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Acting County Executive



Consolidated Plan + Analysis of Impediments to Fair Housing Choice (FY 2026 -2030)

Presentation to Prince George's County Council

- ❑ *FY 2026-2030 Consolidated Plan - CR-034-2025*
- ❑ *FY 2026 Annual Action Plan - CR-032-2025*
- ❑ *FY 2026-2030 Analysis of Impediments - CR-033-2025*

April 22 , 2025





Today's Discussion

- 1 WHAT IS THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN?
- 2 WHAT IS THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE?
- 3 PROCESS / ENGAGEMENT
- 4 KEY FINDINGS
- 5 RECOMMENDATIONS
- 6 FINAL STEPS



What is a Consolidated Plan?

- **Five-year** plan that guides how federal funds are used for the highest priority housing and community development needs in the county (CFY 2026-2030)
 - Community Development Block Grant
 - HOME Investment Partnerships Program
 - Emergency Solutions Grants
- Identifies **priority needs**
- Sets **goals and priorities** for the use of federal funds
- Provides an opportunity for the **public and service organizations** to impact how funds are spent based on community needs
- **Not** a comprehensive housing strategy



What is the Annual Action Plan ?

- Describes the County's proposed use of available federal funds and other resources to address the priority needs and objectives for the specific year, as outlined in the 2026 - 2030 Consolidated Plan
- Dictates the County's method for distributing funds to local municipalities, government agencies, and non-profit organizations
- Describes the County's planned use of approximately \$8.2 million in federal fiscal year 2025 (CFY 2026) funds for the:
 - Community Development Block Grant Program (CDBG)
 - HOME Investment Partnerships Program (HOME)
 - Emergency Solutions Grants Program (ESG)



CFY 2026 Anticipated Federal Funding Levels*


Source of Funds	FFY 2025
CDBG	\$ 5,613,506
HOME	\$ 2,187,892.87
ESG	\$ 465,086
Total	\$ 8,266,484.87



**To date, the U.S. Department of Housing and Urban Development (HUD) has not announced the actual funding allocation amounts for federal FY 2025 (County FY 2026). The estimated entitlement allocations may be proportionally adjusted to match the final funding allocation amounts upon notification from HUD.*



What is the Analysis of Impediments to Fair Housing Choice?

 Rooted in the Fair Housing Act's requirement to undo effects of discriminatory policies, practices, etc. (i.e.: "affirmatively further fair housing")

 An analysis of public and private sector impediments to fair housing choice

 A comprehensive review of laws, regulations, policies, procedures, practices

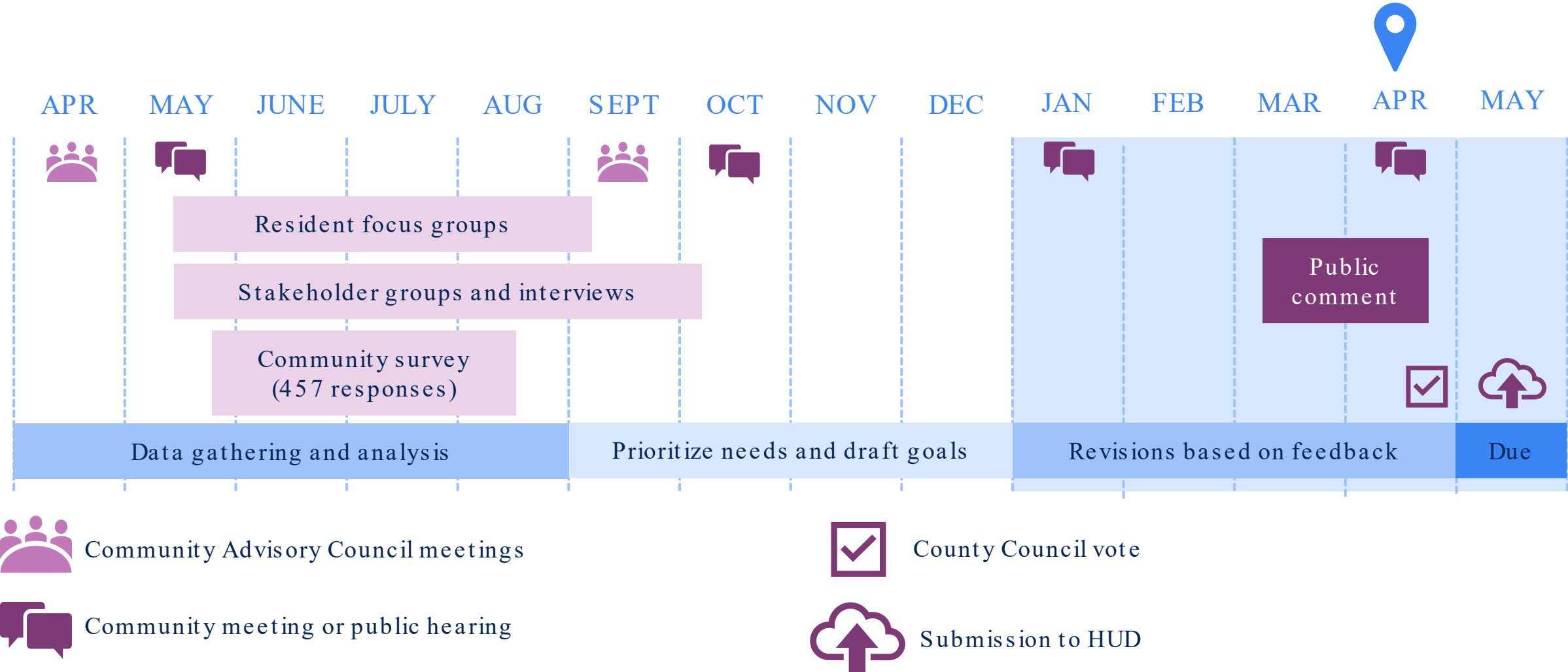
 Assessment of how those laws, etc. affect housing location, availability, and accessibility

 Review of housing market conditions (policies, rents, access to community amenities, etc.) affecting fair housing choice

 Evaluation of the availability of affordable, accessible housing in a range of unit sizes

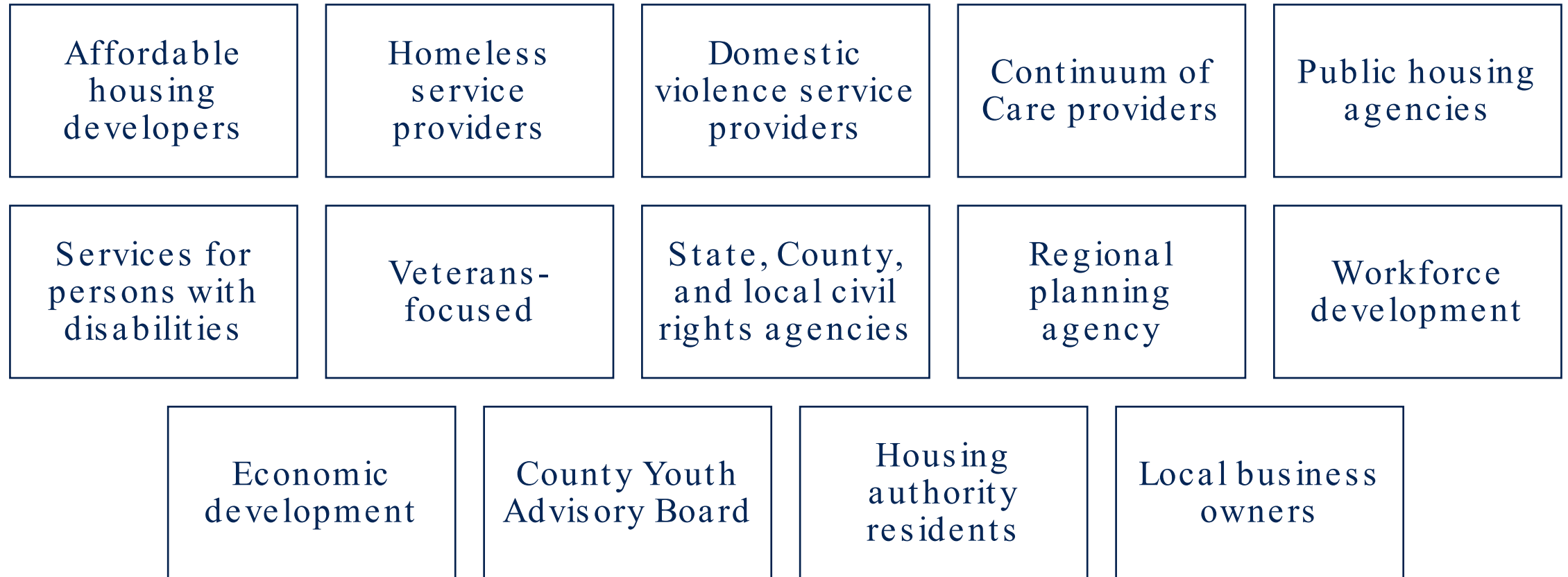


What does the Planning Process Involve?





Who We Heard From



CONSOLIDATED PLAN



Consolidated Plan: Priority Needs

While this list is not inclusive of all community needs, these themes have emerged through community engagement and data analysis:

Prevention and reduction of chronic homelessness

Preservation of existing affordable housing (rental)

Improve the quality of existing owner-occupied homes

Creation of new affordable housing (diversity of rental and homeownership opportunities)

Expansion of public services

Safe and inclusive public infrastructure to better connect residents and build safer communities

Workforce & economic development resources



Consolidated Plan: Overall Five -Year Goals

When utilizing CDBG, ESG, and HOME, the County aims to support

Prevent homelessness	• 250 persons assisted
Reduce homelessness	• 200 households assisted
Preserve & improve existing affordable rental housing	• 550 households/housing units
Improve housing conditions for homeowners	• 150 households/housing units
Increase the supply of affordable rental homes	• 200 households/housing units
Increase access to homeownership	• 300 households/housing units
Strengthen the bandwidth of CHDOs	• 3 active CHDOs
Improve the quality of life for residents	• Public service activities other than low-/moderate-income housing benefit: 30,000 persons assisted • Public facility or infrastructure activities other than low-/moderate-income housing benefit: 130,000 persons assisted
Support economic mobility	• 500 persons assisted
Strengthen the County's economy	• 400 jobs created/retained • 150 businesses assisted

Consolidated Plan: Affordable Housing Goals

In alignment with these goals, Prince George's County anticipates providing affordable housing assistance to 1,650 households with the use of CDBG, HOME, and ESG funds in FY2026-2030:

- CDBG and ESG funds will be used to provide tenant-based rental assistance to 250 extremely low to low-income residents to prevent them from becoming homeless
- ESG funds will be used to provide tenant-based rental assistance/rapid re-housing 200 extremely low-income households
- HOME and CDBG funds will be used to assist 550 low to moderate-income households through the rehabilitation of rental units
- CDBG funds will be used to assist 150 households through the rehabilitation of homeownership units
- HOME funds will assist 200 low to moderate-income households through the production of new rental units
- HOME funds will assist 300 low to moderate-income households through the development financing and financial assistance (e.g., construction and rehabilitation of for-sale homes and down payment assistance)

ANALYSIS IMPEDIMENTS TO FAIR HOUSING CHOICE



Fair Housing Issues Identified

Nine themes emerged from community engagement and data analysis relating to issues that impact individuals with protected characteristics, such as disparities in access to well -resourced areas and disproportionate housing needs.

#1: Inadequate fair housing enforcement

There are few resources available to assist those who experience housing discrimination or to enforce state, federal, and local fair housing laws.



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#2: Limited housing choices for persons with disabilities	There is not enough accessible housing within affordable price ranges throughout the County and people with disabilities face significant challenges finding housing in the community of their choosing.



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#4: Insufficient funding for nonprofits to support services	Organizations serving individuals with disabilities, communities with limited English proficiency, aging populations, and others have difficulty accessing funding through County resources.



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#5: Limited homeownership options for subgroups of county and city residents	The highest gaps in County homeownership rates are between non -Hispanic White households and Hispanic households. However, African Americans are more likely to be denied for mortgages than any other racial or ethnic group for their debt -to-income ratio.

Fair Housing Issues Identified

(continued)

#6: Need for affordable housing for vulnerable populations

There is significant need for safe, decent, affordable housing in all neighborhoods, especially for those at risk of homelessness, seniors with low income, single -parent households, and persons with disabilities.

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(continued)

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#7: Access to high-quality neighborhoods is limited for residents of many parts of the county

Housing and neighborhood choice is limited to those with higher incomes due to the high cost of renting or buying in areas with good schools, healthy environments, and better access to reliable transit and jobs. Most affected by lack of access to high -quality neighborhoods are Hispanic and Asian households.

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#8: Limited access to public housing units and housing choice vouchers

There are not enough public housing units or housing voucher subsidies available to those in need and that qualify. Waitlists at the County housing agency are closed and there are very limited resources available in other local housing authorities.

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#9: Limited understanding of housing and service needs of the rising refugee population

Population growth in the County and Bowie since 2010 can be largely attributed to the growth in foreign -born individuals and households. There is a lack of understanding of the needs of newcomers and limited outreach to non -English speaking populations.



Fair Housing Goals (Countywide)

Goals and Actions address fair housing issues, expand housing choices, mitigate economic and racial segregation, and target investments in communities most in need.

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

Actions include:

- Strengthening County fair housing enforcement capacity,
- Coordinating with nonprofit fair housing partners, and
- Collaborating across County departments.

...to uncover housing discrimination, reinforce protections and increase residents' access to housing, regardless of protected characteristics (such as race, disability, national origin, religion, etc.).

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

Actions include:

- Surveying disability-related housing and services needs in the County,
- Increasing financial assistance for qualified households needing to modify rental housing to meet their disability-related needs, and
- Coordinating across County departments to inventory accessible rental units.

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

Actions focus on the priority populations and include:

- Increasing information on the County's Rent Stabilization program,
- Providing technical assistance to organizations on CDBG funding use,
- Prioritizing Housing Trust Fund dollars for construction of accessible units, and
- Developing at least 100 new senior-focused affordable housing units.



Fair Housing Goals (Countywide)

(continued)

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

Actions include:

- Ensuring information on County programs and rights of residents reach non-English-speaking individuals,
- Increasing financial literacy and homeownership education in multiple languages, and
- Improving education and understanding of rights around housing code enforcement, including training for County inspectors.

Goal 5: Balance investments in revitalizing distressed communities (including Racially or Ethnically Concentrated Areas of Poverty) with investments to expand affordable housing options in neighborhoods of opportunity.

Actions include:

- Supporting the County’s Plan 2035 and targeting funds towards Neighborhood Reinvestment Areas,
- Mitigating displacement of communities of color along the Purple Line Corridor and ensuring residents of color are represented in the Missing Middle and Anti-Displacement studies,
- Evaluating transit access for low-income, senior, and communities of color to understand and address inequities,
- Creating an expedited process for planning/permitting subsidized housing in the County, and
- Adopting the proposed Accessory Dwelling Unit and small-lot development ordinances.



NEXT STEPS

Pending the County Council & County Executive's approval of CR-034-2025, CR-032-2025, and CR-033-2025, the plans will be submitted to HUD.



Questions



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Acting County Executive

