Section.

Sec. 10A-163 Unbundling required.

The County Executive or the County Executive's designee shall establish procedures to ensure that solicitations are subdivided and unbundled and that smaller procurements are created to the extent feasible and fiscally prudent.

Sec. 10A-164 Compliance of Existing Contracts at Renewal or Extension

At the time of any contemplated exercise of an option, extension, or renewal, including automatic extensions or renewals (e. g. "evergreen" contracts or agreements), the Purchasing Agent shall require that any existing contract or agreement for a procurement funded by a County agency or the County government, including any existing multiyear contract or extended contract, be amended to comply with the requirements of this Subdivision or the contract or agreement shall not be renewed or extended by the County government or County agency. This requirement does not apply to procurements awarded pursuant to Section 10A-114.

Sec. 10A-165. Regulations authorized.

The County Executive may promulgate regulations to govern the implementation of this Subdivision, provided that such regulations are consistent with the provisions of this Subdivision. Any such regulations must be approved by the County Council.

Subdivision 2. First Source Hiring Program and Local Hiring Requirements.

Sec. 10A-166. First Source Registry created.

(a) The Prince George's County Economic Development Corporation's Workforce Services Division shall maintain a First Source Registry. The First Source Registry shall consist of the names of veterans, unemployed, low-to-moderate income (defined as being within three hundred percent (300%) of federal poverty guidelines), and general job-seeking individuals who are County residents. The Registry shall be the first source for hiring all new hire positions on procurement projects funded by a County agency or the County government. The Prince George's County Economic Development Corporation's Workforce Services Division may require from residents seeking to be listed in the First Source Registry such documentation that it deems necessary to verify unemployment, income, veteran-status, and residency information (pursuant to the requirements set forth in Section 10A-101(14.1)) for the purposes of this Subdivision. The Prince George's County Economic Development Corporation's Workforce Services Division shall give the Purchasing Agent constant access to the information in the First Source Registry and access upon request to any information provided by residents pursuant to this Subsection.

(b) In compiling and maintaining the First Source Registry, the Prince George's County Economic Development Corporation's Workforce Services Division shall contact community organizations, organized labor locals, civic and citizens associations, and nonprofit institutions for names and other relevant contact information of unemployed, low-to-moderate income, and general job seeking County residents. Only County residents are eligible to be listed or included in the First Source Registry.

Sec. 10A-167. First Source and Local Hiring Agreements required; local hiring requirement.

(a) The Purchasing Agent shall include for every government-assisted project, including as a condition of any contracts or agreements for procurements funded by a County agency or the County government, at the time of initial contract execution or, effective as of January 1, 2014, at the time of any exercise of contract renewal, option, or extension (including automatic renewal or extension), a requirement that the business enter into a First Source and Local Hiring Agreement with the County which states that:

(1) The first source for finding employees to fill all jobs created by the government-

assisted project shall be the First Source Registry;

(2) The first source for finding employees to fill any vacancy occurring in all jobs covered by a First Source and Local Hiring Agreement will be the First Source Registry; and

(3) Compliance with this Section is a condition of the First Source and Local Hiring Agreement.

(b) In selecting qualified County residents from the First Source Registry for interviews or other consideration for employment for all jobs covered by each First Source and Local Hiring Agreement, the Prince George's County Economic Development Corporation's Workforce Services Division shall give first priority to referring veterans who are County residents, second priority to referring unemployed County residents, third priority to referring County residents within three hundred percent (300%) of federal poverty guidelines, and then fourth priority to referring other job-seeking County residents.

(c) Each business that is a signatory to a First Source and Local Hiring Agreement under a procurement contract shall submit to the Prince George's County Economic Development Corporation's Workforce Services Division and the Purchasing Agent, by the fifth business day of every month following the execution of the First Source and Local Hiring Agreement, an agreement compliance report for the project that includes the:

(1) Number of employees needed;

(2) Number of current employees transferred;

(3) Number of new job openings created;

(4) Number of jobs openings listed with the Prince George's County Economic Development Corporation's Workforce Services Division;

(5) (A) For the reporting period (during the previous calendar month), the total number of County residents employed, including new County resident hires, and total hours worked by County residents, and

(B) For the calendar year, the cumulative total number of County residents employed, including cumulative new County resident hires, and cumulative work hours by County residents; and

(6) (A) For the reporting period (during the previous calendar month), the total number of employees employed, including new hires, and total employee hours worked, and

(B) For the calendar year, the cumulative total number of employees hired, including cumulative new hires, and cumulative employee hours worked, including, for each employee:

(A) Name;

(B) Job title;

(C) Hire date;

(D) Residence; and

(E) Referral source for all new hires.

(d) At least ten (10) calendar days prior to announcing an employment position, a business that is a signatory to a First Source and Local Hiring Agreement under a procurement contract shall notify the Prince George's County Economic Development Corporation's Workforce Services Division of the available positions. If the County resident interviewed or otherwise considered for the position is not hired, the business shall provide reasons why the referred County resident was not hired. A good faith effort is required to hire the referred County resident, if sufficiently qualified for the available position.

(e) The requirements of Section 10A-166 and Subsections (a) through (d) of this Section, except for the reporting requirements of Paragraphs (5) and (6) of Subsection (c) of this Section on a form provided by the Purchasing Agent, shall not apply to procurement contracts in the construction industry, as defined by Sector 23 of the current edition of the North American Industry Classification System ("NAICS"), for procurements funded by a County agency or the County government if the procurement contract or agreement is governed by a project labor agreement. The remaining requirements of this Subdivision shall apply to such procurement contracts, agreements, or awards.

(f) The Purchasing Agent shall require "best efforts" to reach a minimum goal that at least fifty-one percent (51%) of the annual man/woman hours (work hours), on both a total work hour and trade by trade basis, be worked by County residents as a condition of any contract or agreement for a procurement funded by a County agency, including requiring "best efforts" to reach a minimum goal that at least fifty-one percent (51%) of the annual apprenticeship work hours on such contracts or agreements be worked by apprentices who are County residents. The requirements of this Subsection extend to hiring by contractors and subcontractors on procurements funded by a County agency under the supervision or control of the contractors and subcontractors.

(1) In procurements funded by a County agency or the County government, competitive bids or proposals responding to a bid or proposal solicitation, including, but not limited to, competitive bids pursuant to Section 10A-112 or competitive proposals pursuant to Section 10A-113, may be deemed nonresponsive and rejected by the Purchasing Agent if the bid or proposal fails to demonstrate adequate capacity to meet the annual County resident hiring goals of this Subsection in the judgment of the Purchasing Agent.

(2) If a procurement subject to this Subsection fails to reach the minimum goal that at least fifty-one percent (51%) of the annual man/woman hours (work hours) or fifty-one percent (51%) of the annual apprenticeship work hours be worked by County residents, a waiver must be granted pursuant to Subsection (h) of this Section or the procurement is subject to the penalties of Subsection (i) of this Section.

(3) In order to meet the "best efforts" requirements of this Subsection, an employer required to comply with the annual County resident hiring goals of this Subsection shall require any worker it employs that it deems to be a County resident for the purposes of meeting the annual County resident hiring goals to submit documentation by the end of the calendar year to the employer necessary to establish the worker's County residency pursuant to the requirements set forth in Section 10A-101(14.1), including a copy of a filed Maryland state income tax return as prescribed in Section 10A-101(14.1)(A) – (B) or an attestation as prescribed in Section 10A-101(14.1)(C) establishing a Prince George's County domicile for the worker for the most recent full calendar year, unless the worker has already submitted such documentation during the calendar year to the Prince George's County Workforce Services Division pursuant to Section 10A-166(a). The employer shall transmit the documentation required by this Paragraph submitted by its workers during the calendar year to the Prince George's County Workforce Services Division and the Purchasing Agent by the tenth (10th) business day of the subsequent calendar year or the employer shall be in noncompliance with the "best efforts" requirements of this Subsection and subject to the penalties of Subsection (i) of this Section.

(g) For procurements funded by a County agency or the County government, including, but not limited to, procurements awarded pursuant to Section 10A-112 or Section 10A-113, the Purchasing Agent shall require compliance with this Subdivision as a condition of the procurement contract or agreement or any such contract or agreement shall be void.

(h) On a case by case basis, at the request of an employer required to comply with

Subsection (f) of this Section, the Purchasing Agent may waive the annual County resident hiring goals of Subsection (f) of this Section if the Purchasing Agent finds that "best efforts" to comply with the annual County resident hiring goals by the employer requesting the waiver have been demonstrated as prescribed in Paragraph (2) of this Subsection. An employer is only allowed to request and the Purchasing Agent is only allowed to grant a waiver authorized by this Subsection after the end of the calendar year for which the employer seeks the waiver and the waiver, if granted, shall only apply for that calendar year.

(1) For procurement contracts or agreements subject to approval by legislative act under Section 819 of the Charter, a waiver authorized by this Subsection must be approved by the County Council. For procurement contracts or agreements not subject to approval by legislative act under Section 819 of the Charter, notice of such a waiver, including the information provided to the Purchasing Agent pursuant to Subparagraphs (A) – (D) of Paragraph (2) of this Subsection, shall be sent to the County Council by the Purchasing Agent by no less than fourteen (14) calendar days prior to the date of the County Executive's approval of the Purchasing Agent's decision to waive the provisions of Subsection (f) of this Section.

(2) The term "best efforts" in this Subdivision means efforts to the maximum extent practicable have been made to meet the requirement. "Best efforts" by an employer required to comply with Subsection (f) of this Section shall not be found and a waiver authorized by this Subsection shall not be granted unless the employer provides written documentation to the Purchasing Agent demonstrating that:

(A) Whenever employment opportunities became available during the calendar year, the employer made good faith efforts to hire each County resident who applied or was referred for employment;

(B) The employer sent written notifications during the calendar year to the Prince George's County Workforce Services Division and community, labor, and workforce-related organizations and institutions identified by the County Executive or the County Executive's designee whenever employment opportunities became available;

(C) For each County resident who applied or was referred for employment during the calendar year, but was not hired, the employer maintained written documentation that includes a sufficient explanation of the reason(s) the County resident was not hired; and

(D) The employer met other requirements during the calendar year determined by the Purchasing Agent.

Based on an analysis of the information provided by the employer seeking a waiver authorized by this Subsection and an analysis by the Purchasing Agent of the sufficiency of the County's labor market, the Purchasing Agent shall determine whether "best efforts" to comply have been demonstrated by the employer and whether to grant the employer's request for a waiver authorized by this Subsection, subject to the approvals and notice required by this Subsection. An employer must be in compliance with Paragraph (3) of Subsection (f) of this Section in order to receive a waiver authorized by this Subsection. A waiver decision by the Purchasing Agent authorized by this Subsection must be approved by the County Executive.

(i) Failure to comply with this Section, for a procurement funded by a County agency or the County government, may subject a signatory to a First Source and Local Hiring Agreement or any other entity required to comply with this Subdivision to a penalty, to include monetary fines of up to twenty percent (20%) of the value of the direct and indirect labor costs of the contract, as determined by the Purchasing Agent. For repeated violations of this Section, a signatory to a First Source and Local Hiring Agreement or any other entity required to comply with this Subdivision may be subject to a cancellation of the procurement contract or agreement, as determined by the Purchasing Agent.

(j) At the discretion of the Purchasing Agent or the County Auditor, any business that is a signatory to a First Source and Local Hiring Agreement or any other entity required to comply with this Subdivision shall be subject to an audit of documents or other information deemed necessary by the Purchasing Agent or the County Auditor to verify compliance with this Section upon thirty (30) calendar days written notice.

(k) Immediately upon execution, the Purchasing Agent shall expeditiously transmit a paper or electronic copy of any signed First Source and Local Hiring Agreement to the Prince George's County Economic Development Corporation's Workforce Services Division.

Sec. 10A-168. Compliance of existing contracts at renewal or extension.

For any existing contract or agreement for a procurement funded by a County agency or the County government, including any existing multiyear contract or extended contract, the Purchasing Agent shall require the inclusion of a condition in the contract or agreement requiring best efforts to meet the annual County resident hiring goals of Subsection (f) of Section 10A-167 and requiring compliance with the other applicable provisions of this Subdivision, at the time of any contemplated exercise of an option, extension, or renewal, including automatic extensions or renewals (e. g. "evergreen" contracts or agreements), or the contract or agreement shall not be renewed or extended by the County government or County agency.

Sec. 10A-169. Reports.

The Prince George's County Economic Development Corporation's Workforce Services Division shall submit quarterly reports to the County Auditor, the Purchasing Agent, and a compliance manager designated by the County Council verifying the requirements in Section 10A-167. The reports shall also detail the number of government-assisted projects for which First Source and Local Hiring Agreements were executed, the number of jobs that result from the First Source and Local Hiring Agreements, the number of County residents actually employed in government-assisted projects, and the number of unemployed County residents on the First Source Registry. The format of the reporting under this Section shall be determined by the County Executive or the County Executive's designee.

Sec. 10A-170. Regulations authorized.

The County Executive may promulgate regulations to govern the implementation of this Subdivision, provided that such regulations are consistent with the provisions of this Subdivision. Any such regulations must be approved by the County Council.

SECTION 4. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

SECTION 5. BE IT FURTHER ENACTED that Sections 10-283, 10-284, 10-285, 10-286, 10A-101, and 10A-161 of this Act shall take effect on January 1, 2013, with the remainder of this Act taking effect on July 1, 2013, except for Sections 10A-159(a)(3), 10A-160(a) and (b), 10A-160(c)(4), 10A-164, and 10A-168, which shall take effect on January 1, 2014.

Adopted this 15th day of November, 2011.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

BY: Ingrid M. Turner
Ingrid M. Turner
Chair

ATTEST:

Redis C. Floyd
Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: December 7, 2011

BY: Rushern L. Baker, III
Rushern L. Baker, III
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

Prince George's County Council
Agenda Item Summary

Meeting Date:	11/15/2011
Reference No.:	CB-017-2011
Draft No.:	4
Proposer(s):	Franklin, Harrison
Sponsor(s):	Franklin, Harrison, Turner, Patterson, Olson, Lehman
Item Title:	An Act concerning Economic Development and Local Employment enhancing the County's economic development by creating bidding preferences and participation requirements for County-based businesses and County-based small businesses on certain procurement contracts for goods and services with the County; establishing a First Source Hiring Program; requiring "best efforts" for meeting a certain local hiring percentage goal for positions on certain procurement projects funded by the County, requiring submission of quarterly audit reports, maintaining a first source registry, providing for penalties and exemptions to the program; authorizing the use of Community Benefit Agreements on County assisted developments that receive a public benefit of a value greater than $3,000,000 with certain exceptions; authorizing Labor Peace Agreements for developments receiving a public benefit of a value greater than $1,000,000 with certain exceptions; giving priority to County-based Minority Business Enterprises in all Minority Business Enterprise goals for minority contracting and purchasing; requiring subcontracting plans for certain contracts and generally relating to economic development in the County.

Drafter:	Colette R. Gresham, Legislative Officer
Resource Personnel:	Brendon Laster,Legislative Aide District 9

LEGISLATIVE HISTORY:

Date Presented:	5/17/2011	**Executive Action:**	12/7/2011 S
Committee Referral:	5/17/2011 - PSFM	**Effective Date:**	1/1/2013
Committee Action:	10/12/2011 - FAV(A)		
Date Introduced:	10/18/2011		
Public Hearing:	11/15/2011 - 10:00 AM		
Council Action (1)	11/15/2011 - ENACTED		
Council Votes:	WC:A, DLD:A, MRF:A, AH:A, LJ:-, ML:A, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:	Secs. 10-283, 284, 185, 286, 10A-101, 161 effective 1/1/2013 Secs. 10A-136, 157, 158, 160(c)(1)(2)(3)(d)(e)(f), 162, 163, 165, 166, 167, 169, 170 effective 7/1/2013 Secs. 10A-159 (a)(3), 160(a)(b), 160(c)(4), 164 effective 1/1/2014		

AFFECTED CODE SECTIONS:

10-283, 10-284, 10-285, 10-286, 10A-101, 10A-136, 10A-157, 10A-158, 10A-159, 10A-160, 10A-161, 10A-162, 10A-163, 10A-164, 10A-165, 10A-166, 10A-167, 10A-168, 10A-169, 10A-170, 10A-171, 10A-172, 10A-173, 16-102, 16-150.01, 16-150.02

COMMITTEE REPORTS:

Public Safety and Fiscal Management **Date 10/12/2011**

Committee Vote: Favorable as amended 3-0 (In Favor: Council Members Campos, Franklin, and Patterson)

This bill will create new County-based procurement assistance by establishing a 10% preference for County-based businesses and a 15% preference for County-based small businesses; an escalating 1% preference (10% maximum) for bids or proposals for each additional 10% increment of County-based business participation; and an 1.5% preference (15% maximum) for bids or proposals for each additional 10% increment of County-based small business participation. The legislation increases County-based business participation by requiring a 40% minimum for bids or proposals on procurements above $100,000 and a 50% minimum goal for each County Agency for annual procurement awards. The bill would also increase County-based small business participation by creating a Local Small Business Reserve Program; require new County resident hiring goals for County funded projects; establish a First Source Hiring Program; require a community benefit agreement between developers and community stakeholders as a condition of any development receiving $1 million or more in County assistance; require labor peace agreements to prohibit work stoppages; and strengthen the County Minority Business Enterprise (MBE) Program by utilizing County-based MBEs with goals increased from 30% to 35% and per contract goal from 20% to 25%.

The Committee met on July 6th and was given a brief overview of the legislation. During the worksession the sponsor of the bill noted that there would be amendments forthcoming and requested the bill be held. The Committee met again on October 5th and October 12th to discuss possible amendments to the bill based on public input and conversations with the County Executive's Office. The amendments discussed consisted of the following: the meaning of and process for determining "best efforts" to meet local hiring and procurement goals; strengthening the definition of "County resident"; ensuring that requirements apply at the time of any renewal or extension; incorporating a "Significant Economic Opportunities" clause that allows, on a case by case basis, the County Executive, with Council approval, to waive or adjust requirements; removal of County assisted development; more attention to how the Community Benefit Agreement process works and incorporating municipalities; and revising bill effective dates for certain Sections. During the worksession there was testimony in support of the bill including representatives from the United Food Workers and the Human Services Coalition. A representative from Associated Builders and Contractors spoke in opposition. Brad Frome from the County Executive's Office stated the Administration supports the bill as amended.

The Office of Law has reviewed this legislation and finds it to be in proper legislative form with no legal impediments to its enactment.

There should be an overall positive fiscal impact on the County as a result of enacting CB-17-2011 by providing opportunities for County business expansion and employment for County residents. County commercial base revenues and personal income tax revenues should increase with these opportunities. The overall positive fiscal impact cannot be determined at this time due to unknown factors regarding business expansion, the number of residents gaining employment and the level of any penalties imposed from non-compliance.

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

The proposed legislation will enhance job creation in the County and put in place incentives over the long-term that would utilize County tax dollars as an economic engine for wealth creation. The legislation would create a local hiring preference, a first source hiring program, an apprenticeship program, require community benefit agreements, require County agency local hiring goals, and require County-based MBE goals for minority contracting and purchasing.

11/15/2011: CB-17-2011 (DR-3) was amended on the floor as follows:
1. On page 4, line 30 and page 10, line 22, after "credits" delete "or benefits".
2. On page 19, line 21, after "funded" insert "or administered"
3. On page 29, line 27, delete "July 1, 2013" and insert "January 1, 2014"
4.On page 35, delete lines 25 through 28 and insert "SECTION 5. BE IT FURTHER ENACTED that Sections 10-283, 10-284, 10-285, 10-286, 10A-101, and 10A-161 of this Act shall take effect on January 1, 2013, with the remainder of this Act taking effect on July 1, 2013, except for Sections 10A-159(a)(3), 10A-160(a) and (b), 10A-160(c)(4), 10A-164, and 10A-168, which shall take effect on January 1, 2014."
CB-17-2011 (DR-4) was subsequently enacted.

CODE INDEX TOPICS:

INCLUSION FILES:

APPENDIX C-1

PROJECT INFORMATION SHEET

UNITED COMMUNITIES AGAINST POVERTY, INC.
NEIGHBORHOOD DEVELOPMENT PROGRAM
Capitol Heights, Maryland

COUNCILMAN DISTRICT 7

PROJECT DESCRIPTION:	United Communities Against Poverty, Inc.'s (UCAP) Neighborhood Development Program will fund, in part, the rehabilitation and will fund, in part, the rehabilitation and resale of one (1) vacant distressed home to an income-eligible first-time homebuyer
PROPOSED RECIPIENT:	United Communities Against Poverty, Inc.
CONTACT:	Rasheeda Jamison, President & CEO United Communities Against Poverty, Inc. 1400 Doewood Lane Capitol Heights, Maryland 20782 301-322-5700
NEIGHBORHOOD/LOCALITY:	Suitland, Maryland Prince George's County District 7
HOME INVESTMENT PARTNERSHIPS PROGRAM BUDGET:	$125,000 from HOME Community Housing Development Organization (CHDO) Set-Aside
PROPOSED HOME INVESTMENT	Approximately $125,000 for one property

APPENDIX C-2

PROJECT INFORMATION SHEET

UNITED COMMUNITIES AGAINST POVERTY, INC.
NEIGHBORHOOD DEVELOPMENT PROGRAM
Capitol Heights, Maryland

COUNCILMAN DISTRICT 7

PROJECT DESCRIPTION:

United Communities Against Poverty, Inc. ("UCAP") will continue their efforts in successfully acquiring foreclosed, abandoned, vacant and blighted properties for rehabilitation and resale through their program known as the Neighborhood Development Program ("the Program") by rehabilitating a property located at 1904 Campbell Drive, Suitland, Maryland 20746 ("the Project"). Since 2012, UCAP has acquired ten (10) vacant, foreclosed and blighted homes in the inner Beltway communities of Prince George's County, undertaken extensive renovations, and sold the properties to income-qualified first-time homebuyers. The Program has been an important tool in helping revitalize older neighborhoods that have experienced foreclosures.

Program properties that UCAP will acquire through the Neighborhood Stabilization Trust will continue to be vacant and distressed homes in Prince George's County, primarily within the inner Beltway areas, or properties otherwise identified as nuisance properties. Properties can be single-family detached or townhomes. UCAP will fully renovate the homes with an emphasis on energy efficiency, replacing outdated mechanical, electrical and plumbing systems, and improving the properties to appeal to current market preferences. Each house will have at least three bedrooms, with a preference for at least one and a half bathrooms. Each property will be improved with easy to maintain landscaping and depending upon the neighborhood, sales prices will range from an estimated two hundred thousand dollars ($200,000) to two hundred and sixty thousand dollars ($260,000).

The acquisition of the Project site, 1904 Campbell Drive, was financed with Community Development Block Grant (CDBG) Program funding. The redevelopment of the property will be financed through the HOME Investment Partnerships (HOME) program, program income generated from the Neighborhood Stabilization Program (NSP), as well as program income that

UCAP has received from prior single-family development activities, as required. Additionally, UCAP will use Project funds to provide permanent subsidies to the low-income homebuyers. The subsidy will be provided in the form of a fifteen (15) year restrictive covenant, which requires that the homeowner earn less than eighty percent (80%) of the Area Median Income (AMI) upon purchase and occupy the home as their primary place of residency. Further, for resale of the rehabilitated home within the first fifteen (15) years, the homeowner would be required to sell to an income-qualified buyer under the resale provision described in the County's Annual Action Plan (AAP).

Assuming an average purchase price of two hundred and sixty thousand dollars ($260,000), with a mortgage of two hundred and eight thousand dollars ($208,000) (80% Loan to Value (LTV)); balance of funds to come from down-payment and closing cost assistance programs), at five percent (5%) interest, a purchaser would pay approximately one thousand, one hundred and seventeen dollars ($1,117) per month in principal and interest payments, plus an estimated five hundred and forty-seven dollars ($547) in taxes and insurance, for a total of approximately one thousand, six hundred and sixty-four dollars ($1,664).

APPENDIX D-1

PROJECT INFORMATION SHEET

WOODYARD STATION SENIOR APARTMENTS
8999 Woodyard Road
Clinton, MD 20735

COUNCILMAN DISTRICT 9

PROJECT DESCRIPTION:	Woodyard Station 4, LLC plans to acquire land for construction of a one hundred and twelve (112) unit affordable apartment community for seniors ages sixty-two (62) and over
PROPOSED OWNER:	Woodyard Station 4, LLC
DEVELOPER:	Pax-Edwards, LLC Osprey Property Company II, LLC
CONTACT:	Jeff Paxson, President Pax-Edwards, LLC 141 North Main Street Belair, Maryland 21014 410-925-2923
NEIGHBORHOOD/LOCALITY:	Clinton, Maryland Prince George's County District 9
UNIT MIX:	Seventy-five (75) one-bedroom and thirty-seven (37) two-bedroom units
AFFORDABILITY BAND:	Mixed Income
PROPOSED RENTS:	One-bedroom – Range of $520 to $1,100 per month Two-bedroom – $1,450 per month

APPENDIX D-2

PROJECT INFORMATION SHEET

WOODYARD STATION SENIOR APARTMENTS
8999 Woodyard Road
Clinton, MD 20735

COUNCILMAN DISTRICT 9

PROJECT DESCRIPTION:

Woodyard Station 4, LLC plans to acquire land and construct one hundred and twelve (112) units of affordable apartment housing community for seniors, ages sixty-two (62) and over, in Clinton, Prince George's County, Maryland (hereinafter referred to as "Woodyard Station Senior Apartments") as part of a larger mixed-income development. The total development cost of this senior project is expected to be twenty seven million, nine hundred twenty four thousand, eight hundred sixty-two dollars ($27,924,862).

Located four miles outside the Capital Beltway and southeast of the Anacostia section of Washington, District of Columbia (DC), less than a half (1/2) mile from Woodyard Road's intersection with Branch Avenue, Woodyard Station Senior Apartments will be constructed as part of the development of a larger master-planned mixed-income community that will include the construction of a neighboring forty six (46) unit affordable general occupancy apartment building, and approximately one hundred and twenty three (123) for-sale, market rate townhomes. Woodyard Station Senior Apartments will be located within a walkable community near local amenities, offering residents a convenient location for employment, healthcare, retail, and transit. A Metrobus stop located one block away from the community's entrance will offer transit to the Branch Avenue Metro Station located 6.5 miles away from the site. Significant nearby employment centers include Andrews Air Force Base, which is located three (3) miles from the site and the US Census Bureau headquarters at the Suitland Federal Center that is approximately nine (9) miles away from the site and also home to approximately four thousand, four hundred (4,400) employees.

Local amenities include the Woodyard Crossing Shopping Center located one quarter (1/4) mile away at the intersection of Woodyard Road and Branch Avenue, which is home to retail options, such as a Safeway supermarket, Walmart, and a Lowe's Home Improvement store. Other nearby amenities less than one half (1/2) mile away, include a post office, a Walgreens pharmacy, several banks, various restaurants and eateries, a Patient First clinic and other medical offices. The MedStar Southern Maryland Hospital Center is also located at the intersection of Surratts Road and Branch Avenue two (2) miles from the site.

Woodyard Station Senior Apartments is designed as a four-story, elevator-served building. Of the one hundred and twelve (112) units, seventy five (75) are one-bedroom units and thirty seven (37) are two-bedroom units. The one-bedroom units will have one bathroom and the two-bedroom units will have two bathrooms. Woodyard Station Senior Apartments was designed with sustainability in mind. Each unit will feature open floor plans, be EnergyStar certified and will have EnergyStar rated appliances including dishwashers and microwaves, and energy efficient HVAC systems. The monthly utility allowances are conservatively estimated at seventy dollars ($70) for the one-bedroom units and ninety dollars ($90) for the two-bedroom units. Woodyard Station Senior Apartments is reserving one (1) unit for senior households whose income is at thirty percent (30%) of the Area Median Income ("AMI"), which translates into an income of thirty thousand, two hundred fifty dollars ($30,250) for a household of two, and sixty three thousand dollars ($63,000) for a household of four, with rents at five hundred twenty dollars ($520) for a one-bedroom unit. Two (2) units will be reserved for senior households whose income is at forty percent (40%) of the AMI, which translates into incomes of forty thousand, three hundred twenty dollars ($40,320) for a household of two and fifty thousand, four hundred dollars ($50,400) for a household of four, with rents at seven hundred sixty dollars ($760) for the one-bedroom units. Eight (8) units will be reserved for senior households whose incomes are at fifty percent (50%) of the AMI, which translates into incomes of fifty thousand, four hundred dollars ($50,400) for a household of two and sixty three thousand dollars ($63,000) for a household of four, with rents at one thousand dollars ($1,000) for the one-bedroom units. The remaining one hundred and one (101) units will be reserved for senior households whose incomes are at sixty percent (60%) of the AMI, which translates into incomes of sixty thousand, four hundred eighty dollars ($60,480) for a household of two and seventy five thousand, six hundred dollars ($75,600) for a household of four, with rents at one thousand, one hundred dollars ($1,100) for the one-bedroom units and one thousand, four hundred fifty dollars ($1,450) for the two-bedroom units.

Onsite amenities available to the residents will include a large multi-purpose community room with a kitchen, a business center with computers and internet access, a fitness room, and laundry facilities. The community will also have a playground. The managing agent, Severn

Management Company, LLC, will maintain an onsite management office. The development team plans to engage Rainbow Housing Assistance Corporation ("RHAC") to provide supportive services. RHAC will provide a calendar of monthly events, programs, and services that will initially be determined by surveys offered to residents. Programming will be offered in a group setting in the community room with subject matters including topics such as financial literacy, employment readiness, health and nutrition, computer training, continuing education, senior workshops, crisis intervention, and parenting workshops. Additionally, programming will be available on-demand twenty-four hours a day, seven days per week. Vocational programming will also be available in an online format. Qualifying residents will be able to receive employment training and achieve certifications.

The addition of these one hundred and twelve (112) units of high-quality affordable senior housing, as part of a larger mixed-income community, will help address housing needs within the Clinton community. The construction of the Woodyard Station Senior Apartments project and the larger community will contribute many economic benefits including, but not limited to, the addition of at least four hundred and twenty-four (424) jobs during construction. Additionally, it will contribute to the expansion of Prince George's County tax base through the investment of over forty six million dollars ($46,000,000) in new residential rental housing.

APPENDIX D-3

PROJECT FINANCING ESTIMATE

WOODYARD STATION SENIOR APARTMENTS
8999 Woodyard Road
Clinton, MD 20735

COUNCILMANIC DISTRICT 9

SOURCES	Amount	Percentage
Tax-Exempt Bonds - Long Term	$ 13,095,000	46.89%
LIHTC Equity Proceeds	$ 9,000,195	32.23%
State DHCD Rental Housing Works	$ 2,500,000	8.95%
PGC DHCD Home Loan	$ 3,000,000	10.74%
Developer's Equity - Deferred	$ 329,667	1.18%
TOTAL	**$ 27,924,862**	**100.00%**
USES	**Amount**	**Percentage**
Construction Costs	$ 17,282,351	61.89%
Fees Related to Construction	$ 2,379,219	8.52%
Financing Fees and Charges	$ 2,234,189	8.00%
Acquisition Costs	$ 2,500,000	8.95%
Developer's Fee	$ 2,500,000	8.95%
Syndication Related Costs	$ 134,181	0.48%
Guarantees and Reserves	$ 894,722	3.20%
TOTAL	**$ 27,924,662**	**100.00%**

FOR MORE INFORMATION

Copies of the FY 2021 Annual Action Plan for Housing and Community Development are available on the County's website at www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports. To obtain a copy of the Plan, contact the Community Planning and Development Division at: 301-883-5570 or 301-883-5540.

Prepared by:

Enterprise Community Partners

and

Prince George's County Department of Housing and Community Development

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