



Prince George's County, Maryland

JACK B. JOHNSON
County Executive

HOUSING AND COMMUNITY DEVELOPMENT CONSOLIDATED PLAN FY 2006 – 2010



Department of Housing and Community Development

Thomas M. Thompson, Director



9400 Peppercorn Place, Suite 200
Largo, Maryland 20774
Telephone: 301-883-5531 • TDD: 301-883-5428



Prince George's County, Maryland

Jack B. Johnson, County Executive

Dr. Jacqueline F. Brown
Chief Administrative Officer

Alfonso N. Cornish
Deputy Chief Administrative Officer

Prince George's County Council

Samuel H. Dean, Chair
Thomas E. Dernoga, Vice Chair

Marilynn M. Bland
Will Campos
Camille A. Exum
David C. Harrington

Thomas R. Hendershot
Tony Knotts
Douglas J.J. Peters

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

9400 Peppercorn Place, Suite 200
Largo, Maryland 20774

Thomas Michael Thompson, Director

James F. Afueh, Deputy Director

Telephone: 301-883-5531 or TDD: 301-883-5428

Community Planning and Development Division

Telephone: 301-883-5540

Lloyd Baskin, Operations Manager
Eleanor Bussey, Administrative Aide
Yvonne Carlton, HOPWA Administrator
Maxine Huff, Administrative Aide

Linda Kruelle, Community Developer
Eleanor Randolph, IDIS Administrator
Dianne Thomas, Community Developer
Alice Thompson, Community Developer

Contact Person: Shirley Grant, Consolidated Plan Coordinator, 301-883-5542

TABLE OF CONTENTS

County Council Resolution (CR-41-2005)	1
EXECUTIVE SUMMARY	6
I. CITIZEN PARTICIPATION PROCESS	14
II. COMMUNITY PROFILE	15
A. Prince George's County and the Region	15
B. County Government	16
C. County Socio-Economic Trends	18
III. HOUSING AND COMMUNITY DEVELOPMENT NEEDS	24
A. Affordable Housing Needs	24
1. Housing Problems and Needs	24
2. Housing Characteristics and Market Analysis	29
3. Priority Affordable Housing Needs	33
HUD Table 2A: Priority Affordable Housing Needs	34
B. Homeless Needs	35
1. Nature and Extent of Homelessness	35
2. Inventory of Existing Homeless Facilities and Services	36
3. Priority Homeless Needs	38
HUD Table 1A: Priority Needs of Homeless Populations	39
C. Housing and Service Needs of Special Populations	40
1. Needs of the Elderly	40
2. Needs of the Frail Elderly	41
3. Senior Housing and Assisted Housing	43
4. Needs of Other Special Populations	46
5. Priority Housing Needs of Populations with Special Needs	49
HUD Table 1B: Priority Needs of Special Populations	50
D. Needs of Public Housing (HAPGC) Residents	50
1. Public Housing Stock	50
2. Section 8 Rental Assistance Program	52
3. Priority Needs of HAPGC Residents	53
HUD Table 4: Priority Public Housing Needs	54
E. Community Development Needs	55
1. Economic Development Needs	55
2. Revitalization Needs	57

3. Community Infrastructure Needs.....	60
4. Public Services Needs	61
5. Priority Community Development Needs	64
HUD Table 2B: Priority Community Development Needs	66
IV. STRATEGIC PLAN.....	67
A. Overview	67
B. Affordable Housing.....	67
1. Strategy.....	67
2. Goals.....	69
C. Homeless	70
1. Strategy.....	70
2. Goal	75
D. Populations with Special Needs	76
1. Strategy.....	76
2. Goal	78
E. Community Development Strategy.....	78
1. Strategy.....	78
2. Goals.....	83
F. Summary of Specific Housing and Community Development Objectives.....	84
HUD Table 2C: Summary of Specific Housing and Community Development Objectives	85
G. Available Resources	90
H. Other Requirements.....	97
1. Anti-Poverty Strategy	97
2. Meeting Under-Served Needs.....	97
3. Public Housing Strategy	100
4. Lead-Based Paint Hazards	101
5. Barriers to Affordable Housing	103
6. Fair Housing.....	105
7. Geographic Priorities.....	108
8. Monitoring	109
Appendix A: County Citizen Participation Plan for FY 2006-2010	111
Appendix B: County Work Group and Expanded Work Group Participants	114
Appendix C: Private Market Assisted Housing Inventory	116
Appendix D: Geographic Priority Maps	119
Appendix E: Public Comments Summary.....	122

County Council Resolution (CR-41-2005)

DR-2

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2005 Legislative Session

Resolution No. CR-41-2005
Proposed by The Chairman (by request – County Executive)
Introduced by Council Member Dean
Co-Sponsors _____
Date of Introduction June 7, 2005

RESOLUTION

1 A RESOLUTION concerning
2 The Consolidated Plan for Housing and Community Development:
3 FY 2006-2010
4 For the purpose of approving and adopting the Consolidated Plan for Housing and Community
5 Development: FY 2006-2010.
6 WHEREAS, the United States Congress passed legislation in 1990 called the Cranston-
7 Gonzalez National Affordable Housing Act that mandated that jurisdictions receiving federal
8 entitlement funds for housing and community development activities to prepare a comprehensive
9 multi-year plan for use of those funds (the "Consolidated Plan"); and
10 WHEREAS, Prince George's County is the recipient of funds under five federal entitlement
11 programs covered by the Consolidated Plan, and these programs are the Community
12 Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency
13 Shelter Grant (ESG), Housing Opportunity for Persons with AIDS (HOPWA), and the American
14 Dream Downpayment Initiative (ADDI); and
15 WHEREAS, the purpose of the Consolidated Plan is to ensure that local jurisdictions
16 prepare a comprehensive long range plan for the use of federal funds, and submit to the U.S.
17 Department of Housing and Urban Development ("HUD") one planning document covering all
18 five entitlement programs; and
19 WHEREAS, the Consolidated Plan contains a housing market analysis and identifies the
20 County's goals for housing and community development; and
21 WHEREAS, the goals are addressed through a five year strategic plan for housing,
22 homelessness, special needs populations, community and economic development; and

1 WHEREAS, the Consolidated Plan also identifies federal, state and local resources
2 expected to be available and the institutional structure expected to carry out the Consolidated
3 Plan; and

4 WHEREAS, the Consolidated Plan outlines measures designed to increase home
5 ownership, reduce barriers to affordable housing, promote fair housing, reduce predatory lending
6 and foreclosure prevention, reduce the hazards of lead-based paint, address the needs of public
7 housing, and anti-poverty strategy; and

8 WHEREAS, the Consolidated Plan estimates the amount of federal entitlement funds
9 projected for proposed housing, community development, economic development and public
10 service activities in order to achieve the goals and carry out the objectives over a five year
11 period; and

12 WHEREAS, citizens, government agency representatives, and interested nonprofit and for
13 profit organizations were invited to present their views and concerns on the issues affecting the
14 people with disabilities, and other frail or vulnerable populations; and

15 WHEREAS, the objectives in the Consolidated Plan represent the policies articulated by
16 public officials, the views expressed by citizens and interest groups, and are based on factual
17 data collected and analyzed by researchers; and

18 WHEREAS, under the terms of Subtitle 15A of the Prince George's County Code, as
19 amended, the County Executive transmitted a Consolidated Plan for Housing and Community
20 Development: FY 2006-2010, and the County Council duly advertised and conducted a public
21 hearing on the Consolidated Plan for Housing and Community Development: FY 2006-2010;
22 and

23 WHEREAS, the County Council, in recognition of public testimony and on the basis of its
24 review and analysis of the Consolidated Plan, finds that said Consolidated Plan generally
25 conforms to the provisions and intent of Subtitle 15A, as amended, and accordingly desires to
26 endorse and approve the Consolidated Plan in order to continue to receive federal entitlement
27 funds from the U.S. Department of Housing and Urban Development.

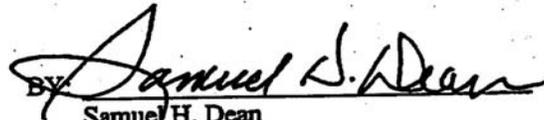
28 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
29 County, Maryland, that the "Consolidated Plan for Housing and Community Development: FY
30 2006-2010", enclosed herein and made a part hereto, a copy of which shall be marked for
31 identification by the Clerk of the County Council and maintained as a permanent record, is

1 hereby approved for submission to HUD.

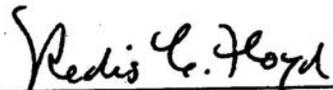
2 BE IT FURTHER RESOLVED that the County Executive or his designee is hereby
3 authorized and empowered as the official representative of Prince George's County to submit the
4 approved Consolidated Plan for Housing and Community Development: FY 2006-2010 to HUD,
5 along with all assurances contained therein, to act as necessary in connection with the
6 submission, and to provide such additional information to HUD as may be required.

Adopted this 26th day of July, 2005.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: 
Samuel H. Dean
Chairman

ATTEST:


Redis C. Floyd
Clerk of the Council

**Prince George's County Council
Agenda Item Summary**

Meeting Date: 7/26/2005
Reference No.: CR-041-2005
Draft No.: 2
Proposer(s): County Executive
Sponsor(s): Dean
Item Title: A Resolution approving and adopting the Consolidated Plan for Housing and Community Development: FY 2006-2010

Drafter: Thomas M. Thompson, Director, DHCD
Resource Personnel: Ricarda E. Jones, DHCD

LEGISLATIVE HISTORY:

Date Presented: _____ **Executive Action:** _____
Committee Referral: 6/7/2005 - THE **Effective Date:** _____
Committee Action: 7/14/2005 - NR
Date Introduced: 6/7/2005
Public Hearing: 7/11/2005 - 7:00 PM
Council Action (1): 7/26/2005 - ADOPTED
Council Votes: MB:A, WC:A, SHD:A, TD:A, CE:A, DCH:A, TH:A, TK:A, DP:A
Pass/Fail: P
Remarks:

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE

Date 7/14/2005

Committee Vote: No Recommendations, 3-0 (In favor: Council Members Campos, Dernoga and Exum).

Staff provided a summary of the resolution and referral comments that were received. CR-41-2005 is the 5-Year Consolidate Plan (Con Plan) that describes the County's goals and objectives to address priority needs related to affordable housing, homelessness, special needs populations, and community development, which includes economic development, revitalization, community infrastructure, and public services. The Con Plan is also the means to meet federal funding requirements for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), American Dream Down payment Initiative (ADDI), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The Director and staff of the Department of Housing and Community Development (DHCD) briefed the Committee on June 23, 2005, on the Con Plan. The Committee members raised several concerns which the Director incorporated into The "revised", Con Plan: Councilwoman Exum: 1) Does the Con Plan address any set asides for recruitment of teachers and not limiting them to Section 8 homes; she is interested in teachers having a certain priority to obtain funds for housing and believes that will assist in recruitment efforts; 2) As a whole, Ms. Exum

CR-041-2005(Draft 2)

Page 2 of 2

wanted to know if the Con Plan helps with the bigger picture of fulfilling needs in our recruitment efforts for more inspectors, officers; and 3) Ms. Exum wanted to know how the Con Plan can be used to address occupational hazard issues in home construction, i.e. workers getting killed or seriously injured on housing construction job sites and DER not having the manpower to handle these issues (in particular she mentioned a boarding house issue).

Councilman Dernoga: 1) Mr. Dernoga addressed pages 19 and 23 of the Con Plan and his concern that the County needs to address the issue of surrounding jurisdictions using the voucher portability program as a major cause of the housing problems; 2) Mr. Dernoga suggested that the Con Plan should include comparable data from jurisdictions in the metro area of their housing needs; and 3) He mentioned that legislation should be drafted to regulate rental permits and require inspections in order to handle the public safety issues and maintain control over people renting substandard housing.

After the Public Hearing, the Committee re-considered The Plan on July 15, 2005. As a result of the testimony received at the Public Hearing, the Director of DHCD recommended amending the Con Plan to include the following language, "increase homeownership, reduce predatory lending and launch foreclosure prevention campaign. The Committee took "No Recommendation." Therefore, the proposed amendment will be considered prior to enactment.

The Office of Law finds CR-41-2005 to be in proper legislative form.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This resolution will approve and adopt the Consolidated Plan for Housing and Community Development: FY 2006-2010 covering the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), Housing Opportunity for Persons with AIDS (HOPWA), and the American Dream Downpayment Initiative (ADDI) programs.

CODE INDEX TOPICS:

INCLUSION FILES:

I-ConsolidatedPlanFY2006-2010.pdf

EXECUTIVE SUMMARY

Prince George's County is a suburb situated north and east of Washington, D.C. It is the second largest jurisdiction in Maryland, containing 801,515 residents and 286,610 households in 2000. The County spans 485 square miles (320,100 acres). Prince George's County is qualified as an urban county entitled to receive funds from five Federal programs: American Dream Downpayment Initiative (ADDI), Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require submission of a *Consolidated Plan* for award of these federal funds.

In May 2005, the County prepared its *2006-2010 Consolidated Plan (The Plan) for Housing and Community Development*. It is a strategic plan that provides a course of action for building livable communities throughout Prince George's County and allows the County an opportunity to build on local assets and coordinate a response to the needs of the community. The *Consolidated Plan* was developed through a collaborative process involving local jurisdictions, low- and moderate-income residents, nonprofit and service providers, other local government agencies, adjacent jurisdictions, and other stakeholders.

The County has a number of challenges that are addressed in the *Plan*. Since 1990, the County's population increased by 10.8 percent and households increased by 12 percent. The median household income was \$55,256 and increased to \$63,400 in 2005. As the median households income increased so did the County's incomes below poverty level. In 1990, the poverty rate was 5.7 percent, in 2000, 7.7 percent, and according to the 2003 American Communities Survey, the 8.2 percent of the County's total population's income was below the poverty level. In addition, Prince George's County has one of the highest numbers of households paying greater than 30 percent of the median family income on housing costs as well as households living in overcrowded conditions. The *Plan* affords the County a framework to resolve these problems.

The *Plan* describes the County's goals and objectives to address priority needs related to affordable housing, homelessness, special needs populations, and community development, which includes economic development, revitalization, community infrastructure, and public services. The *Plan* includes performance measures that will permit the County to evaluate its efforts in resolving the needs. The demographic profile and housing market analysis helped the County identify areas of need and develop goals and priorities for community revitalization.

During the past few years, the housing market in the County has become very tight. In 2000, there were 286,610 occupied housing units. The table below details the structure of these units. Notice the vacancy rate is low – only 5.2 percent – indicating high demand for housing units. About two-thirds of housing units (177,177) are owner-occupied while just over a third is renter-occupied (109,433).

Housing Units in Prince George's County

Housing Units	Number of Units	Percentage of All Units
Owner-Occupied	177,177	59%
Renter-Occupied	109,433	36%
Vacant	15,768	5%

Source: Census 2000

At the same time, median housing prices started to rise much faster than median household incomes. In 2000, the median home value was \$145,600, while the median household income \$55,256. By March 2005, the housing prices increased by 86 percent (\$271,326), while the median household income increased by 15 percent (\$63,400). Thus, a large component of the vision of the *Plan* is to address affordability.

Over the next five years, the priorities will focus on (a) a comprehensive housing policy of increasing homeownership, rehabilitating existing single-family and multi-family housing and constructing new housing for the elderly and (b) geographic priorities of redeveloping the older established communities and the key highway corridors in the Developed Tier. The following goals were established to address these priorities. They promote regional partnerships and public/private investment, encompass the countywide goals as provided for in its *2002 Approved General Plan*, and reflect the economic development goal of expanding employment opportunities for low and moderate-income residents.

Housing and Community Development Goals

AFFORDABLE HOUSING GOALS		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
<i>Goal 1: Stabilize and Increase homeownership opportunities</i>	<u>Objective 1:</u> Provide \$50 million in single-family financing annually in low-interest rate mortgages	1,000 households by June 30, 2010
	<u>Objective 2:</u> Preserve and expand the supply of affordable housing by providing \$1.5 million in rehabilitation loans and grants annually to promote rehabilitation of existing housing, to include vacant and abandoned houses	200 housing units by June 30, 2010
	<u>Objective 3:</u> Provide down payment and closing cost assistance for first-time homeowners	800 households by June 30, 2010
	<u>Objective 4:</u> Assist families receiving rental assistance in becoming homeowners	50 households by June 30, 2010
<i>Goal 2: Support development of new and existing affordable rental properties</i>	<u>Objective 5:</u> Use tax-exempt bond allocation to finance the redevelopment of distressed multi-family housing	1,500 multi-family rental units by June 30, 2010
	<u>Objective 6:</u> Use tax-exempt bond allocation to finance the development of new quality affordable housing	500 multi-family rental units by June 30, 2010
	<u>Objective 7:</u> Support the development of surplus properties	500 housing units by June 30, 2010
<i>Goal 3: Provide housing subsidies</i>	<u>Objective 8:</u> Provide rental subsidies to low and moderate-income families	5,000 families per year

HOMELESS GOAL		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
Goal 4: Support the Prince George's County Continuum of Care goal of ending chronic and non-chronic homelessness by 2012	<u>Objective 9:</u> Support the development of permanent housing units for chronic homeless persons	Develop an estimated 50 additional permanent housing units by June 30, 2010
	<u>Objective 10:</u> Provide support to organizations to maintain and to help increase emergency shelter and transitional housing for the homeless	Provide 150 additional beds by June 30, 2010
	<u>Objective 11:</u> Support the operations of homeless shelters and transitional housing providers	Continue to serve an estimated 250 persons by June 30, 2010
	<u>Objective 12:</u> Support intensive case management, housing counseling and job training for homeless individuals and families	Continue to serve an estimated 200 persons by June 30, 2010

GOAL FOR SPECIAL NEEDS POPULATIONS		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
Goal 5: Assist in the provision of housing options for persons with special needs	<u>Objective 13:</u> Finance accessibility alterations for existing owner-occupied and rental (including multi-family) units	Modify an estimated 500 household units by June 30, 2010
	<u>Objective 14:</u> Provide services to homeowners and renters who are elderly and disabled	Finance the provision of services to 50 elderly, and 50 disabled households by June 30, 2010

	<u>Objective 15:</u> Provide annual rental assistance to households with HIV/AIDS	Finance the provision of annual rental subsidies to 100 households with HIV/AIDS by June 30, 2010
	<u>Objective 16:</u> Use tax-exempt bond allocation to finance the development of affordable rental housing for seniors and persons with special needs	500 Units by June 30, 2010

ECONOMIC DEVELOPMENT GOAL		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
<i>Goal 6: Support employment opportunities for low- and moderate-income persons, small business entrepreneurship, and the development of community revitalization activities in the Developed Tier</i>	<u>Objective 17:</u> Expand employment opportunities for low and moderate income residents	Assist 1,600 low and moderate income residents to obtain full time employment through June 30, 2010
	<u>Objective 18:</u> Support the Economic Development Corporation's strategic plan.	Assist or finance 50 small and minority business in the Developed Tier by June 30, 2010
	<u>Objective 19:</u> Support high impact mixed use and mixed income redevelopment projects in the Developed Tier	Complete projects in the following corridors: Gateway/Route 1, Landover Rd/Route 202, Annapolis Rd/Route 450, Central Ave/ Route 214, Pennsylvania Ave/ Route 4, Suitland Community, and Branch Ave

COMMUNITY REVITALIZATION AND INFRASTRUCTURE GOAL		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
<i>Goal 7: Improve the safety and livability of neighborhoods</i>	<u>Objective 20:</u> Develop or rehabilitate various public facilities that provide services to low and moderate-income persons	Assist public and non-profit organizations in the renovation of 100 public facilities through June 30, 2010
	<u>Objective 21:</u> Improve and/or expand community facilities and infrastructure to serve county and municipal residents	Construct or repair streets, sidewalks, curb and gutter, driveways, water, sewer, and storm drainage improvements to serve 32,500 low and moderate-income residents through June 30, 2010

PUBLIC SERVICES GOAL		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
<i>Goal 8: Improve the quality of life by providing needed public services</i>	<u>Objective 22:</u> Provide employment and literacy training to low income persons	Provide 20,000 persons with training for literacy and employment in new and expanding business through June 30, 2010
	<u>Objective 23:</u> Provide housing counseling, fair housing/predatory lending, and foreclosure prevention training for low and moderate-income persons	Provide housing for homeownership and fair housing training to 5,000 persons through June 30, 2010
	<u>Objective 24:</u> Provide needed services for seniors and the frail elderly	Provide 2,500 seniors and frail elderly with health, safety, transportation and related services through June 30, 2010

	<p><u>Objective 25:</u> Provide health care services to low and moderate-income persons, elderly and frail elderly persons, immigrants and families</p>	<p>Provide 25,000 low and moderate-income persons, elderly and frail elderly persons, immigrants and families with needed health care services through June 30, 2010</p>
	<p><u>Objective 26:</u> Provide transportation for low income and disabled adults</p>	<p>Provide 500 persons needing transportation services, especially those residing in rural areas through June 30 2010</p>
	<p><u>Objective 27:</u> Provide services to homeless individuals and families and those at risk of becoming homeless, including foreclosure counseling</p>	<p>Stabilize crisis situations for 75,000 homeless persons or those at risk of becoming homeless through June 30, 2010</p>
	<p><u>Objective 28:</u> Provide housing counseling and related services for persons with disabilities</p>	<p>Assist 1,500 persons with disabilities to pursue homeownership through June 30, 2010</p>
	<p><u>Objective 29:</u> Provide supportive services to at risk children and youth, including supportive educational services</p>	<p>Assist 4,000 children and youth with needed supportive services through June 30, 2010</p>
	<p><u>Objective 30:</u> Provide supportive services to persons with disabilities</p>	<p>Assist 2,000 persons with disabilities with needed supportive services through June 30, 2010</p>

Each year, Prince George's County receives over \$106 million dollars in federal, state and local funds. Federal funds are provided to State and local governments in the form of annual entitlements and competitive grants. The following is a summary of available funding resources as an implementation mechanism the County will use each year to address the goals and objectives describe in the *Consolidated Plan*.

**Housing and Community Development
FY 2006 Funding Resources**

Program Name	Anticipated Funding Amount
Community Development Block Grant	\$7,843,400
HOME Investment Partnership	\$3,878,079
American Dream Downpayment Initiative	\$146,921
Emergency Shelter Grant	\$544,620
Housing Opportunities for Persons with AIDS	\$2,839,100
Maryland Housing Rehab Program	\$550,000
Weatherization	\$250,000
Public Housing Modernization/Capital Fund	\$450,000
Conventional Housing	\$3,009,300
Rollingcrest Village	\$295,300
Homeownership – Marcey Avenue	\$26,700
Bond Program	\$480,000
Section 8 Housing Choice Voucher	\$48,128,400
Section 8 Moderate Rehab	\$1,836,700
Section 8 Substantial Rehab	\$5,878,000
Rental Allowance Program	\$136,600
Continuum of Care	\$2,000,000
Capital Improvement Program	\$3,000,000
General Fund	\$1,900,000
HUD Economic Development Initiative	\$700,000
Annual Bond Allocation	\$23,581,699
CDBG Section 108 Loan Guarantee Program	\$4,000,000
Total	\$106,701,819

I. CITIZEN PARTICIPATION PROCESS

Consultations

Prince George's County Department of Housing and Community Development, the lead agency, initiated the process of updating its *Consolidated Plan* by establishing a Work Group, which was composed of key program staff from various County and State agencies. (See Appendix B) These agencies are the service providers responsible for planning, housing, homelessness, economic development, revitalization, community infrastructure, and public services in the County. The "Work Group" members provided the lead agency with their current plans showing their needs identification, goals, and objectives to meet these needs. This need identification plus the trends in demographics, housing, and income were assembled in the format of the HUD Tables required for the *Consolidated Plan*.

The *Consolidated Plan* goals and objectives must be consistent with the County's *Approved General Plan* and other County planning efforts, particularly that for quality affordable housing, homelessness, economic development, and revitalization. This was accomplished by organizing an "Expanded Work Group", which included service providers plus members of the Community Development Block Group Proposal Advisory Group (PAG), Council Advisory Committee (CAC), and municipalities.

On March 4, 2005 the Department of Housing and Community Development sponsored a work session with the "Expanded Work Group". Thirty members were in attendance. The purpose of the work session was to assist the County with prioritizing needs and developing goals for the next five years. The information provided include demographic information, housing, homeless and special needs population data, the County's *Approved General Plan*, and the Continuum of Care plan.

Public Notices

During the development of the *Consolidated Plan*, the County solicited comments on housing and community needs and goals. Public notices were advertised in three local newspapers (The Gazette, The Sentinel, and The Prince George's Post), on the County's website, and provided to community organizations, municipalities, and interested parties describing the contents and purpose of the *Consolidated Plan*.

Public Hearings

Two community forums were held to solicit comments on the housing and community needs and goals of the County. The first forum was held on April 7, 2005 in Hyattsville and the second was held on June 8, 2005 in Largo. A public hearing was held on July 11, 2005 by the County Council to obtain final comments from the residents and for consideration and adoption. Summaries of comments received during the development and completion of the *Consolidated Plan* are listed in Appendix E.

II. COMMUNITY PROFILE

A. Prince George's County and the Region

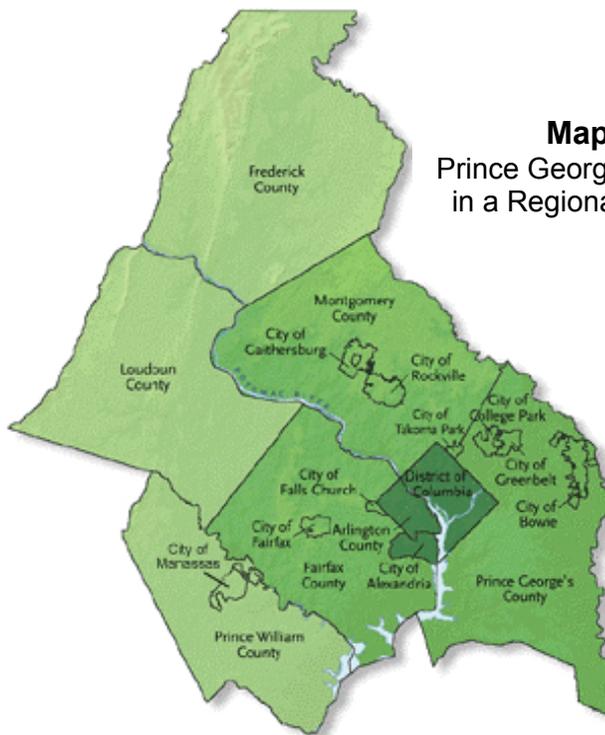
Prince George's County was formed from land in Calvert and Charles Counties by an act of the General Assembly on St. George's Day, April 23, 1696. The County was named for Prince George of Denmark, husband of Princess Anne, heir to the throne of England.

Prince George's County is one of the 3,141 counties and county-equivalents of the United States and 24 counties in Maryland. The County is composed of 485 square miles of land and a population of approximately 821,368 in 2003, according to the American Communities Survey. With an estimated 65 percent of residents reported as African-American on the 2003 profile and another eight percent being classified as Hispanic, Prince George's County is one of the wealthiest predominately African-American counties in the United States. The County wraps around the eastern, northeastern and southeastern borders of the nation's capital city and is part of the Washington DC-MD-VA-WV Primary Metropolitan Statistical Area (PMSA) (Map 1). Prince George's County is not only a community of diverse race and ethnicity, but also one with dissimilar neighborhoods.

The County as a growing middle class, is home to a major research university and large federal facilities, and contains a skilled workforce. Because of the County's flourishing economy and relatively low land costs, a high number of companies are relocating from other areas to Prince George's County. About a dozen such moves have occurred recently, including DPC Technologies, which moved from Gaithersburg, MD and GES Exposition Services, which relocated from Lorton, VA.

Expanding firms are making the choice to reside in Prince George's County. Some of the factors that helped with this decision are

competitively priced land and buildings, an integrated transportation system, proximity to Washington, DC, the Revitalization Tax Credit, a new High Technology Incentive Package, and Enterprise Zone benefits. The County also has a foreign trade zone and six state enterprise zones within its boundaries.



Map 1
Prince George's County
in a Regional Context

Created by: Washington Metropolitan Council of Government

B. County Government

The **Charter** of Prince George's County provides for a Council/Executive form of government; therefore, the County is composed of the Executive and Legislative branches. The Judicial Branch consists of the County's Circuit Court, the state District Court, the Court of Special Appeals and Court of Appeals.

The **Executive Branch** implements and enforces the laws of Prince George's County and provides executive direction to the government. Its chief executive officer is the **County Executive**. Over 30 executive branch departments and agencies help to deliver services to County residents. Libraries, Public Works and Transportation, and Police are just a few.

The **Legislative Branch** consists of the **County Council**. All legislative powers of the County are vested in the County Council. In addition, the County Council sits as the District Council on zoning and land use matters, and as the Board of Health on health policy matters.

The **Judicial Branch** is responsible for the resolution of all matters involving civil and criminal law in the County. The Circuit Court for Prince George's County is the trial Court of general jurisdiction that has full common law equity powers in all civil and criminal cases, along with additional powers and jurisdiction conferred by the Constitution. It is the only court in the County having the authority to conduct jury trials. Its jurisdiction is very broad and it handles major civil cases and more serious criminal cases. Additionally, there is the District Court of Maryland, the Court of Special Appeals, and the Court of Appeals.

The current Executive is Jack B. Johnson. The County Executive believes that every resident, employer and employee in Prince George's County is entitled to a clean, healthy and safe environment in which to live and work. As a result, the County Executive launched a strategic plan called the *Livable Communities Initiative*.

The *Livable Communities Initiative (LCI)* is an exciting Strategic Plan that will guide, support, and assist the government, residents, and businesses in the creation and implementation of principles that will result in a healthy, safe, litter free environment and promote more livable communities in Prince George's County, one community at a time.

The County Council is made up of nine members:

Council District	Council Member
District 1	Thomas E. Dernoga, Vice Chair
District 2	Will Campos
District 3	Thomas R. Hendershot
District 4	Douglas J.J. Peters
District 5	David Harrington
District 6	Samuel H. Dean, Chair
District 7	Camille Exum
District 8	Tony Knotts
District 9	Marilyn M. Bland

The Prince George's County Council is committed to fostering partnerships and encouraging public involvement with citizens, community leaders and other elected officials of Prince George's County. Every decision made and every service offered shall be provided in an open, honest and efficient manner committed to the needs of the County as a whole in an unbiased and fair manner. The Council's Core Values are guided by the following:

Creative Problem-Solving: The Council will strive to find creative solutions to issues and concerns in order to enhance the quality of life for Prince George's County citizens and residents, of both present and future generations.

Fiscal Responsibility and Stewardship: The Council bears fiduciary responsibility for stewardship of the County's resources. The Council will support efforts to ensure County tax dollars are spent in a prudent and efficient manner.

Teamwork Through Share Leadership: The Council operates as a team in a spirit of shared leadership. Council Members represent Prince George's County as a whole and make decisions considering first the good of the County, and second, the good of their individual geographic districts and the constituents of those districts.

Professionalism: The Council will endeavor to work with integrity and professionalism in a collaborative and cooperative manner with local, state and federal governmental branches or entities as well as elected and appointed officials from neighboring jurisdictions.

The County is also administered through numerous agencies, including the Department of Housing and Community Development (DHCD). DHCD's mission is to build and revitalize homes, businesses and communities. The Department provides quality housing, homeownership opportunities and access to wealth opportunities for Prince George's County residents. The primary beneficiaries of DHCD's programs are the residents and businesses located in the "developed tier" or "gateway communities" of the County. In general the customer focused, results-oriented staff use innovative planning, creative financing, and aggressive craftsmanship in partnership with all

stakeholders to enhance and rejuvenate the quality of life for the residents of Prince George's County.

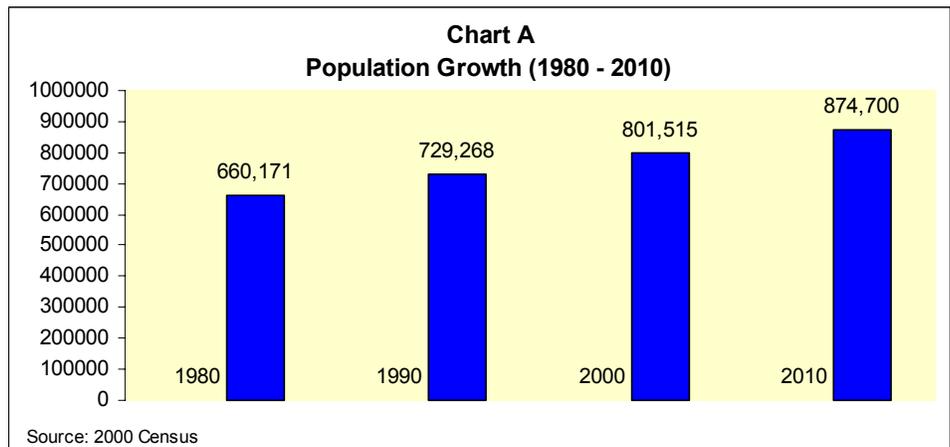
Three other agencies, whose activities impact the County's housing and community development needs, have budgets that are determined by the County government while retaining certain autonomy over their operations. They are:

- The Maryland-National Capital Park and Planning Commission (M-NCPPC) which is a bi-county agency that manages public parkland and provides land use planning with administration shared between Prince George's and Montgomery Counties,
- The Washington Suburban Sanitary Commission (WSSC) which is also a bi-county agency that provides water and sewer service to Montgomery and Prince George's Counties, and
- Washington Metropolitan Transit Authority (WMATA), which is overseen by the Washington Suburban Transit Commission, whose budget includes County appropriations for debt service and operating cost.

C. County Socio-Economic Trends

Population

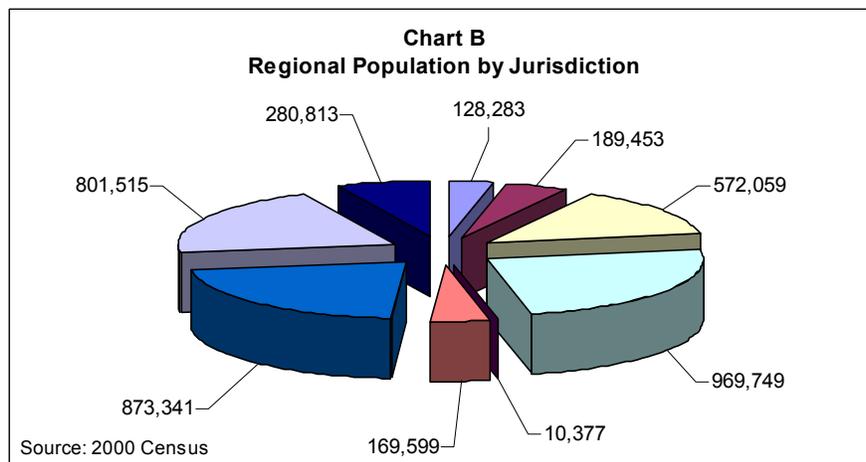
Population in Prince George's County continues to grow. Between 1990 and 2000, population increased by 10 percent (72,247). By 2000, Census data showed 801,515 residents in the County. In 2010, the County's population is projected to



increase from 801,515 to 874,700, an increase by 9.1 percent. (See **Chart A**)

In particular, the County's female population has consistently increased over the past three decades, making up 52.2 percent of the total population in 2000. The County also continues to see growing numbers of children in its elementary schools. In 2000, the County had 181,396 children between the ages of 5 and 19 years old. The school age population increased as children under five (57,070 in 2000) entered school. Population counts in 2000 showed that there were 500,228 adult residents between the ages of 20 and 64 years old, and 61,951 residents who were 65 or older, representing 7.7 percent of the County's population in 2000.

Twenty-percent (20%) of the total population in the Washington Metropolitan region resides in Prince George's County. Fairfax County has the largest population (24 percent) and Montgomery County is the second largest at 22 percent in the region. The City of Falls Church has the least. (See **Chart B**)



Jurisdiction		2000 Population
■	City of Alexandria	128,283
■	Arlington County	189,453
■	District of Columbia	572,059
■	Fairfax County	969,749
■	City of Falls Church	10,377
■	Loudoun County	169,599
■	Montgomery County	873,341
■	Prince George's County	801,515
■	Prince William County	280,813
Total:		3,995,189

Concentrations of Population Growth

Many areas within Prince George's County have absorbed an increase in population. The largest concentration of population growth has occurred in the eastern and southern portion of the County, near major roadways, such as Route 301 and the Indian Head Highway. The second largest number of new residents are scattered throughout the middle north-south "band" of the County.

Communities inside and near the Capital Beltway, however, have been losing residents over the years. M-NCPPC studies show that, in nearly all cases, these changes are not due to an out-migration of persons but to a decrease in household size. Household size, as indicated below, has been declining steadily not only in these County areas but, throughout the United States as well.

One way to compensate for population losses due to decreasing household size is to build more housing units. In many areas, there is still vacant land that can be

developed for new homes. However, in older communities, large tracts of vacant land suitable for housing construction are not available.

Racial and Ethnic Populations

According to the 2000 Census, the majority or 63 percent of the County's residents are black or African American, 27 percent are white, 3.9 percent are Asian or Pacific Islander, 3 percent are American Indian, and the remaining 6 percent of the population are made up of "some other race" and "two or more races". Since 1990, the black or African American increased by 36 percent, while the white population decreased by 31.1 percent. Between 1990 and 2000, the Hispanic or Latino population increased by 96.4 percent (27,886). In 2000, the population was 56,813, which is 7.1 percent of the County's population. (See table below)

Racial and Ethnic Population (1990-2000)

Race	1990	Percent	2000	Percent	Percent Change 1990-2000
Total	729,268	100%	801,515	100%	10%
Not Hispanic or Latino	700,341	96%	744,702	92.9%	6.3%
Black or African American	366,114	52.2%	498,074	67%	36%
White	303,149	43.3%	195,222	26.2%	-35.6%
American Indian, Eskimo or Aleut	2,694	.3%	2,146	.3%	-20.3%
Asian or Pacific Islander	27,298	4%	30,631	4%	12.2%
Others*	1,086	.2%	18,629	2.5%	N/A
Hispanic or Latino	28,927	4%	56,813	7.08%	96.4%

*Other: Includes census category "some other race" and "two or more races"

Source: 2000 Census

The majority of the Black or African American population in the region lives in Prince George's County and the District of Columbia. The majority of the White and Asian populations live in Fairfax County and Montgomery County. The majority of the Hispanic or Latino population in the region is located in Fairfax County and Montgomery County. Approximately 14 percent of the total Hispanic or Latino population in the region is in Prince George's County. (See table below)

Racial and Ethnic Population by Jurisdiction

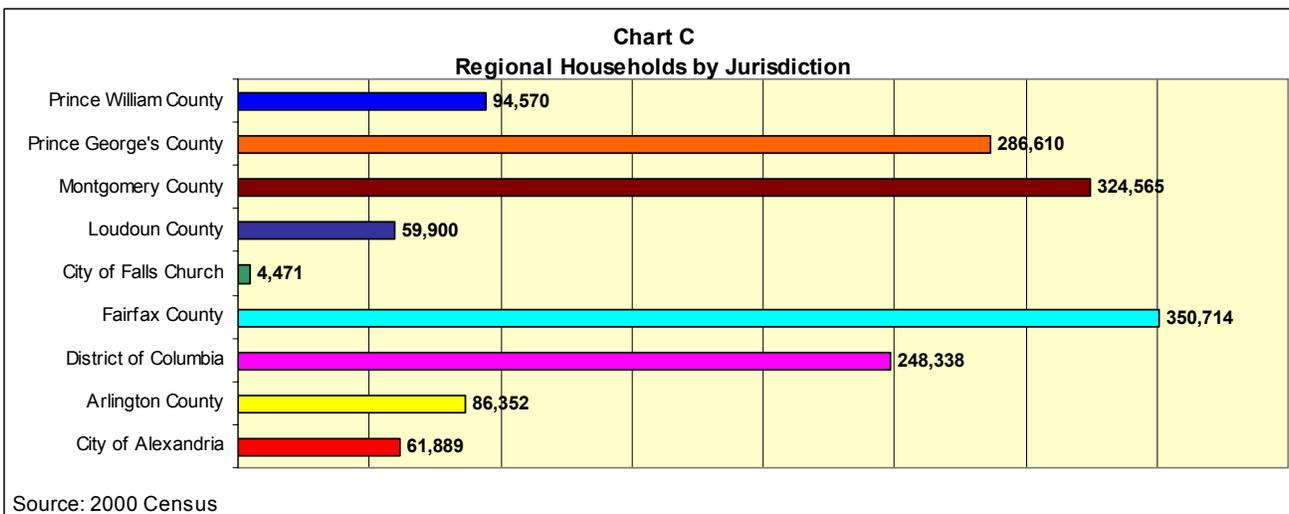
Jurisdiction	Total	Black or African American Alone	White Alone	American Indian, Eskimo or Aleut Alone	Asian or Pacific Islander Alone	Others* Alone	Hispanic or Latino
City of Alexandria	128,283	27,956	68,937	297	7,038	5,308	18,747
Arlington County	189,453	17,344	114,696	668	15,851	5,682	35,212
District of Columbia	572,059	340,061	158,617	1,560	14,896	11,910	45,015
Fairfax County	969,749	80,251	623,434	1,948	123,977	33,277	106,862
City of Falls Church	10,377	256	8,273	1,837	674	264	892
Loudoun County	169,599	11,346	134,705	409	8,987	4,035	10,117
Montgomery County	873,341	128,252	518,456	18	98,193	26,294	100,309
Prince George's County	801,515	498,074	195,222	2,146	30,631	18,629	56,813
Prince William County	280,813	51,830	181,477	1,107	10,553	8,580	27,266
Total	3,995,189	1,155,370	2,003,817	9,990	310,800	113,979	401,233

Other: Includes census category "some other race" and "two or more races"
 Source: 2000 Census

Household Growth, Composition and Size

According to the 2000 Census, there are 286,610 households in the County, which is an increase by 28,599 households between 1990 and 2000. Continued growth is expected to add 33,840 households by 2010. By then, there are expected to be 320,450 households in Prince George's County.

When compared to the Washington Metropolitan region, the County has the third largest number of households and Fairfax County has the highest. (See **Chart C**)



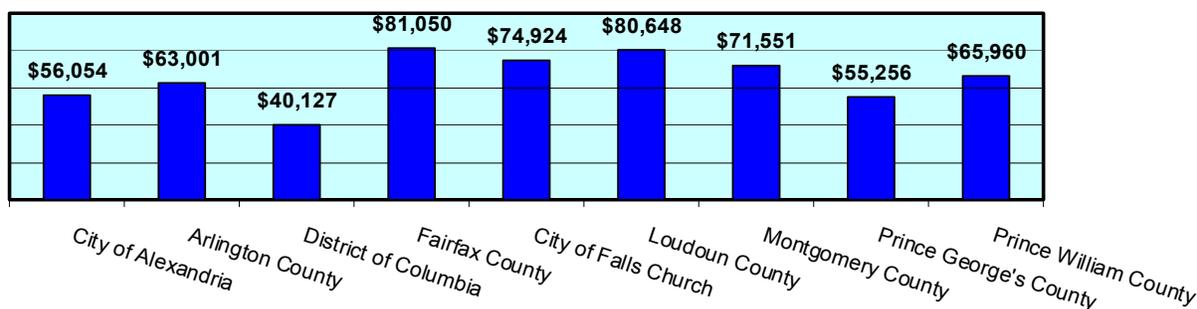
While the number of households in the County continues to increase, the number of people living in these homes continues to decline. The size of Prince George's County

households dropped from an average of 2.89 persons in 1980 to 2.76 persons in 1990 and 2.74 persons in 2000 and is expected to decline to 2.66 persons by 2010. This downward trend parallels the trend in U.S. household size.

Income Characteristics

Over the past three decades, the County's median household income has grown steadily. According to the 2000 Census, the County's household median income was \$55,256, compared to \$43,127 in 1990. Currently the County's median household income is \$63,400.

Chart D
Regional Median Household Income by Jurisdiction



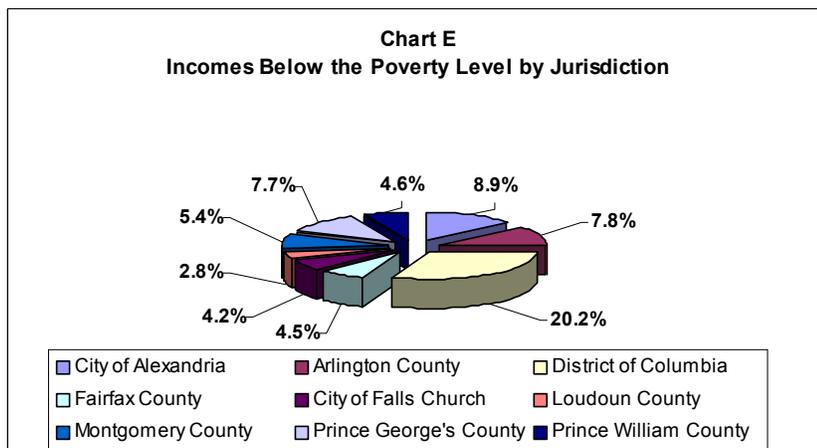
Source: 2000 Census

According to the 2000 Census, the County's median household income is below the region's average median household income (\$65,396). Fairfax County, City of Falls Church, Loudoun County and Montgomery County are amongst the highest. (See **Chart D** above)

Incomes Below the Poverty Level

In 2000, 7.7 percent of the total population in Prince George's County had incomes below poverty level. In comparison, the District of Columbia, Arlington County, and the City of Alexandria had higher percentage rates than the County. Loudoun County has the lowest poverty rate.

Chart E
Incomes Below the Poverty Level by Jurisdiction



Source: 2000 Census

The County's poverty level is increasing. In 1990, 41,282 individuals were below poverty level and according to the 2003 American Communities Survey 67,085 individuals or 8.2 percent of the County's total population was below poverty level.

III. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

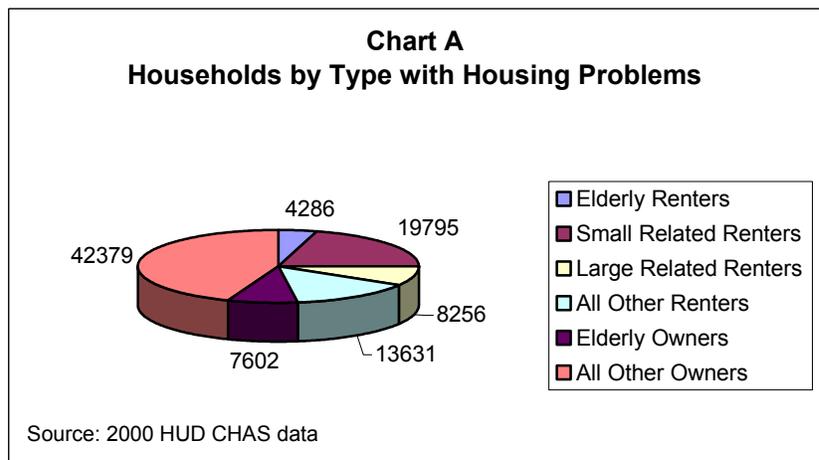
A. Affordable Housing Needs

The following discussion and analysis of the need for affordable housing in Prince George's County is based primarily on the federal Comprehensive Housing Affordability Strategy (CHAS) data. (See Housing Assistance Needs by Households and Income table on page 23) The CHAS data is preliminary data prepared from 2000 U.S. Census data. These preliminary data estimate the significant current needs for housing assistance by income and family status. Generally, the discussion analyzes both the need for affordable housing and investigates the supply or stock of affordable units (i.e., a market analysis).

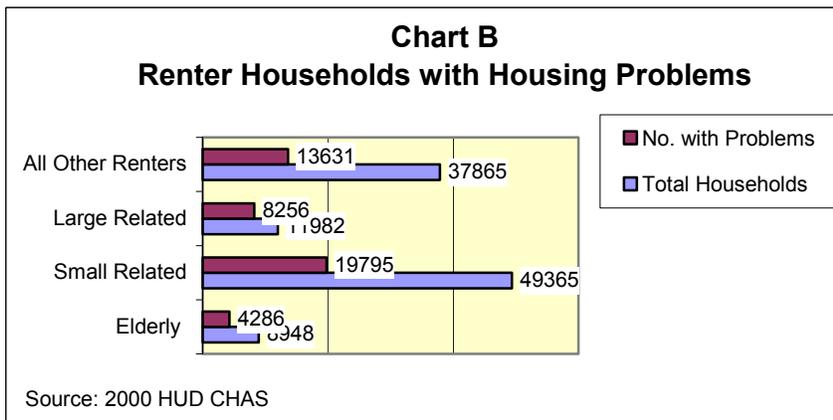
Information is provided separately for extremely low-income (0 - 30 percent of median family income (MFI)), low-income (31 to 50 percent MFI), moderate-income (51 to 80 percent MFI), and middle to high-income (greater than 80 percent MFI) households. Data are also detailed for households by tenure type (renter/owner) and for different family categories (such as the elderly, large families and single persons). It describes the extent to which "any housing problems," are being experienced by extremely low-, low-, moderate-, and middle to high-income renters and owners. HUD defines "any housing problems" as housing with cost burdens greater than 30 percent of income and/or overcrowding and/or without complete plumbing or kitchen facilities.

1. Housing Problems and Needs

Approximately 95,950 or 34 percent of the County's total households experience some type of housing problems. **Chart A** shows the number of households by type that are faced with housing problems.



Renter Households with Housing Problems



Forty-eight percent (48%) of the total households that experience housing problems are renters.

Over 70 percent are considered extremely low-to low- income (0-50 percent of the median family income (MFI)).

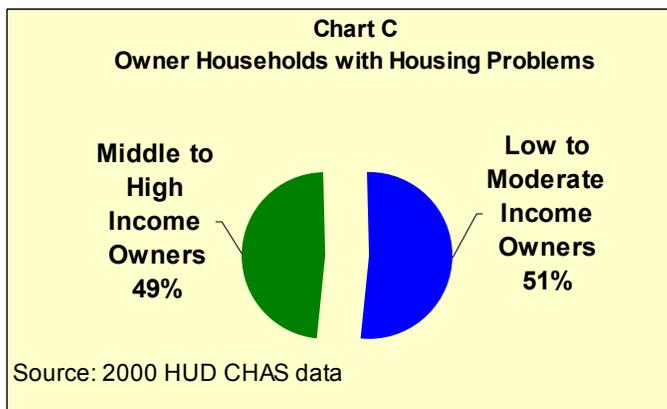
While the majority of the renters are “small related” and “all other households”, elderly and large related renters experience more housing problems. According to the 2000 HUD CHAS data, approximately 69 percent of the large related and 48 percent of the elderly have housing problems, while 40 percent of the “small related” renters have housing problems. (See **Chart B**)

While the majority of the

Owner Households with Housing Problems

Fifty-two percent or 49,981 of the County’s total households experiencing housing problems are owners.

Over 50 percent of the owners have income between 0 and 80% of the median family income (MFI). (See **Chart C**)



Overburdened Households by Jurisdiction

The Metropolitan Washington Council of Government “Our Changing Region” Census 2000 report shows nearly one third of all households in the region dedicate 30 percent or more of their monthly income to rent or mortgage payments. This represents a 10.6 percent increase since 1990. (See table below)

Overburdened Households by Jurisdiction

Jurisdiction	Total Units*	Households Paying Greater than 30% MFI	Households Paying Greater than 50% MFI
City of Alexandria	50,975	23,066	5,543
Arlington County	70,781	29,692	7,413
District of Columbia	202,001	103,314	33,119
Fairfax County	6,356	1,620	618
City of Falls Church	3,624	1,128	360
Loudoun County	49,344	7,198	3,069
Montgomery County	259,565	71,616	26,548
Prince George's County	247,492	73,272	27,962
Prince William County	83,824	17,160	6,485
Total	973,962	328,066	111,117

Source: Metropolitan Washington Council of Government Our Changing Region Census 2000 Report
 Note: "Total Units" include only owner-occupied units with a mortgage payment and renter-occupied units with cash rent.

Based on the Metropolitan Washington Council of Government Census 2000 report above, Prince George's County has one of the highest numbers of household paying greater than 30 percent of the median family income on housing costs.

Overcrowding and Substandard Conditions

As defined by the HUD, households are overcrowded when there are more than two persons per room. There are 3,370 households living in overcrowded conditions in Prince George's County. This represents 1.2 percent of the total households in the County. Twenty-three percent (23%) of the total households living in overcrowded conditions in the region live in Prince George's County. The County is ranked second in the region. The majority are renters. (See table below)

Households Overcrowded by Jurisdiction

Jurisdiction	Owner-Occupied Units	Renter-Occupied Units	Total
City of Alexandria	108	1,073	1,181
Arlington County	262	1,665	1,927
District of Columbia	385	4,762	5,147
Fairfax County	12	66	78
City of Falls Church	6	11	17
Loudoun County	25	62	87
Montgomery County	479	2,006	2,485
Prince George's County	398	2,972	3,370
Prince William County	172	277	449
Total	1,847	12,894	14,741

Source: Metropolitan Washington Council of Government Census 2000 Report

Two percent (4,926) of the total households live in substandard conditions (without complete plumbing, kitchen facilities or telephones). Most overcrowding and substandard conditions occur in extremely low- and low-income renter households, especially in households with large families.

Housing Assistance Needs by Households and Income

Household by Type, Income & Housing Problem	Renters					Owners			
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	All Other Owners	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Extremely Low-Income (> 30% MFI)	3,848	7,865	2,381	7,050	21,144	3,635	5,113	8,748	29,892
% with any housing problems	63%	82%	87%	76%	77%	76%	83%	80%	78%
No. of Priority Housing Needs	2,418	6,426	2,083	5,344	16,270	2,752	4,230	6,982	23,252
2. Low-Income (31 to 50% MFI)	1,847	10,809	2,808	6,376	21,840	4,109	7,839	11,948	33,788
% with any housing problems	72%	69%	83%	78%	74%	42%	83%	69%	72%
No. of Priority Housing Needs	1,322	7,418	2,341	4,992	16,074	1,714	6,530	8,244	24,318
3. Moderate-Income (51 to 80% MFI)	1,053	9,148	2,275	8,746	21,222	3,862	12,729	16,591	37,813
% with any housing problems	27%	29%	68%	27%	32%	31%	71%	62%	45%
No. of Priority Housing Needs	284	2,653	1,540	2,356	6,833	1,202	9,101	10,303	17,137
4. Middle to High-Income (>80% MFI)	2,200	21,543	4,518	15,693	43,954	18,089	119,382	137,471	181,425
% with any housing problems	12%	15%	51%	6%	16%	11%	19%	18%	17%
No. of Priority Housing Needs	264	3,254	2,291	1,004	6,813	1,917	22,415	24,332	31,145
5. Total Households	8,948	49,365	11,982	37,865	108,160	29,695	145,063	174,758	282,918
% with any housing problems	48%	40%	69%	36%	43%	26%	29%	29%	34%
No. of Priority Housing Needs	4,286	19,795	8,256	13,631	45,968	7,602	42,379	49,981	95,950

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

Note: "Any Housing Problems" is defined as housing with cost burden greater than 30% of income and/or overcrowding and/or without complete plumbing or kitchen facilities. Number of households takes into consideration rounding of percentages.

2. Housing Characteristics and Market Analysis

Based on the 2000 Census, there are 302,378 housing units in Prince George's County. Fifty percent of these units are single-family detached structures and 15 percent are attached, and roughly 35 percent have between three or more units per structure. An estimated 25 percent of the houses were built before 1960, another 35 percent were built between 1960 and 1990, and only 46,986 units or 16 percent of the housing stock has been built since 1990. The typical residence in Prince George's County has five or six rooms, but 45,642 or 15 percent of the residences are large with more than nine rooms. An estimated 95 percent of the housing is occupied and five percent are vacant.

Thirty eight percent of the County's housing is rented and 62 percent is owner-occupied. Of the owner-occupied units, only 10 percent are valued between \$50,000 and \$100,000, with the median house cost being \$145,600. Of the renter-occupied units, 75 percent pay between \$500 and \$1,000 in monthly gross rent. Also as indicated by 2000 Census data, 34 percent of all renters spend more than 30 percent, while 25 percent of all renters spend more than 35 percent of monthly income for rent. Comparatively, 28 percent of all homeowners spend more than 30 percent of their monthly income for housing with 20 percent pay more than 35 percent.

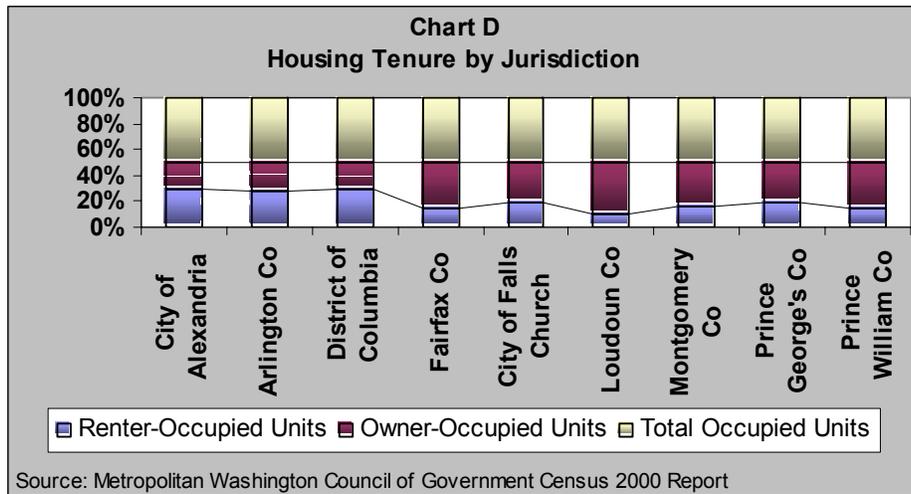
According to Fannie Mae Foundation and the Urban Institute's 2004 Housing in the Nation's Capital report, the regional economic boom is intensifying housing market pressures. Studies showed from 1990 to 2000, housing production failed to keep pace with population growth, causing significant declines in both rental and homeowner vacancy rates. Rapid increases in both home sale prices and rents reflect increasingly tight housing market conditions across the region. During this same period, the share of homes reasonably priced for lower-income families dropped.

In addition, levels of housing hardship throughout the region are high. Low and moderate-income families supported by full-time receptionists to teachers, nurses or firefighters, for example struggle with unaffordable housing costs.

Many people in Prince George's County like teachers, police officers, nurses, social workers and firefighters have salaries ranging \$35,000 to \$70,000, in the context of Self-Sufficiency Standards. According to residents of the County families within these ranges do not have a great comfort security level. While they may not be below the federal poverty guidelines, they are faced with difficulties in their plight particularly in terms of sustained economic development.

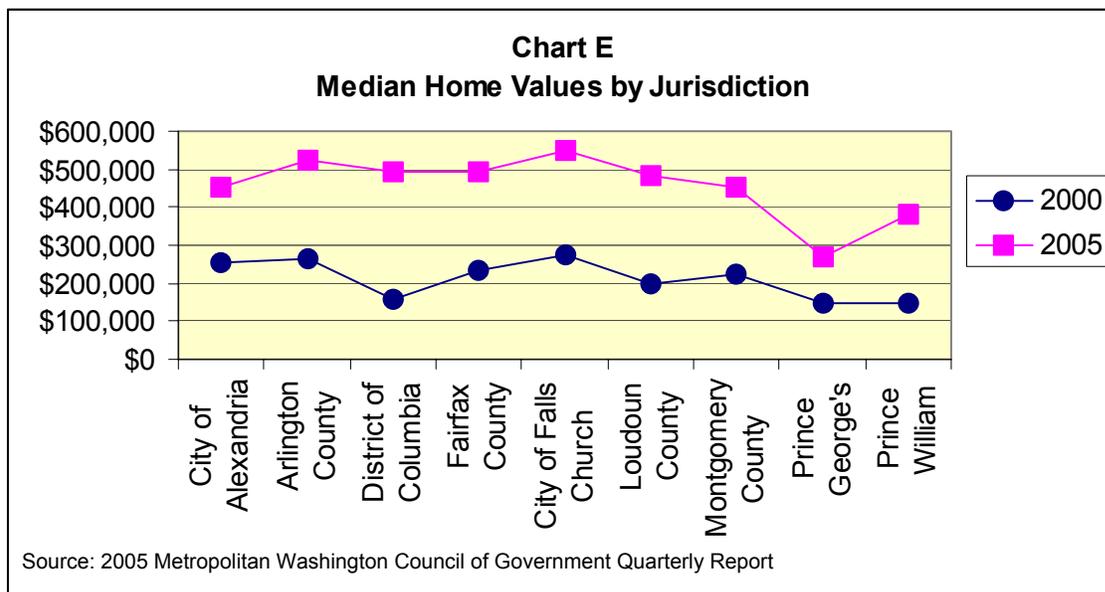
Housing Tenure by Jurisdiction

Approximately 60 percent of the total occupied housing units in the region are owner-occupied. The City of Alexandria, Arlington County, and the District of Columbia are the only jurisdictions with more renter-occupied units than owner-occupied units. The majority of the remaining jurisdictions housing units are owner-occupied. (See **Chart D** below)



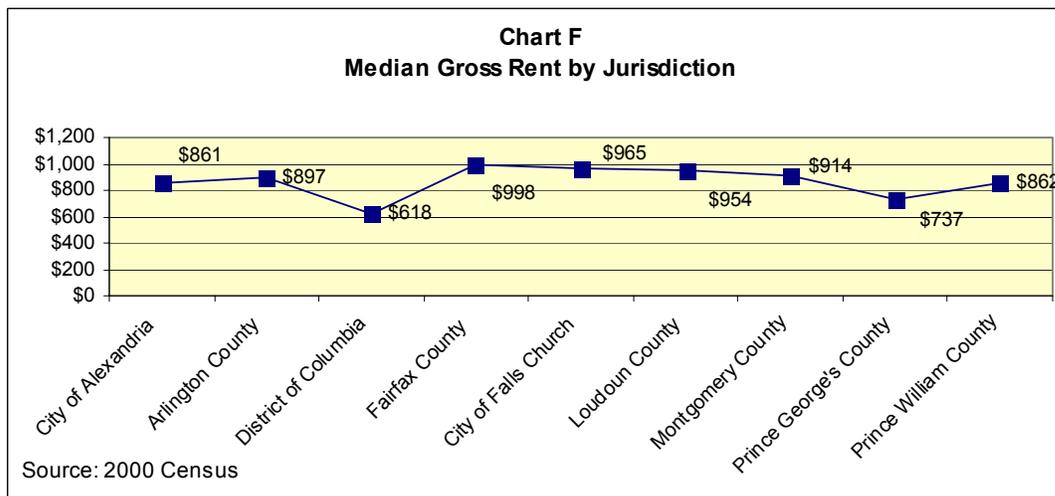
Median Home Values by Jurisdiction

In March 2005, the County's median home value increased to \$271,326, which is a significant increase since 2000 (\$145,600). While the County's home values are increasing, it is considered an area where lower value homes are heavily concentrated in comparison to neighboring jurisdictions such as the City of Falls Church (\$547,751), Arlington County (\$523,757), the District of Columbia (\$494,390) and Montgomery County (\$454,744). (See **Chart E** below)



Median Gross Rent by Jurisdiction

In 2000, the median gross rent for the region was \$821. Prince George's County had one of the least expensive rental housing with the median gross rent equaling \$737. The median gross rent reveals a distribution pattern similar to that of the median home values where the County's home values were lower than other jurisdictions. (See **Chart F**)



Housing Assistance Programs in Prince George's County

An effective way to improve the quality and affordability of housing for limited-income families is through the County's housing assistance programs. The County leverages its available resources by encouraging and forming partnerships with many nonprofit and for-profit organizations by applying to HUD for grants, and by accessing State and local funding resources for housing assistance programs that address its housing needs. Programs include:

Tax-exempt Bond and HUD Section 8 Housing Choice Voucher Programs

Prince George's County Housing Authority manages private market assisted housing through its tax-exempt bond and HUD Section 8 Choice Voucher programs.

The Housing Authority uses its tax-exempt bonds to help private owners rehabilitate deteriorating multi-family homes or construct new ones, which are usually reserved for low and moderate-income households.

The Housing Authority and some private, project-based rental housing developments administer the HUD Section 8 Housing Choice Voucher (HCV) program, which provide rental assistance to qualified families and individuals so that they spend no more than 30 percent of income on housing.

According to the State of Maryland Department of Housing and Community Development, there are 13,026 units in Prince George's County's inventory of multi-family housing properties in the private market, only 1,597 are assisted units. (See Appendix C – Private Market Assisted Housing Inventory)

Family Unification Program

The Family Unification Program (FUP) provides HCV rental assistance to reunite families when children are placed in foster care or when parents are in imminent danger of separation from their children due to a lack of adequate housing. The County currently serves approximately 450 families annually.

Family Self Sufficiency Program

Family Self Sufficiency (FSS) is an innovative, voluntary program helping Section 8 families become economically self-sufficient. Each family that joins FSS develops a five-year plan or "contract". The contract is designed to gradually wean a family from reliance on all forms of assistance including Temporary Assistance to Needy Families (TANF). FSS provides case management and referrals to community resources.

Along with the work and skill training requirements, a financial incentive component was established for eligible families to improve their economic condition and obtain self-sufficiency. As families increase their earning power, funds are placed in an escrow account. At the successful completion of each client's 5-year plan or "contract", families are entitled to their escrow money. These funds are often used for homeownership, continuing education, and/or starting a business. Currently there are approximately 70 active participants in this program.

Welfare to Work Program

The Welfare to Work program assists families receiving Temporary Cash Assistance (TCA) through DSS and HCV rental assistance. The DHCD Rental Assistance Division assists clients with issues that prevent them from working and becoming self-sufficient. Individualized counseling is offered on credit issues, home ownership and resume preparation. Approximately 300 families are assisted annually.

Section 8 Portability Program

Portability refers to the transfer of a household with a HCV from one jurisdiction to another. The decision to move is made by the client. Prince George's County continues to receive the highest number of portability transfers in the Metropolitan Washington region. Approximately 300 families are transferred and receive HCV benefits annually.

3. Priority Affordable Housing Needs

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

In the next five years, the County plans to use funds such as CDBG, HOME, Public Housing Modernization/Capital Fund and Bond programs for activities (e.g., single family financing, rehabilitation loans, down payment and closing cost assistance, and rental subsidies) that address the “unmet needs” of households that are identified as high priority. If additional funds are available, the County will address the “unmet needs” of renter households with income between 51 to 80 percent MFI.

HUD Table 2A: Priority Affordable Housing Needs

PRIORITY HOUSING NEEDS (households)		Level of Priority (High, Medium, Low)		Unmet Need	Goals
Renter	Small Related (2 to 4)	0-30%	H	6,423	1,000
		31-50%	H	7,266	1,500
		51-80%	M	2,620	–
	Large Related (5 or more)	0-30%	H	2,071	725
		31-50%	H	2,302	725
		51-80%	M	1,491	–
	Elderly (1 to 2)	0-30%	H	2,302	600
		31-50%	H	1,253	500
		51-80%	M	264	–
	All Other	0-30%	H	5,521	1,125
		31-50%	H	4,930	1,125
		51-80%	M	2,251	375
Owner	0-30%	H	6,877	550	
	31-50%	H	7,729	750	
	51-80%	H	9,565	750	
Special Needs	(See HUD Table 1B on page 38)	0-80%	–	–	–
Total Goals					9,725
Total 215 Goals*					850
Total 215 Renter Goals					200
Total 215 Owner Goals					650

Source: 2000 HUD CHAS Data – Housing Problems for Low and Moderate-income Households
Prince George's County Department of Housing and Community Development

* Section 215: The number of households to whom the jurisdiction will provide affordable housing meeting the HUD Section 215 criteria during the period of time designated using funds made available. The numbers reported are renters and home owners that will be assisted with CDBG and HOME funds only.

B. Homeless Needs

1. Nature and Extent of Homelessness

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

To best understand the extent of the problem, Housing Services Partnership (HSP) conducted the annual inter-jurisdictional *Point-in-Time Survey*, one-day count of homeless individuals on January 24, 2004, planned and conducted by the Washington Metropolitan Council of Government's Homeless Advisory Board and the Governor's Advisory Board. Staff and volunteers associated with HSP recruited survey respondents (homeless individuals) from street locations (parks, library, shopping centers, etc.), emergency shelters, transitional and supportive housing projects, state and county agencies, and community churches.

The survey identified 1,371 homeless persons in Prince George's County that needed housing, as shown in HUD Table 1A. Of these, 330 are chronic homeless. There are 635 homeless individuals and 736 homeless persons in families. Of these, 733 (53.5 percent) are male, and 638 (46.5 percent) are female. The housing needs of these persons are as follows: (a) 197 individuals and 274 persons in families need transitional housing; (b) 232 individuals and 284 persons in families need emergency shelter; and (c) 206 individuals and 178 persons in families need permanent supportive housing.

The County's current existing shelters serve 173 individuals and 234 persons in families (100 at Shepherds Cove, 24 at Prince George's House, 68 at the Family Emergency Shelter, 60 at Warm Nights, 25 at Safe Passage Shelter of the Family Crisis Center, Inc., 28 at Reality, Inc., 26 at Second Genesis, 10 at ACT II, 39 beds at Winter Haven Emergency Shelter, 4 through faith-based organizations, 8 at Safe Journey, and 15 at Safe Haven Emergency Shelter).

Of the persons needing transitional shelter, 374 are provided shelter, (40 at the Laurel Advocacy and Referral Services, 177 through the Department of Social Services, 109 at the Salvation Army, 16 through the Health Dept, 20 through Volunteers of America, and 12 at Prince Georges House).

For persons needing permanent supportive housing, 260 are being provided housing by Shelter Plus Care (41 beds), Mental Health Authority Division (136 beds), Rehabilitation Systems, Inc. (41 beds), United Communities Against Poverty (36 beds) and QCI Residential (6 beds). Also, 70 beds are under development: (a) Department of Social Services (60 beds), and (b) Shelter Plus Care (10 beds).

Based on these findings, there is a gap in permanent supportive housing of 53 for individuals and 21 for persons in families. The gap for emergency shelters is 59 for individuals and 50 for persons in families. For transitional housing, the gap is 47 for individuals and 50 for persons in families. About 30 percent of those surveyed exhibited signs of substance abuse and mental illness, while about 12 percent showed signs of physical disability or 6 percent are victims of domestic violence.

2. Inventory of Existing Homeless Facilities and Services

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

Emergency Shelters

- Family Emergency Shelter in Adelphi, MD, which is funded by DSS and operated by Trans-Management Systems Company, provides 68 family beds. Residents, who can stay up to 3 months, are provided case management and supportive services.
- Shepherd's Cove in Capitol Heights, MD, which is funded by DSS and operated by UCAP, provides 80 family beds and 20 individual beds. Residents, who can stay up to 3 months, are provided case management, employment services, meals and other supportive services.
- Prince George's House in Capitol Heights, MD, which is funded by DSS and operated by Catholic Charities, provides 24 individuals beds. Residents, who can stay from 6 weeks-9 months, are provided case management, employment services, meals and other supportive services.
- Safe Passage Family Crisis Center, Inc. in Brentwood, MD, which is operated by the Department of Family Services, provides 25 beds for abused women and their children. Residents, who stay 4 weeks, are provided case management and meals.
- Warm Nights Program in scattered sites, which is funded by DSS and operated by the Community Ministry of Prince George's County, provides 25 individuals beds and 35 family beds as a 12-hour hypothermia shelter from November-March of each year. Residents, who can stay up to 4 months, are provided case management, meals and other supportive services.
- Safe Journey House, which is funded by the Health Department and accessible through Adult Protective Services, provides 8 individuals beds for persons with a psychiatric crisis. Residents, who can stay up to 10 days, are provided case management, and other supportive services.

- Winter Haven in Laurel, MD, which is operated by Laurel Advocacy & Referral Services (LARS), provides 30 individuals beds for men during the winter.
- Winter Haven II in Laurel, MD, which is operated by LARS, provides 9 individuals beds for women during the winter.
- Safe Haven in Riverdale, MD, which is operated by Help by Phone, provides 15 individuals beds for men.
- Laurel Presbyterian Church provides 4 individuals beds during the winter. Referrals are provided through LARS.
- Reality, Inc. in Laurel, MD operates a 28-day, in-patient program for persons with substance-abuse problems, including homeless. This program provides 14 individuals beds. Residents are provided counseling, meals, and rehabilitative services.
- Reality, Inc. in Laurel, MD operates a Halfway House for persons with substance-abuse problems. This continuing treatment program provides 14 individuals beds. Residents are provided counseling, meals, and rehabilitative services.
- Act II in Laurel, MD operates a residential treatment program for persons with substance-abuse problems. This program provides 10 individuals beds.
- Second Genesis in Upper Marlboro, MD operates a residential treatment program for female substance abusers and their children. This program provides 26 family beds.

Transitional Housing

- Prince George's House in Capitol Heights, MD, which is funded by DSS and operated by Catholic Charities, provides 12 individuals beds. Residents, who can stay from 6 weeks-9 months, are provided case management, employment services, meals and other supportive services.
- The County Transitional Housing Program in Greenbelt, MD, which is funded and operated by DSS, provides 57 apartments and 177 family beds. Residents, who can stay up to 2 years, are provided case management, employment, and supportive services.
- Addicted Homeless Project, which is funded by the Health Department, is a residential program for homeless persons with substance abuse problems. The program provides 16 individuals beds.
- Adult Rehabilitation Center in Bladensburg, MD, which is operated by the Salvation Army, provides 109 individuals beds for adult men with substance abuse problems. Residents, who can stay from 9-12 months, are provided case management, rehabilitation services, and family counseling.

- LARS in Laurel, MD provides 40 family beds. Residents are provided case management and other supportive services.
- Volunteers of America operate the Supportive Housing Program for persons with special needs. The program serves 6 families and 13 individuals.

Permanent Supportive Housing

- Volunteers of America provide 34 family beds and 7 individual beds for long term housing of ex-offenders with mental health diagnoses. The Shelter Plus Care Program funds the program.
- The Mental Health Authority Division of the Department of Family Services funds a residential group home program that provides 136 individual beds for persons with serious mental illness.
- Rehabilitation Systems, Inc. provides 16 apartments with 41 beds for families with persons having disabilities.
- United Communities Against Poverty provides 10 apartments with 32 family beds and 4 individual beds for persons with disabilities.
- QCI, Inc. provides 6 individuals beds for persons with serious mental illness.

3. Priority Homeless Needs

As indicated in the County's "Point-in-Time" (PIT) survey of homeless needs, the primary need of the homeless is additional emergency shelter, transitional housing and permanent supportive housing. There is also a need for case management, job training, and mental health care for the homeless.

The "Continuum of Care" approach is predicated on the understanding that homelessness is not caused by lack of shelter, but involves a variety of issues and unmet needs including physical, economic, and social. Prince George's County's approach to problems of homelessness is a comprehensive system – a Continuum of Care – of housing and services to address the stages from emergency shelter to permanent housing, including a prevention strategy. This homeless strategy is described in detail under the Strategic Plan, Section IV.C.

HUD Table 1A: Priority Needs of Homeless Populations

		Estimated Need	Current Inventory	Unmet Need / Gap	Relative Priority
Individuals					
Beds / Units	Emergency Shelter	232	173	59	H
	Transitional Housing	197	150	47	H
	Permanent Housing	206	153	53	H
	Total	635	476	159	-
Estimated Supportive Services	Job Training	635	470	165	H
	Case Management	635	470	165	H
	Substance Abuse Treatment	190	140	50	M
	Mental Health Care	190	140	50	H
	Housing Placement	635	470	165	H
	Life Skills Training	635	470	165	M
	Other	0	0	0	-
Estimated Sub-Populations	Chronic Substance Abusers	209	42	167	M
	Seriously Mentally Ill	117	32	85	H
	Dually – Diagnosed	117	-	117	H
	Veterans	46	22	24	L
	Persons with HIV/AIDS	20	9	11	L
	Victims of Domestic Violence	25	18	7	M
	Youth	0	0	0	-
Other Physical Disability	146	-	146	M	
Persons in Families with Children					
Beds / Units	Emergency Shelter	284	234	50	M
	Transitional Housing	274	224	50	M
	Permanent Housing	178	157	21	H
	Total	736	615	121	-
Estimated Supportive Services	Job Training	220	180	40	H
	Case Management	220	180	40	H
	Substance Abuse Treatment	50	40	10	M
	Mental Health Care	90	70	20	H
	Housing Placement	220	180	40	M
	Life Skills Training	220	180	40	M
	Other		-	-	-
Estimated Sub-Populations	Chronic Substance Abusers	43	30	13	M
	Seriously Mentally Ill	31	20	11	H
	Dually – Diagnosed	49	40	9	H
	Veterans	3	3	0	M
	Persons with HIV/AIDS	6	5	1	L
	Victims of Domestic Violence	55	50	5	L
	Youth	0	-	-	-
Other Physical Disability	21	-	3	L	

Source: Prince George's County Housing Services Partnership 2004 Point-in-Time Survey

C. Housing and Service Needs of Special Populations

1. Needs of the Elderly

Senior citizens are generally considered those over 65 years of age. In 2000, 61,951 individuals were over age 65, which comprise roughly eight percent of the County's total population of 801,515 (persons) residents. By 2020, the population in the County that is 65 years or older is expected to double to 128,300. As senior citizens live longer, the number of people who are 85 and older is increasing at a faster rate than the total elderly population. Fifty nine (59) percent of the elderly are women. In 2000, 0.7 percent of the population was age 85 or older.

In 2000, County seniors were still concentrated primarily in the older established communities within the Beltway, and scattered in the northern and southwestern parts of the County outside the Beltway. M-NCPPC predicts that the future senior population will choose to live outside the Beltway, primarily along the Routes 301, 50, 214 and 450 corridors, and in the southwestern part of the County between Indian Head Highway and Branch Avenue. These areas comprise the major transportation corridors. Within two decades, the senior population will be dispersed throughout the County.

In 2000, approximately 7 percent (4,097) individuals 65 years of age and older had an income level at poverty or below. Over 19 percent reported income of less than \$10,000, while 46.4 percent reported having income of \$25,000 or more. The median personal income for all seniors reported was \$23,000. The median household income for seniors is between \$30,000 and \$35,000, nearly half the median household income of the general population.

Services and Programs for Seniors

Senior citizen services in the County are provided by the Department of Family Services (DFS)/ Aging Services Division, and the Department of Social Services (DSS). DSS serves frail elderly who are at risk of neglect or abuse. DFS has comprehensive programs serving both elderly and frail elderly. These DFS programs include:

- Elder Abuse Prevention and Treatment, an interagency program coordinated by DFS that uses County general funds, CDBG, federal Title III funds and State DHMH rollover funds.
- Family Caregiving Program for family, friends, and community members who provide care.
- Foster Grandparent Program for the elderly who help physically, mentally and emotionally handicapped children.
- Senior Care provides services for seniors at risk of nursing home placement.
- Long Term Care Ombudsman Program for nursing home residents.

- Multi-Service Senior Centers providing information and referrals on a variety of issues.
- Public Guardianship Program for disabled elders whom the Court places in professional case management.
- Retired and Senior Volunteer Program to enable seniors to work in community and governmental agencies.
- Senior Assisted Living for those in congregate care and group homes.
- Senior Care provides services for seniors at risk of nursing home placement.
- Senior Health Insurance Program providing free health insurance counseling and assistance.
- Senior Information Assistance Program for information, referral, and assistance to deal with programs, services and benefits.
- Senior Nutrition Program providing meals at congregate sites and in private homes.

The report from the Task Force for Senior Citizens' Housing and Services states that the burden on caregivers will increase as baby boomers enter retirement years. At present, 90 percent of residents 65 years and over do not require day care. Of those, the majority receives unpaid care, and says that no paid care is currently needed. However, the supply of family caregivers (children born to "baby boomers") will decline, because future generations will not keep pace with the growth in the older population. This will present a significant challenge to those agencies currently providing programs and services for seniors.

The County's Task Force on the Housing and Service Needs of Seniors reported that an increasing number of seniors are assuming responsibility for grandchildren in the home. In 2000, 10,508 of County households are headed by a senior (65 years and older) had at least one grandchild residing in the home. It is assumed that this number will increase, creating both a need for housing and services for seniors and children in the same household.

2. Needs of the Frail Elderly

The frail elderly are usually people over the age of 80. They comprise the fastest growing segment of the County population. While women currently make up the majority of this population, improvements in health care indicate that more men will be in this age group over the next decade than in previous generations. During the first part of 1999, the Department of Social Services (DSS) collected data on the frail elderly

population from their case files. The largest concentration of clients is located in Capitol Heights, Hyattsville, Largo, Suitland, Temple Hills and Upper Marlboro.

The Department of Social Services provides two primary services for frail elderly: Adult Protective Services (APS) and Social Services to Adults (SSTA). APS serves elderly, and disabled non-elderly, who have been abused, neglected, exploited or are self-abusing. SSTA provides assessment and case management services to frail elderly, and disabled non-elderly, who are in need of services.

During the first half of 1999, DSS conducted approximately 45 APS investigations per month. From these investigations, the following profile emerges of frail elderly who are in need of services from DSS.

- Half of the frail elderly suffered from self-neglect, 26 percent of who had previously been reported
- The average age of the frail elderly was 77
- Their average monthly income was \$1,235 or \$14,820 per year
- The frail elderly were evenly divided between white and black, with 44 percent being white, 45 percent being black, and 11 percent were of other races
- The average frail elderly person was severely mentally impaired
- Only 17 had private insurance

At the beginning of the investigation, the majority, 67 percent, lived in their own home; 21 percent lived in a relative's home; 10 percent lived in a group or nursing home. By the close of the investigation, 56 percent lived in their own home; 19 percent lived in a relative's home; 16 percent lived in a group home. Another 16 percent requested a group or nursing home placement.

Health Care and Services for the Elderly and Frail Elderly

Based on a 1996 household survey undertaken by Prince George's County Planning Department and M-NCPPC, the "Senior Citizens with Disabilities" table below indicates that, the number of elderly and frail elderly with disabilities equal an estimated 18,160 or 25 percent of the elderly population. The most significant disability was some type of physical handicap. Both the elderly and frail elderly suffer from this problem.

According to the 1996 Prince George's County Household Survey, a majority of senior citizens considered themselves healthy. Approximately 29 percent of those surveyed had a limiting disability. While improved health care, healthier life styles and increased technology may decrease some health care and service needs in terms of the percentage of the population, the number of those elderly with chronic disabilities is likely to increase due to the larger number of aging residents.

Senior Citizens with Disabilities

Disability	65-74 yrs.	75-84 yrs.	85 yrs.	Seniors – 65+ yrs.
No Disability	79.5%	74.7%	37.6%	75.9%
Physical	16.4%	17.3%	15.6%	18.7%
Mental	1.1%	1.2%	0.0%	1.1%
Hearing	0.8%	3.0%	9.2%	1.8%
Visual	2.2%	3.7%	1.6%	2.5%
Total	47,841	19,167	5,632	72,640

Source: Prince George's County Household Survey

3. Senior Housing and Assisted Housing

Private and Public Housing for Seniors

In 2005, there were 32 private market senior residences, a total of 3,525 units, located in the County. The number of units and names of the individual senior apartment facilities are included in table below. The sources of the data are the County Department of Family Services and Maryland DHCD. (Refer to "Private Market Senior Housing" table below)

Private Market Senior Housing

Senior Facilities	Units	Senior Facilities	Units
Bowie Commons, Bowie	36	Parkview Apartments II, Laurel	105
Council House, Suitland	162	Park View Manor, Hyattsville	54
Emerson House, Bladensburg	220	Mrs. Philippines House, Oxon Hill	73
Friendship Arms, Hyattsville	150	Pin Oak Village, Bowie	220
Gateway Village, Capitol Heights	84	Prince George's Manor, Temple Hills	148
Greenridge House, Greenbelt	101	Rainier Manor Apts., Mount Rainier	104
Horizon House I, Clinton	4	Rollingcrest Commons, Chillum	140
Horizon House II, Suitland (Elderly and Transitional Units)	10	Selborne House, Laurel	126
Independence Court, Hyattsville	135	Spellman House, College Park	140
Largo Landing Fellowship House, Upper Marlboro	105	St Paul Senior Living Ctr, Capitol Heights (Assisted Living)	150
Malta House, Hyattsville	30	Vistas at Lake Largo, Landover	110
Manor Apartments I, Hyattsville	62		
Manor Apartments II, Hyattsville	88	The Willows, Bladensburg	101
Marwood Senior Apartments, Upper Marlboro	155	Windsor Crossing	128
Palmer Park Senior Apartments (under construction)	69	Willow Oaks, Laurel (Homeownership Units)	60
Park Seton, Bladensburg	102	Woodside Village, Oxon Hill	200
Parkview Apartments I, Laurel	153		
		Total Units—Private Market	3,525

Source: County Department of Family Services and Maryland DHCD

There are several publicly-owned apartment complexes for senior citizens, (see “Publicly-Owned Low-income Senior Housing” table below) in addition to the private ones. The Housing Authority of Prince George’s County owns four buildings with 295 units and two municipalities, College Park and Greenbelt, have two buildings with 208 units. The Glenarden Housing Authority, in the County of Glenarden, has 60 units of housing, 44 for families and 16 for elderly. The waiting list for County-owned senior citizen public housing is approximately 6 to 18 months. Including the private market senior housing, the County has 4,044 units of senior housing.

Independent seniors can also choose congregate housing, which offers personal care, meal preparation and housekeeping. Two such facilities are: Collington Life Care Community, 10450 Lottsford Road, Mitchellville, and Branchwood Towers, 8600 Mike Shapiro Drive, Clinton, with 480 units combined. Data from the County DHCD indicate the following publicly-owned units for low-income elderly.

Publicly-Owned Low-income Senior Housing

Facility	# of Units
Cottage County Towers – 4142 Bunker Hill Rd., Cottage City	100
Marlborough Towne – 1849 Tanow Pl., District Heights	33
Owens Road – 1100 Owens Rd., Oxon Hill	122
Rollingcrest Village – Sargent and Chillum Rds., Chillum	40
Glenarden Housing Authority – Glenarden	16*
Green Ridge House – 22 Ridge Road, Greenbelt	100
Attick Towers – 9014 Rhode Island Ave., College Park	108
Total	520

**Glenarden Housing Authority has 60 units, 16 reserved for elderly*

In July 1999, the Prince George's County Council passed legislation permitting the construction of townhouses, single-family homes, and other housing for seniors in areas that are currently zoned for high-rises. This will permit additional moderate-income senior housing to be built over the next five years, accommodating the majority of seniors who prefer independent living and have the income and health to support their needs.

Because there are so many older homes inside the Beltway and more seniors with low-incomes, there will be a greater need to rehabilitate single-family homes, to make them accessible, and to subsidize home maintenance services. This is crucial to keeping those seniors in their own homes and maintaining a high quality of life. It will also discourage deterioration of the housing stock.

Senior Assisted Housing Programs

There are three types of senior residential facilities in Prince George's County. The first is assisted living, which provides housing and supportive services, supervision, personalized assistance, health-related services, or a combination of these services. Assisted living meets the needs of residents unable to perform independently the activities of daily living. In 2003, there were 171 assisted living facilities in the county.

The second type of residential facility is Congregate Living for four to 20 elderly or physically handicapped residents. The facility offers sheltered care service, which might include living and sleeping facilities, meal preparation, and, if necessary, tray service, laundry service, housekeeping and personal observation and direction in the activities of

daily living. The Health Department licenses congregate facilities. The County has 81 congregate care facilities, of which 43 offers Senior Assisted Housing.

The third type of senior residential facility is Senior Assisted Housing, formerly known as sheltered housing, which the State provides a subsidy for residential care in assisted living or congregate homes. The Department of Family Services certifies this type of housing. As of June 30, 2003, there were 44 assisted living residents receiving a Group Senior Assisted Living Subsidy. Also, there were 38 residents on the waiting list.

4. Needs of Other Special Populations

Persons with Disabilities

Many people with disabilities have fixed or very limited incomes. Their disability may reduce or prevent competitive employment. Their income often consists of Supplemental Security Income (SSI) or Social Security Disability Income (SSDI) benefits. SSI provides a maximum of \$500 per month while SSDI is also limited. For individuals receiving SSI or SSDI, the \$600 to \$700 average monthly rent in Prince George's County can be prohibitive. It is estimated that there are 6,000 to 8,000 people who are living at home, receiving (SSI) payments or working at minimum wage jobs.

Housing for Developmentally Disabled Persons

An informal study conducted by the Department of Family Services, Individuals with Disabilities Division, found that an urgent need for permanent placement and support services exists among individuals who are living with family members. People who have developmental disabilities typically rely on SSI and SSDI income and are, therefore, at higher risk for homelessness because that income is not enough to pay rent.

Since the closing of the Great Oaks Center in the southern part of the County, individuals with developmental disabilities have been successfully placed in community residences. On the one hand, the closing of a large institution has had a positive outcome. On the other hand, it has resulted in there being no emergency placement facility for homeless individuals with developmental disabilities in southern Prince George's County.

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

One way to address this problem is to provide additional Choice Vouchers (e.g., Section 8 Choice Vouchers) for a greater number of individuals with disabilities. There are 1,271 households including disabled people that are receiving a rental subsidy in the form of a

Choice Voucher, under the County's Rental Assistance Program. This represents 28% percent of the total number of households receiving rental assistance. In April 2005, there were 432 individuals with disabilities on the Section 8 waiting list. Service providers for individuals with disabilities also propose using HOME Investment Partnership resources for rental assistance.

Housing for Physically Disabled Persons

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

According to the 2000 census, the County's population was 801,515. In 2000, there were 8,149 residents between the ages of 16 and 64 who had disabilities affecting their mobility. This represents approximately one percent of the County's total population. The M-NCPPC projects that there has been a six percent increase in people with disabilities in the general population since 1990. Thus, applying that six percent increase to the number of people with disabilities affecting mobility, there are approximately 8,640 such persons living in the County.

Accessible rental housing in the County is in short supply. Only 25 complexes in the County have one or two accessible units. Prince George's House for single men is fully accessible to people with physical impairments and the Family Emergency Shelter has one accessible unit.

Housing Needs of Persons with Mental Illness

The County's Department of Family Services/Mental Health Authority Division (DFS/MHAD) serves as the State's mandated Core Service Agency (CSA) for Prince George's County. DFS/MHAD is mandated to develop, fund, monitor and coordinate the Public Mental Health System in Prince George's County. The Mental Health Authority Division estimates that there are approximately 7,000 individuals residing in Prince George's County with serious and persistent mental illnesses. Of this population, DFS/MHAS estimates that approximately 2,000 people receiving services could benefit from some type of housing assistance so they can live independently.

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

In FY 2004, the Mental Health Authority Division monitored 366 people who used its Residential Rehabilitation Programs (RRP) at 129 sites. Even with this rate of placement, there is a waiting list of approximately 300 people for RRP placement. Most of those on the waiting list had not been successful in previous RRP placements due to substance abuse and medication non-compliance, or because of a criminal history. RRP placement tends to prevent homelessness for many with persistent and severe mental illness. Those who no longer require the more restrictive RRP placements graduate to supportive housing, a less restrictive mechanism to keep individuals with mental illness in the community.

Some people with mental illnesses are independent, but struggle to maintain their mental stability as well as employment, family living arrangements, and potential homelessness. There are presently no specialized housing services for this segment of the disabled population. Their economic plight indicates a need for housing subsidies and services.

Housing and Services for Persons with HIV/AIDS

According to the Maryland 2004 HIV/AIDS Epidemiological Profile, there were 4,129 persons in Prince George's County with HIV/AIDS. This is 15 percent of the total cases in Maryland. Of these, 2,015 (13.2 percent) are HIV cases and 2,114 (17.3 percent) are living AIDS cases. During 2004, there were 315 newly diagnosed HIV cases and 285 newly diagnosed AIDS cases.

Housing assistance is among the greatest need of HIV/AIDS clients. Housing Opportunities for Persons with AIDS (HOPWA) allows people with HIV/AIDS and their families to receive immediate and compassionate assistance without the burden of applying during restricted openings for general assistance. The HOPWA program in Suburban Maryland provides tenant-based rental assistance to people with HIV/AIDS and their families, as well as emergency assistance.

The Whitman-Walker Clinic of Suburban Maryland operates the HOPWA program on behalf of Prince George's County. Whitman-Walker receives approximately \$622,400 each year to serve 100 households through rent subsidies and emergency grants.

In addition to HOPWA, HIV/AIDS cases rely on the Transitional Housing Program for supportive services. The Transitional Housing Program is funded through the Federal Supportive Housing Program and provides up to 24 months of housing assistance for persons and families leaving emergency shelters. If someone is identified as having HIV/AIDS while in an emergency or transitional housing shelter, they are referred to the local HOPWA agency as well as the Health Department for medical and social services. A recent decrease in the Federal funding for HOPWA has had an impact on the number of people and families who can be served.

A range of services also is provided by community-based agencies including agencies publicly funded through the Ryan White CARE Act. These services allow the client to live independently, in his own home. Service providers offer family and individual counseling, transportation assistance, food donations and housekeeping support.

Private and corporate donations to Whitman-Walker and other nonprofit agencies help those who have HIV/AIDS and their families.

5. Priority Housing Needs of Populations with Special Needs

Both the 2000 Census data as well as the findings from a focus group meeting of citizens, public officials and service providers in March 2005, comments from a Community Forum held in April 2005, and the needs cited above form the basis for assigning the housing priorities for the elderly, frail elderly, and other special populations. As indicated in HUD Table 1B below, elderly and disabled populations make up the largest numbers with special needs. Their need for housing coupled with services is significant. The following housing needs of the frail elderly population could apply to any of the other populations with special needs.

The housing needs cited above for the elderly, frail elderly, and other special populations, as well as 2000 Census data formed the basis for assigning the housing priorities for populations with special needs.

Frail Elderly Needs

- Assisted living with on-site individual apartments and contracted support services, such as meals and in-home aides
- Congregate care facilities, such as group homes, with individual rooms and common areas with supportive services provided 24-hours on-site
- Adult foster care and Project Home facilities, where residents live with families in the community
- Assisted-living arrangements, with hotel-style rooms and 24-hour on-site support
- Life care communities, with a range of living accommodations so people, can “age in place.”

Again while all special populations need outreach services, in-home aide services, subsidies to pay bills (such as property taxes, utility bills and medicines), and meals; the elderly need these services in addition to transportation and home repairs and accessibility modifications.

HUD Table 1B: Priority Needs of Special Populations

Special Needs Populations	Priority Need Level (H, M, & L)	Unmet Need	*Goals
Frail Elderly	H	Unk.	
Elderly	H	300	150
Persons w/ Mental Illness	H	150	50
Developmentally Disabled	M	150	50
Physically Disabled	H	Unk.	50
Persons w/ Alcohol/drug Addiction	M	150	
Persons w/ HIV/AIDS	M	150	100
Total			

*The "goals"/performance measures relate to housing units.

D. Needs of Public Housing (HAPGC) Residents

1. Public Housing Stock

The Housing Authority of Prince George's County (HAPGC) owns and manages 376 units of conventional public housing, constructed in the mid-1970s with Federal financing. Of these, 296 units are reserved for elderly, disabled and handicapped persons, and 80 units are for families with children. The family units are located at Kimberly Gardens in Laurel and Marlborough Towne in District Heights. All HAPGC units meet Housing Quality Standards (HQS). The Housing Authority can issue bonds to finance improvements, construction or reconstruction private market housing to benefit people with low and moderate incomes. The following table shows the number of units by bedroom size at each development.

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

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

Source: 2006 HAPGC Public Housing Authority Plan

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

Distribution of Public Housing Units

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

Source: 2006 HAPGC Public Housing Authority Plan

HAPGC serves as the management agent for the Glassmanor complex of 50 homeownership units developed under the federal Turnkey III program and the Marcy Avenue Homeowners Association.

In 2004 on the Manchester Square site, a for-profit developer constructed the 128 unit Windsor Crossing Family Apartments, 125 unit Windsor Crossing Elderly Apartments, and 95 condominiums for homeownership. HAPGC also plans to demolish the vacant McGuire House and replace it with a new 200-unit development. The architectural design plan of the new units has been prepared, and the units will be in the next five years.

The HAPGC owns and maintains over 60 surplus properties through the County, including the site of distressed Park 16 Apartments in Oxon Hill. Also, HAPGC owns five buildings (20 units) in Suitland Manor, that will be demolished and single-family homes will be constructed.

HAPGC maintains a combined waiting list for both public housing and Section 8 units. As indicated in the following table “Characteristics of Families on the Waiting List”, there are 1,859 households on the public housing waiting list. Of that number, 815 have some form of disability. Another 279 are elderly. Black families (1,799 or 97 percent) comprise the largest group in need of public housing. Hispanics and Asians make up less than one percent of the households on this waiting list.

Characteristics of Families on the Waiting List

Family Type	Public Housing (as of 4-14-2004)	Combined Public Housing & Section 8
Total	1,859	2,681
Income less than 30% AMI	1,729	0
Income between 30% - 50% of AMI	130	2,681
Income between 50% - 80% of AMI	0	0
Elderly	279	148
Families with Disabilities	815	302
Families with Children	765	0
Black	1,799	2,594
White	52	77
Asian	6	8
American Indian	1	24

Source: 2006 HAPGC Public Housing Authority Plan

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

Distribution of Public Housing Waiting List by Bedroom Size

No. of Bedrooms	Number of Units	Percent of Units
Efficiency (0)	999	54%
1	40	2%
2	517	28%
3	302	16%
4	1	0%
Total Units	1859	100%

Source: 2006 HAPGC Public Housing Authority Plan

2. Section 8 Rental Assistance Program

In June 2004, 4,448 County households received rental assistance through the federally funded Section 8 Housing Voucher Program. This represents about seven percent of the 60,196 persons at or below poverty level, according to the 2000 Census.

Demographics of Households Receiving Rental Assistance

Black	White	Asian	Am. Indian	Hispanic	Total
4,260	130	10	3	45	4,448
96%	3%	-	-	1%	100%

Source: 2006 HAPGC Public Housing Authority Plan

Distribution of Households Receiving Assistance by Bedroom Size

No. of Bedrooms	Number of Units	
Efficiency (0)		
1	534	12%
2	1290	29%
3	1512	34%
4	400	9%
5	45	1
Total Units	4,448	100%

Source: 2006 HAPGC Public Housing Authority Plan

Section 8 Waiting List

DHCD has the following local preferences for households receiving rental assistance:

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

In April 2004, a total of 2,681 families were on the Section 8 waiting list, all with incomes between 30 and 50 percent of AMI. Also, 148 are elderly, and 302 families have individuals with disabilities. Over 97 percent of the families on this waiting list are black. However, a majority of households can be expected to obtain jobs and become self-sufficient. Improved economic conditions and more effective training and employment may help more low and moderate-income households to afford market rent. The waiting list is closed, and there are no plans to reopen it.

3. Priority Needs of HAPGC Residents

The table below shows the housing needs of families in Prince Georges County as ranked by a recent survey completed by the Authority. The housing needs are ranked from “5” or severe to “1” or low. According to this study, residents of the County are in need of additional affordable housing. Families whose income is less than 50% of the Area Median Income (AMI) have severe housing needs.

Housing Needs of Public Housing Residents by Family Type and Income

Family Type	Overall	Affordability	Supply	Size
Income less than 30% AMI	20,533	5	5	3
Income between 30% - 50% of AMI	25,827	5	5	5
Income between 50% - 80% of AMI	24,097	4	4	1
Elderly	72,640	4	4	NA
Families with Disabilities	17,506	4	4	1

Source: 2006 HAPGC Public Housing Authority Plan

According to the HAPGC Comprehensive Plan, and reflected in the priorities in HUD Table 4 below, HAPGC wants to expand the supply of assisted housing by reducing the number of public housing vacancies, applying for additional vouchers, administering the Multi-family tax exempt bond and second mortgage housing programs, and leveraging private and public funds to create more housing opportunities. Another goal is to improve the quality of housing for all of the residents by improving public housing and voucher management, replacing McGuire House, increasing customer service, and providing replacement voucher. HAPGC also wants to increase assisted housing choices by conducting outreach efforts to potential landlords, provide voucher mobility counseling, implement a voucher homeownership program and increase project-based vouchers targeted to the elderly.

The HAPGC FY 2004 budget covers maintenance and operation (\$905,024) plus capital restoration and revitalization (\$1,253,888). The allocation for Section 8 assistance is \$44,668,561. The HAPGC's restoration and revitalization costs include replacing boilers and rooftops HVAC unit and upgrading the fire alarm system at Cottage County Towers, installing new kitchen cabinets at Marlborough Towne, and replacing site signage at the three projects.

HUD Table 4: Priority Public Housing Needs

Public Housing Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars To Address Need
Restoration and Revitalization		
Capital Improvements	High	7,000,000
Modernization	Medium	3,500,000
Rehabilitation	Medium	2,500,000
Management and Operations		
Improved Living Environment		
Neighborhood Revitalization (non-capital)	No Such Need	
Capital Improvements	-	
Safety/Crime Prevention/Drug Elimination	Medium	750,000
Economic Opportunity		
Resident Services/ Family Self Sufficiency	Medium	\$250,000
Total		\$14,000,000

Source: 2006 HAPGC Public Housing Authority Plan

HAPGC is actively pursuing safety and crime prevention at all projects, particularly Kimberly Gardens, 1100 Owens Road, and Rollingcrest Village. The need is shown by the observed occurrences of low level crimes, vandalism, and graffiti in PHA employee reports and analysis of crime statistics. To address these problems, HAPGC is implementing Crime Prevention Through Environmental Design and contracting with resident organizations for crime prevention. There is good coordination between the

PHA and the Police Department. The police provide crime and regularly testify in eviction cases and implementation of drug-elimination efforts.

Another goal is to improve community quality of life and economic vitality by implementing measures to implement public housing security improvements, designate developments or buildings for elderly and people with disabilities, and encourage de-concentration of poverty by providing landlords and client briefing materials. To promote self-sufficiency, HAPGC is increasing the number and percentage of employed person in assisted families, providing or assisting with the provision of supportive services to improve the residents' employability, and providing or attracting supportive services to increase independence for the elderly and families with disabilities. This effort will be accomplished through Family Self-sufficiency (103), Welfare to Work (278), Twenty Education Communities (80 families), and Resident Opportunity Self Sufficiency Program (376).

E. Community Development Needs

HUD Table 2B, located on page 55, shows the priority needs related to Economic Development, Revitalization, Community Infrastructure, and Public Services. The Department of Housing and Community Development (DHCD) worked with Economic Development Corporation (EDC), the Maryland-National Capital Park and Planning Commission (M-NCPPC), municipal officials and other stakeholders including business leaders and residents. Based on this information, the priority needs were identified, goals were set, and a strategic plan was developed that is consistent with the County's *2002 Approved General Plan* and other strategic planning efforts, particularly the Economic Development Strategic Plan being prepared by the International Economic Development Council in 2005.

Both the County's *2002 Approved General Plan* and the Economic Development Strategy continue the policy of investing in the redevelopment and business expansion of the Developed Tier communities. The goal of all community development activities is to create a suitable living environment and expand economic opportunities for all Prince George's County residents. Annual CDBG entitlement funds are leveraged with other Federal, State, local and private funds to carry out community development activities.

1. Economic Development Needs

The County has four primary needs: (a) assistance to small and minority businesses and new entrepreneurs, (b) creation of high paying jobs, particularly in targeted industries, (c) job training for County residents, particularly low and moderate income persons, and (d) mixed – used and mixed income redevelopment projects in the Developer Tier.

Small businesses and new entrepreneurs drive the growth of Prince Georges County. Traditionally, businesses such as these need technical information and financing to develop and growth in response to opportunities. The County needs to improve the delivery of the desired assistance through its Small Business Initiative.

Both small and medium sized businesses need a trained work force. Workers in the County at all income levels, but particularly low and moderate income workers, lack access to employment opportunities because they do not have the needed skills. The County needs to assure that work force development programs are effective in providing the needed skills.

Trends in At-Place Employment

Sector	1980	1990	2000	Numeric Change 1980-1990	Numeric Change 1990-2000	Percent Change 1980-1990	Percent Change 1990-2000
Retail Trade	55,141	75,027	69,931	19,886	-5096	36%	-6.8%
Services and Other	50,320	102,693	125,462	52,373	22,769	104%	22.2%
Construction	20,743	32,265	34,434	11,522	2169	55.5%	6.7%
Manufacturing	11,546	13,007	14,565	1461	1558	12.7%	12%
Wholesale Trade	10,523	16,675	17,948	6152	1273	58.5%	7.6%
F.I.R.E.	16,228	24,657	24,096	8,429	-561	50%	-2.3%
T.C.U.	9,171	19,815	21,246	10,644	1431	116%	7.2%
Federal Govt.	38,129	39,081	35,123	952	-3985	2.5%	-10.1%
State/Local Govt.	51,420	51,151	50,392	270	759	-0.5%	-1.5%
Total	263,321	374,371	393,197	111,050	18,826	42.2%	5.0%

Source: Maryland Office of Planning

Note: "FIRE" includes the financial, insurance, and real estate sectors; while "TCU" covers the transport, communication, and utilities sectors.

According to the Maryland Office of Planning the job base in Prince George's County has increased by 5 percent. (See "Employment Trends" table above) Between 1980 and 2000, over 78 percent of the jobs were in the private sector and 22 percent were in the public sector.

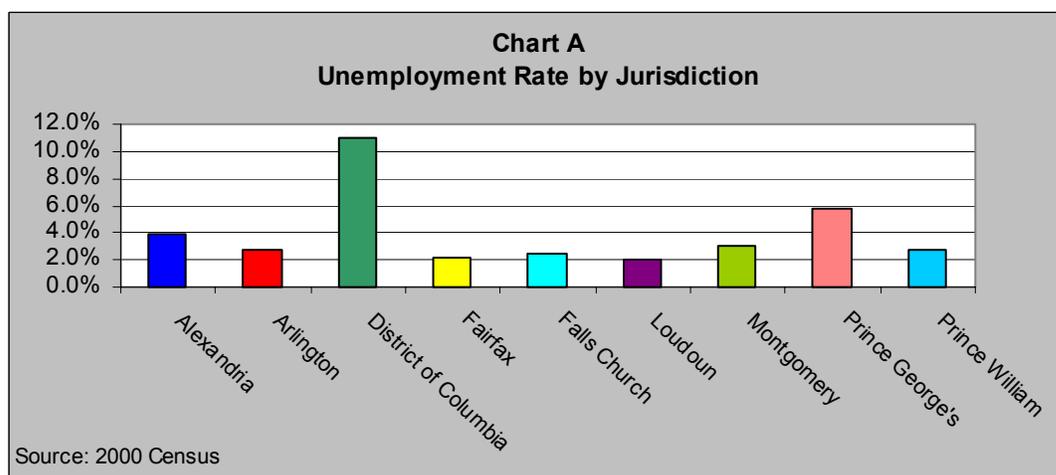
Between 1990-2000 jobs in retail trade, fire, insurance, and real estate, and the public sector decreased. However, jobs increased at a rate of more than 5 percent in the following sectors: (a) services (22.2 percent), (b) wholesale trade (7.6 percent), (c) construction (6.7 percent), and (d) transportation, communications, and utilities (7.2 percent).

By the year 2020, total employment in the County is forecast to reach 477,600, an increase of 84,403 or 21.5 percent. Most of future employment gains are expected to be in the private sector. The public sector will remain an essential component of the local economy. Office-type jobs, many of those serving government and related activities, are expected to show the largest gain. The industrial sector, which includes a

variety of manufacturing, distribution, communication and related activities, will also contribute a sizable increase.

Unemployment Rate by Jurisdiction

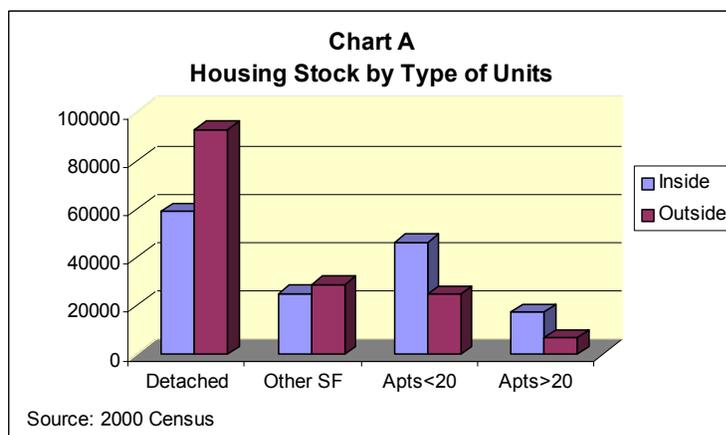
In 2000, the District of Columbia had the highest unemployment rate at 11 percent, followed by Prince George's County with the second highest at 5.8 percent. The remaining jurisdictions in the Metropolitan Washington region have unemployment rates under 4 percent. According to Fannie Mae Foundation and the Urban Institute's 2004 Housing in the Nation's Capital report, the region's unemployment rate (3.5 percent) was the lowest among the Country's 100 largest metropolitan areas in 2003, followed by Atlanta and Boston with rates around 5 percent.



2. Revitalization Needs

Within the Developed Tier, there are several highway corridors that have experienced economic deterioration. There is a need for residential and commercial redevelopment of these corridors. These corridors are (a) Route 1 (Gateway Corridor), (b) Route 202 (Landover Road Corridor), (c) Route 450 (Annapolis Road Corridor), (d) Route 214 (Central Avenue), (e) Route 4 (Pennsylvania Avenue Corridor), which includes the Suitland/Silver Hill community, and (f) Branch Avenue Corridor. The extent of the need is shown in paragraphs below.

The following charts, created by the Maryland-National Capital Park and Planning Commission, compare selected socio-economic characteristics within the Developed Tier to the



Developing Tier and the Rural Area.

Chart A compares the housing stock in the Developed Tier to that of the rest of the county. In the Developed Tier, there are 63,575 apartments, compared to 31,587 apartments in the rest of the county. In contrast, there are only 58,963 single-family detached homes, compared to 92,925 in the remainder of the county.

Chart B shows that median home value for the county is \$145,600. Home values in the Developed Tier average \$125,435, compared to \$159,154 for the rest of the county. In June 2005, the average home values increased to \$271,326.

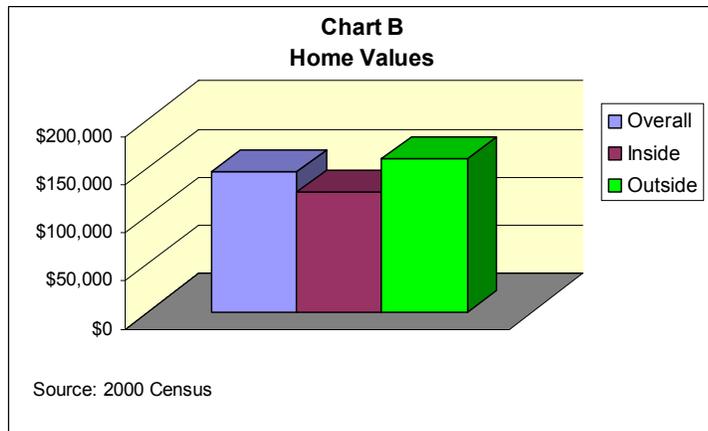


Chart C shows there are 9,282 vacant units in the Developed Tier, compared to 6,486 in the rest of the county.

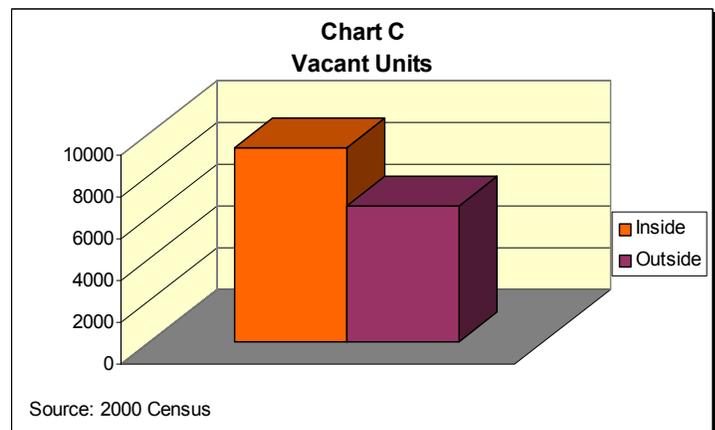


Chart D shows that the male unemployment rate in the Developed Tier is 7.0 percent compared to 3.0 percent of the rest of the county. Similarly, the unemployment rate for women in the Developed Tier is 5.0 percent compared to 2.0 percent for the rest of the county.

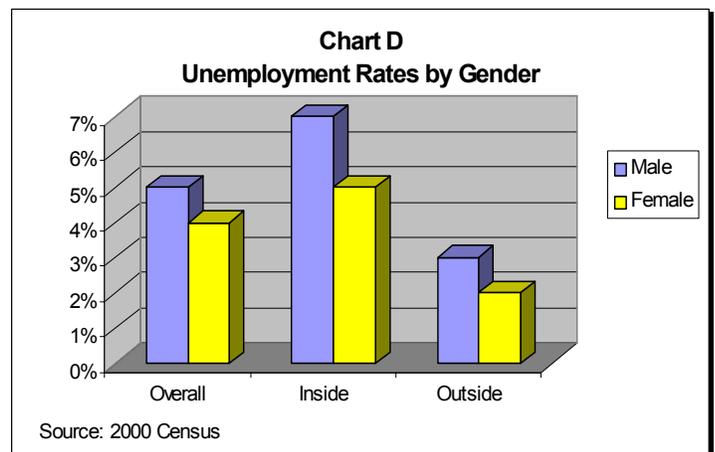


Chart E shows that only 19 percent of residents in the Developed Tier have a college or advanced degree, compared to 34 percent for the rest of the county.

The need to revitalize the communities in the Developed Tier is shown more clearly in a comparison of socio-economic characteristics of the individual communities.

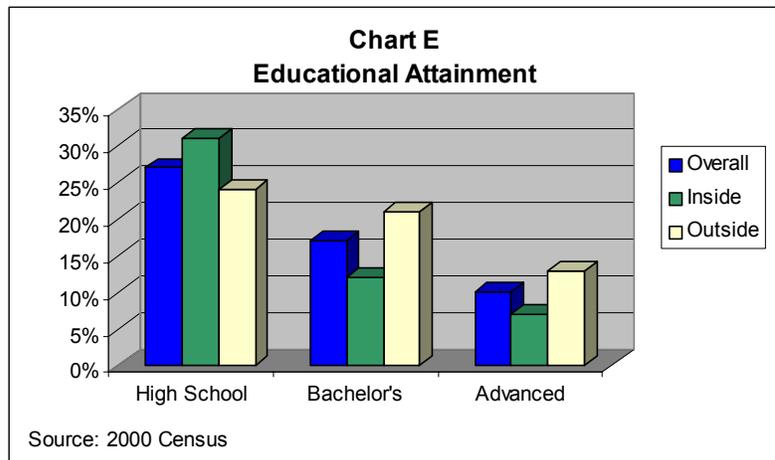
In March 2005, Hunter Interests prepared an Economic, Fiscal, and Markets Impacts Report for Prince Georges County. This report included an existing conditions analysis of 24 communities (14 in the Developed Tier and 10 in the Developing Tier) that showed the historical, current, and emerging development patterns.

The demographics and economic overview considers the income level, age of the housing stock, median home values, median rent, and the size of household. In 2000, all of the 14 communities in the Developed Tier had median household incomes lower than the County median income of \$55,256. Also, all 14 communities had median home values lower than the County average of \$145,600. In addition, the vast majority of the housing stock of these communities is more than 25 years ago. Some communities like Bladensburg and Landover have a large concentration of rental units. As a comparison, the communities in the Developing Tier (like Bowie, Mitchellville, and Woodmore) have above average incomes, above average median home values, and most of the housing is newer (built after 1980).

This analysis also confirms the reasons the County has selected certain communities and corridors as priorities for revitalization. The Landover area, which includes Dodge Park, Kentland, and Palmer Park in the Route 202 corridor, is one of the most distressed areas. This area is a current focus area for revitalization. The median household income of \$37,730 is at lower end of the scale, and the median home value is the lowest of the 14 communities at \$93,200. Also, 89 percent of the housing stock was built before 1980. Only 41 percent of houses are owner-occupied.

Similarly, the Route 1 Corridor (Hyattsville, Brentwood, and Mount Rainier) has older housing stock (Over 90 percent built before 1980). The median home value of the housing stock is low (\$111,000 in Mount Rainier and Brentwood). Other factors in defining the Route 1 Corridor as a priority for revitalization are (a) the availability of underutilized properties along Route 1 and (b) that Hyattsville is a Transit Development Overlay Zone.

Bladensburg is another distressed community on the Annapolis Road corridor. The community has one of the highest concentrations of multi-family housing (75 percent of the housing stock). The median home value is only \$118,900, and 87 percent of the



housing stock was built before 1980. It is a part of the Port Towns Regional Center, which includes Colmar Manor and Cottage City. Port Towns is one of the current focus areas for revitalization. The efforts have been successful, but opportunities for redevelopment of underutilized properties along the Route 1 and Route 450 corridors still exist.

Suitland/Silver Hill is a community in the Pennsylvania Avenue corridor. It has 62 percent multi-family units, and over 75 percent of the housing stock is older than 25 years. Suitland is one of the current focus areas for revitalization. The efforts have been successful in improving conditions. In particular, the median home value has increased to \$130,400, which is above average for the Developed Tier.

District Heights, another Pennsylvania Avenue corridor community, is undertaking a major special economic development program, the Commercial Area Revitalization Project. Commercial property located along Marlboro Pike will be acquired and redeveloped with the ultimate result of increasing opportunities for job creation.

Capitol Heights is a distressed community in the Central Avenue corridor. The community is mainly residential, but has four business and industrial parks. The community is low-income, and the median home value is one of the lowest in the Developed Tier (\$103,900).

Hillcrest Heights has some distressed and lower-income areas within the Branch Avenue corridor. The housing stock in these areas is mixed with low-rise multi-family and both attached detached single-family homes older than 25 years and have lower home values (\$121,660) compared to other areas in the community that have home values around \$350,000.

In summary, there are significant revitalization and redevelopment needs throughout the Developed Tier. These needs far exceed available public resources.

3. Community Infrastructure Needs

The cost of needed public infrastructure improvements (street resurfacing, sidewalks, water, storm drains) is significant for the 34 low and moderate-income communities in the County, particularly those in the established communities due to aging and need to be repaired. In addition, ground water and flood plains in the established communities need to be upgraded. Although the total cost of these needs has not been calculated, capital budget information from municipalities in Prince George's County in the Developed Tier communities estimates that the total cost for street and sidewalks could be \$8.5 million. The total cost for water, sewer, and drainage facilities will be at least \$5 million.

Other public facilities include rehabilitation of older or construction of neighborhood centers, community youth centers, health care facilities, and childcare facilities managed by non-profit organizations. Such facilities are located in most of the 34 low and moderate-income communities in the Developed Tier. Many of the older buildings need

a number of rehabilitation or modernization improvements, totaling approximately \$5.5 million within the next five years.

4. Public Services Needs

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

Employment training, housing counseling, services for senior and frail elderly, health care, transportation and supportive services for homeless and families are essential to improving the quality of life for low and moderate-income persons and special needs populations.

At-Risk Children, Youth and Families

The *State of Maryland Results for Child Well-Being 2004* report captures the quality of life for children and families in Maryland. Nine indicators were used to measure the results. According to this report, three to five indicators are usually acceptable manageable number of measures per result area. This report listed five indicators that were key in evaluating and prioritizing public services needs for children, youth and families of Prince George's County. These indicators were the rate of low-birth weight babies, the rate of births to adolescent mothers (under 18 yrs), the arrest rates of youth ages 10-17 yrs, the rate of children placed in out-of-home care, and the rate of children living in poverty.

In 2004, the rate of babies born with low birth weights was 10.5 percent in Prince George's County. Low birth weights are babies less than 5.5 pounds and very low birth weight, less than 3.3 pounds. Prince George's ranked fourth compared to other jurisdictions in Maryland. The highest is Baltimore City at 13.4 percent. Infant's birth weight is associated with infant survival, health, and overall development. Therefore, infants weighing less than 5.5 pounds are more likely to have physical and developmental problems, including mental retardation, developmental delays, visual and hearing deficits, and learning difficulties.

The County rate of birth to adolescent mothers, less than 18yrs, ranked the highest within the National Capital Area. According to this study, adolescent mothers are more likely to drop out of high school, experience unemployment, or if employed, earn lower wages than women who begin childbearing after age 20. Children born to teen mothers face increased risks of low birth weight, developmental problems, and poverty.

While the rate of arrests of youth between the ages of 10-17 for non-violent offenses decreased in Prince George's County since 2001 by 4.3 percent, the risk factors for juvenile delinquency is still a high priority, this includes a lack of educational and job training opportunities, poverty, family violence and inadequate supervision.

Prince George's County ranked second when compared with other jurisdictions in Maryland in the number of children placed in out-of-home care. Children need safe and stable homes in order to be successful and live a productive life. Family instability, abuse/neglect, extreme poverty, crime, violence, homelessness, substance abuse, and serious illness/disability may pose substantial risks to children and may contribute to the need for children to be placed in alternative care.

According to the State of Maryland's Child Well-Being report, children who live in poverty are most likely to have unmet nutritional needs, live in substandard housing, be victims of crime and violence, lack basic health care, and unequal access to educational opportunities. Prince George's County ranked fifth when compared with other jurisdictions in Maryland.

During 2000-2005, over \$700,000 in CDBG funds were provided to non-profit organizations for supportive services of approximately 4,000 individuals.

Seniors and Frail Elderly

According to the Maryland Department of Aging, in 2000 there were 800,000 individuals 60 years old and over. This represents 15 percent of Maryland's total population, and is expected to increase to 23 percent by 2020. This is due to the movement of the "baby boomers" (persons born between 1945 -1960) entering their senior years.

In Prince George's County the elderly population is expected to double by 2020. In addition, a large number of this population is expected to live longer (mid-80s) and therefore may outlive their resources and suffer from multiple chronic illnesses.

Senior services are provided by the Department of Family Services (DFS)/Aging Services Division and the Department of Social Services (DSS). DFS has comprehensive programs serving both elderly and frail elderly. Services include transportation, health care, adult daycare, and door-to-door transportation and delivery of services for grocery shopping, medical appointments and other needed services.

The County has several programs in place that provide services to address seniors and frail elderly needs. However due to the projected increase in the number of seniors, the burden on agencies that currently provide these services will also increase.

During 2000-2005, over \$415,000 in CDBG funds were provided for supportive services to approximately 9,071 seniors and frail elderly individuals.

Persons with Disabilities

Persons with disabilities (developmental, physical and mental illness) are faced with challenges such as locating affordable housing and living on a fixed income.

According to the State of Maryland Department of Housing and Community Development, there are approximately 850,620 individuals 5 years of age and older in the state identified as having a disability. This represents 18 percent of the total

population in the State of Maryland. Approximately 75,443 persons with disabilities in Maryland receive SSI as their primary source of income, which is near \$7,000 annually. This amount is considered to be “extremely low-income” according to HUD’s definition. It is defined as persons with income between 0-30 percent of the median family income.

Persons who are developmentally disabled have substantial limitations in major life activities due to a mental or physical impairment, including autism, blindness, cerebral palsy, deafness, epilepsy, mental retardation, and multiple sclerosis. Permanent housing and supportive services are needed to prevent developmentally disabled persons from becoming homeless.

According to the 2000 Census, there were 8,129 residents between the ages of 16 and 64 who had disabilities affecting their mobility. Due to their disability, there are fewer choices and opportunities for affordable housing with accessibility features and based on their income, they cannot afford the cost for essential services. Currently there is an extreme shortage of affordable housing with accessibilities, which forces persons with physical disabilities to have inadequate housing, including crowded homeless shelters or nursing homes or “transitional” residential settings or institutions.

The County’s Mental Health Authority Division reports approximately 7,000 individuals in Prince George’s County have serious and persistent mental illnesses. The probability that persons with mental illnesses will experience homelessness is significant. A setback in mental stability diminishes functional capabilities, due to severe psychiatric or neurological disorders. Treatments for mental illness often jeopardize an individual’s income and subsequently housing security.

During 2000-2005, over \$1 million in CDBG funds were provided for supportive services (e.g., employment training and housing counseling) to low-income individuals, including those with special needs such as: persons with disabilities, and the immigrant population. Over 40,000 people were served.

Immigrants

According to the 2000 Census, approximately 171,422 individuals moved into Prince George’s County, 24 percent (41,185) were foreign immigrants. Through consultations with nonprofit organizations that provide services to foreign immigrants, the following public service needs were identified: health care, employment training, housing counseling, and fair housing and predatory lending training.

The number of people served and the amount of CDBG dollars invested in the past five years are included under the persons with disabilities category.

Homeless Individuals and Families

In 2004, the homeless population was 1,371, 330 were chronic homeless. Homelessness involves a variety of issues and unmet needs including physical, economic and social. Prince George’s County approach to problems of homelessness is a comprehensive system – a Continuum of Care – of housing and services to address

the stages from emergency shelter to permanent housing, including a prevention strategy.

During 2000-2005, supportive services were provided to approximately 76,000 homeless individuals and persons at risk of becoming homeless at a cost of \$458,000 in CDBG funds.

Ex-offenders Re-entering the County

According to the New Revival Center of Renewal, the largest center that serves ex-offenders re-entering the County, 99 percent of their clients are homeless or transient, 85 percent are incarcerated for drug related offenses, 95 percent say that a job is their most pressing issue; many are faced with paying restitution and probation fees, child support and other fees upon release. Seventy-percent have no identification, 80 percent have no high school or GED diploma. In addition, 1,200 to 1,500 people are released from the Upper Marlboro facility each month and approximately 6,000 are released through parole and probation into Prince George's County on an annual basis. Ninety-percent return to what is affectionately called "Ward 9" in the established communities. Eighty-percent that are released will be re-incarcerated within 3 years.

5. Priority Community Development Needs

The following community development needs were identified as a priority of Prince George's County residents and are included in HUD Table 2B. Addressing these needs help to identify strategies and activities that create a suitable living environment, and expanding economic opportunities, particularly for low and moderate-income persons.

Economic Development Needs

- Assistance to small and minority businesses and new entrepreneurs
- Creation of high paying jobs, particularly in targeted industries
- Job training for County residents, particularly low and moderate-income persons
- Mixed – use and mixed income redevelopment projects in the Developed Tier

Revitalization Needs

- Commercial and industrial infrastructure
- Façade improvements
- Streetscape improvements
- Banking for commercial redevelopment

Community Infrastructure Needs

- Street, sidewalks, and lighting improvements, especially in the Developed Tier
- Water and storm drainage facilities, especially in the Developed Tier
- Handicap accessibility improvements
- Health and child care facilities
- Neighborhood and community centers

- Transportation facilities

Public Services Needs

- Employment training
- Housing counseling
- Fair housing, predatory lending, and foreclosure prevention training
- Health and safety services
- Transportation and related services for seniors and frail elderly
- Health care services
- Transportation
- Housing related services for persons with disabilities
- Supportive services for children, youth and families

HUD Table 2B: Priority Community Development Needs

Community Development Needs	Priority Need (High, Medium, Low, No Need)	Goals
Public Facility Needs		
Senior Centers	M	
Neighborhood Centers	H	\$750,000
Youth Centers	H	\$750,000
Child Care Centers	H	\$750,000
Health Facilities	H	\$750,000
Neighborhood Facilities	H	\$4,000,000
Parks and/or Recreation Facilities	M	
Parking Facilities	M	
Infrastructure Needs		
Water/Sewer Improvements	H	\$2,750,000
Street Improvements	M	\$4,000,000
Sidewalks	H	\$2,000,000
Solid Waste Disposal Improvements	L	
Flood Drain Improvements	H	\$2,500,000
Public Service Needs		
Senior Services	H	\$800,000
Handicapped Services	M	\$600,000
Housing Counseling	M	\$250,000
Youth Services	H	\$750,000
Child Care Services	H	\$250,000
Transportation Services	M	\$250,000
Substance Abuse Services	H	\$500,000
Employment Training	H	\$1,000,000
Health Services	H	\$750,000
Lead Hazard Screening	M	200,000
Crime Awareness	H	\$100,000
Economic Development Needs		
Assistance to For-Profit Businesses	H	\$1,000,000
Technical Assistance for Businesses	M	\$250,000
Micro-Enterprise Assistance	M	-
Publicly- or Privately-Owned Rehab	M	-
Commercial/Industrial Infrastructure	H	\$1,000,000
Commercial/Industrial Assistance	M	-
Job Creation/Development	H	\$250,000
Planning and Administration	H	\$7,000,000

IV. STRATEGIC PLAN

A. Overview

The Strategic Plan specifies the County's goals and objectives to address the County's housing and community development needs related to affordable housing, homelessness, special needs populations, and community development, which includes economic development, revitalization, community infrastructure, and public services. The Strategic Plan also includes performance measures that will permit the County to assess its performance in resolving the needs. The demographic profile and housing market analyses show pockets of blight, disinvestment, and deterioration due to an aging housing stock primarily in the Developed Tier communities. The County's goals and priorities will continue to be based on community revitalization of these communities.

These goals and priorities promote regional partnerships and public/private investment. In addition, they also reflect the economic development goal of more employment opportunities for low and moderate-income residents.

B. Affordable Housing

1. Strategy

DHCD will be implementing a Comprehensive Housing Policy for the next five years. The policy involves the following actions:

Implement a "High Impact" Redevelopment Strategy

The County will implement a strategy to replace run-down and blighted properties with state-of-the-art mixed income and mixed-use projects that will be a catalyst for neighborhood stabilization and growth. The primary activities to this strategy are (a) disposition of surplus properties, (b) redevelopment of Suitland Manor, and (c) Transit-Oriented Development (TOD).

The Suitland Manor Redevelopment will involve development of a new town center with retail and dining opportunities combined with new homes and condominium units. Disposition of nine surplus properties will result in the creation of over 650 new housing units (124 condominium units, 120 affordable elderly rental units, and 409 homeownership units with subsidies to assure affordability).

Transit-Oriented Development (TOD) is an alternative not only in the transportation mode but also, more fundamentally, in lifestyle. It creates a mixed-used, walkable, location-efficient development that balances the need for sufficient density to support convenient transit service with the scale of the adjacent community. More importantly TOD contributes to: neighborhood revitalization, reduces automobile dependency

significantly, encourages more efficiently land use patterns, and provides economic opportunities for local residents.

Create an Aggressive Homeownership Initiative

This initiative will provide over \$75 million of new financing for development, low-cost mortgages, and necessary training to achieve and maintain homeownership. Working with Maryland CDA, the County will provide \$50 million in bond financing annually for 250-300 low-interest rate mortgages within built-in down payment and closing cost assistance to first-time homebuyers. Also, the County will provide \$25 million in flexible loans including down payment and closing cost assistance for residents who do not qualify for the bond program. In addition, the County will continue its single-family rehabilitation loan program and will provide \$2 million for deferred second mortgages to assure affordability. Further, the County will target HOME funds to acquisition, rehabilitation, and resale programs of non-profit organizations, and will develop special programs to help renters become homeowners.

Use Tax-Exempt Bond Allocation to Stimulate Redevelopment of Large, Distressed Apartment Complexes

The County will target \$50 million of its tax-exempt bond authority to redevelopment of large distressed apartment communities and will provide another \$25 million to development of affordable senior housing. These funds should create 1,100 additional units of affordable housing.

Elderly and Special Needs Housing

The County will assist with the needs of the elderly and disabled. In addition to targeting the tax exempt authority, the county will assist with the repair and renovation of older homes, provide rental assistance to those who can not afford their current rents, and will provide a preference for applicants that develop handicapped accessible units.

Policy Initiatives

The policy includes four legislative initiatives to increase available resources for housing and community revitalization activities: (a) Inclusionary Zoning to provide a set-aside of homes for low and moderate income families, (b) Dedicated Trust Fund for Community Revitalization using such source as County real estate transfer taxes or government-activity bonds, (c) Amendments to Single Family Rehabilitation Program to allow rehab loans for first-time homebuyers and transfer of funds to non-profits that are implementing intensive rehabilitation programs in target neighborhoods, and (d) right of first refusal to acquire multi-family properties in the Developer Tier.

The 2000 Census data, findings from a focus group meeting, and a Community Forum in March and April 2005, individual meetings with public and private housing/service providers in the spring of 2005 form the basis for assigning the County's affordable housing priorities. As indicated in HUD Table 2A above, the households with extremely low- and low-incomes have the highest priority housing needs, especially those

households living within the Developed Tier communities. While such needs extend across both renters and homeowners, the housing needs of the elderly and small families (renters and homeowners) are the highest. Also ranking high are the housing needs of the physically disabled and homeless. Accessibility or handicap improvements are ranked highly by all household types, regardless of income. Other high-ranking housing needs include lead paint removal for both renters and homeowners and housing for first-time homeowners.

2. Goals

(1) Stabilize and increase homeownership opportunities

The County will use its tax-exempt bond financing authority to provide low-interest rate mortgages to help 1,000 low and moderate-income households become homeowners. These new homeowners will be provided with housing counseling and loans for repairs to satisfy code violations in their new homes.

The County will use CDBG funds for the rehabilitation, including accessibility improvements and lead paint abatement, of the existing owner-occupied housing units. Encouraging existing homeowners to invest in the housing stock is the key to maintaining healthy neighborhoods. To continue to keep its neighborhoods strong, the County will continue to provide rehabilitation assistance to extremely low-, low- and moderate-income homeowners. Given its limited funds, the County will give priority for funding to those cities and neighborhoods inside the Capital Beltway.

The Prince George's DHCD will continue to identify existing vacant, substandard housing units suitable either for acquisition and rehabilitation or demolition and new construction and resale as an appropriate strategy to expand and preserve 200 affordable housing units over the next five years. Working with private organizations, such as Housing Initiative Partnership, the County will identify suitable sites and properties. Given the high price of new construction, even with public subsidies, and the limited supply of available units, the County will focus this strategy primarily on its Developed Tier neighborhoods.

The County will encourage low- and moderate-income households to seek mortgage financing, down payment and closing cost assistance toward the purchase of existing and newly rehabbed and/or constructed single-family homes. This initiative will primarily benefit 800 households with incomes at 50 percent and above of AMI. In particular, the County will seek to help 50 low-income PHA tenants, who wish to become homeowners. Obstacles to the accomplishment of this goal include shortage of affordable units for sale.

(2) Support development of new and existing affordable rental properties

The County will encourage the development and rehabilitation of 2,000 multi-family rental units by private non-profit or for profit housing developers. Such a development would be targeted primarily to extremely low- and low-income households needing affordable housing. County support may include property tax deferrals and/or the extension of water and sewer.

Tax-exempt bond allocation will also be used to finance the development of 500 quality affordable rental-housing units for seniors and persons with special needs.

(3) Provide housing subsidies

The County will continue to provide rental subsidies to approximately 5,000 low and moderate-income families annually.

C. Homeless

1. Strategy

The primary need of the homeless is additional emergency shelters, transitional housing space, and permanent supportive housing. Prince George's County developed a system – Continuum of Care – to address homelessness and the priority needs of homeless persons and families.

The Prince George's County Continuum of Care (CoC) system is a coordinated and integrated system through which homeless individuals and families are able to access shelter and related supportive services leading to self-sufficiency. Since each homeless person has different and varying degrees of needs, the CoC provides a range of options to help the residents achieve their highest level of independence.

Continuum of Care Planning Structure

The lead entity for the Continuum of Care (CoC) is the Homeless Services Partnership (HSP), a coalition of local and state government agencies, public and private sector service providers, consumers, formerly homeless person, and other interested individuals. The Prince George's County Department of Social Services is the local administering agency for the County's homeless services programs and facilitates the annual federal funding application process.

The HSP sets goals and priorities for the CoC, approves decisions by vote, and oversees implementation and compliance by following up at the monthly meetings. The HSP supports and endorses the local Point-in-Time survey of the homeless, the process and its final results, and the recommendation outcomes of the Ranking Panel, a voting system to review and rate applications for federal funds. The Partnership also serves as the Advisory Board on homelessness to the County Executive and the County Council. (See Table on next page.)

Continuum of Care Planning Structure

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

* HMIS – Homeless Management Information System

The CoC planning efforts are enhanced through representation and participation in the following public and private homeless services planning boards and coalitions: the Governor's Advisory Board on Homelessness, the Washington Council of Government's Task Force on Homelessness, the Prince George's County Human Services Coalition, the Prince George's County United Way, and the Prince George's County Department of Corrections Mental Health Summit. It is through coalition building, planning and implementation of targeted programs that the HSP has demonstrated its commitment to improving the environment, opportunities and well being of the homeless population in the County.

The following table illustrates the continuum of services from prevention to permanent housing. The Continuum of Care is well coordinated and does not duplicate effort.

Continuum of Care

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

Homeless Management Information System (HMIS)

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

The HMIS system was implemented in December 2003. At this point, 26 organizations are using the system and have issued 98 licenses to participating individuals within these organizations. Collectively, these organizations have entered 11,000 customers into the HMIS system. The participating organizations include all emergency shelters, four transitional housing programs, four permanent housing programs, the Department of Corrections, two Supportive Services Only (SSO) programs, one motel placement program, six prevention programs, two substance abuse programs, and three mental health programs. All homeless service providers that receive McKinney-Vento funding for permanent supportive housing are required to use HMIS. For these programs, HMIS participation in the CoC is not voluntarily. All federal Supportive Housing Program (SHP) funded programs applicants are in compliance with this policy. The Homeless Services Partnership enforces participation from all McKinney-Vento funded programs by deducting ten (10) points from CoC renewal funding applications for insufficient data entered into the HMIS System.

Chronic Homelessness Strategy

Prince George's County Continuum of Care has experienced remarkable improvements over the past five years. The implementation of several best practices initiatives has resulted in increased program collaboration and coordination of services. Hundreds of adults and children have been successfully transitioned from homelessness to permanent housing. However, in an effort to end chronic homelessness in the County by year 2012, the Housing Services Partnership (HSP) determined that the strategy must address three major approaches: Prevention, Intervention and Stable Permanent Housing.

Prevention:

The Department of Social Services Homeless Prevention Program (HPP) works collaboratively with public and private non-profit agencies and faith-based organizations, in assisting vulnerable low-income residents who are at-risk of becoming homeless. These efforts are carried through community outreach, mediation, information & referral and rental or mortgage assistance. An increasing number of very low-income residents are constantly at risk of homelessness due to a myriad of problems ranging from evictions, inability to pay rent, chronic health problems, domestic violence, substance abuse issues, poor credit histories, personal crises and family conflicts. The current high cost of housing and tight job market has made it difficult for

very low-income residents as well as formerly homeless residents to secure permanent affordable housing. The network of agencies providing rental or mortgage has prevented hundreds of very low-income residents from becoming homeless. The Department of Social Services has implemented a more coordinated and energized Faith-based Initiative aimed at addressing the stem of homelessness from the grass-root level.

Outreach and Assessment:

Most residents enter the County's Continuum of Care through the Prince George's County Community Crisis services Homeless Hotline where they are screened and linked to either the Shelter Diversion Counselor or emergency shelters. The centralized entry system was implemented several years ago to promote a more consistent, accurate and accessible process of accessing shelter and other services. This process has enabled the CoC to remove major barriers to accessing emergency shelter by allowing residents to call the Homeless Hotline 24/7 throughout the year. Having a centralized point of entry enables the County to document and track the number of residents seeking shelter, persons placed in shelters and those that are turned away.

Emergency Shelters:

Homeless residents are placed in appropriate emergency shelters based on gender, family composition and need. Most residents stay in the emergency shelters from between 6-12 weeks, while receiving appropriate intake and assessment, case management and support services geared toward helping them move into either transitional housing or other alternate permanent housing programs.

Transitional Housing:

The next component of the continuum is transitional housing. This is a more stabilized housing environment that allows the residents to stay for up to 24 months. Major focus of attention is directed toward more specialized case management services and interventions including comprehensive intake and assessment, services plan development, linkage to appropriate mainstream benefit programs and resources, monitoring, advocacy, crisis management and permanent housing. Five resident advocate positions funded through the Maryland State Department of Human Resources Office of Transitional Services provide follow-up services for residents who are moving into permanent housing. The purpose of the follow-up services is to ensure that the residents retain their housing and prevent them from becoming homeless again.

Monthly case management training and technical support services are provided to help the case managers acquire skills and techniques required to function as a liaison, mediator, advocate, reference person and general resource person to the residents. Due to the varying degrees of residents needs and disabilities, case managers are encouraged to broaden their scope of knowledge and skills to facilitate more supportive response to residents multiple and complex needs and demands. Case managers play a crucial and pivotal role in the continuum by helping the residents address presenting

issues of homelessness, as well as to help them develop realistic long-term goals and solutions to geared toward permanent housing and self-reliance.

Permanent Housing:

The final component of the continuum is permanent housing, both with and without supportive services. Efforts are made to place residents in affordable or subsidized housing in locations that are accessible to public transportation and other community amenities. Currently there are three permanent supportive housing projects for homeless persons with disabilities and shelter plus care rental assistance program.

2. Goal

(4) Support the Prince George's County Continuum of Care goal of ending chronic and non-chronic homelessness by 2012

The County's CoC established the Prince George's County Intergovernmental Agency Council on Homelessness in January 2004. The purpose of the Council is to develop specific strategic goals and action steps aimed at ending chronic homelessness through optional utilization of available mainstream and entitlement programs to meet the need of the hard-to-serve homeless population. The specific strategic goals and action steps, developed by the County's Intergovernmental Agency, are to be undertaken over a period of 18 months.

While Prince George's County Intergovernmental Agency Council develops short-term (18 month period) goals and actions steps, the County addresses the CoC overall goal to end chronic and non-chronic homelessness in the County by 2012.

The CoC has been maintaining a supply of permanent housing for chronic homeless individuals and families in the County. This effort has been assisted by Supportive Housing grants from HUD CDBG, HOME and other local resources. The CoC plans to apply for this federal funding each year to expand the inventory of supportive housing.

The County will assist the non-profit organizations and public agencies to identify and develop appropriate facilities that can serve as emergency or transitional shelters for homeless individuals. Additionally, the County will seek to coordinate these efforts with the Homeless Services Partnership to identify appropriate financial resources for facility development, operations and necessary renovations. In particular, the County will be supportive of all applications for federal Emergency Shelter Grant (ESG) and DHCD's Shelter and Transitional Housing funds to expand the number of beds available for the County's homeless population.

Prince George's County will be supportive of all applications for federal ESG funds to expand the operations and maintenance of the existing shelters and transitional housing for the County's homeless. In particular, the County will help the local non-profit organizations that operate the available emergency and transitional shelters.

Prince George's County will be supportive of all applications for federal ESG and State funds to provide financial resources for case management, housing counseling, job training, and other needed services for homeless individuals and families. Currently, the homeless are assisted by several shelter providers as well as the County Health, Family Services, and Social Services as well as those at-risk of becoming homeless, have medical care, transportation, child care and job training needs.

D. Populations with Special Needs

1. Strategy

Senior Housing

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

- Develop a range of housing options including new construction of single and multi-family housing for seniors. This includes Planned Retirement Communities, medical/residential campuses, and housing for persons with physical disabilities.
- Develop 100 units of low-income subsidized senior housing and 50 units of below market rate elderly in the private marketplace to address the preferences, trends and income needs of seniors.
- Rehabilitate the County's aging housing stock to preserve the quality of life of residents as they age, helping them to remain in their own homes. This includes retrofitting homes and apartments to provide ramps, wider doorways, and modifications to kitchens and bathrooms.

Persons with Disabilities

There are several possible solutions to the housing crisis confronted by people with disabilities:

- Increase opportunities for the disabled to purchase homes through a set-aside fund to help with down payments and closing costs. Homeownership encourages control of one's living environment by offering the opportunity to either purchase a home or condominium, or to maintain control of the lease for a rented property in the individual's name.
- Over the years Federal HOME and CDBG funds have been used for down payment and closing cost assistance for the program pioneered by Melwood

Training Center known as “Home of Your Own” (HOYO). The HOYO concept promotes dignity and choice for people with disabilities. The person is free to choose his or her own support provider, with the knowledge that the provider can be changed without fear of losing one’s residence.

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

Persons with HIV/AIDS

DHCD has designed its Strategic Housing Plan for individuals and families with HIV/AIDS to protect them from being evicted from their homes and from having their utilities disconnected. Emergency financial assistance and rental subsidies through the HOPWA program are offered to individuals and families living in shelters or who are in imminent danger of becoming homeless. Participants get help finding places to live near health clinics; public transportation and other needed services.

The program will continue to link with community-based organizations such as AGAPE Christian Counseling, the Family Crisis Center and the Black Women’s Health Council for referrals and to ensure a continuum of care for clients. A HOPWA review board will continue to meet monthly to review the HOPWA waiting list of eligible applicants.

Challenges facing HIV/AIDS individuals and families continue to be a lack of adequate funding for the number of cases in the community. Individuals themselves often have poor rental credit, which tends to limit their ability to rent their home of choice. The County goals for serving those with HIV/AIDS are to: (1) provide 100 households with emergency assistance and rental assistance annually, and (2) continue to provide case management services for approximately 100 individuals and families with HIV/AIDS. The Case Management Services will be provided by Prince George’s County Health Department.

2. Goal

(5) Assist in the provision of housing options for persons with special needs

The Prince George's County Department of Housing and Community Development will annually provide a portion of its CDBG and/or HOME resources for the rehabilitation of owner-occupied housing units, including the removal of architectural barriers, the provision of ramps, wider doorways, and modifications to kitchens and bathrooms. In particular, the County will continue to provide rehabilitation assistance to extremely low-, low- and moderate-income homeowners, especially the elderly and/or disabled.

E. Community Development Strategy

1. Strategy

Economic Development

According to the *2002 Approved General Plan*, the County's economic development goal is to encourage quality economic development at appropriate locations to increase employment opportunities, income, and tax base within Prince George's County. The Economic Development Strategic Planning Process formulated several more goals to accomplish the overall goal. The policy goals are: (a) improve the workforce delivery system, (b) identify, grow, and attract targeted industries, (c) align workforce development to targeted industries, (d) develop a branding strategy, and (e) provide adequate funding and resources to support the economic development plan. The funding goals are: (a) promote and support small business and entrepreneurial development and expansion, (b) identify and improve awareness of existing county financing programs for businesses, and (c) improve the delivery of financial tools to county businesses. In addition, The County's strategy includes related to technology led development, transit oriented development, and growing entrepreneurship.

The Economic Development Strategic Plan, when completed, will include an implementation plan to accomplish these goals. When this plan is completed, it will include action steps to address the goals of promoting small business growth and development, creating higher paying jobs that can be filled by low and moderate income persons, and providing these individual with necessary skills training.

Neighborhood Revitalization Strategy Areas

Currently, Prince George's County has one approved Neighborhood Revitalization Strategy Area (NRSA) in the Suitland area. However, the County is currently re-evaluating the economic conditions of the targeted area to determine if there has been a significant change since the time the strategy was approved. Upon the completion of the County's re-evaluation, it is anticipated that the HUD-approved NRSA for Suitland may warrant an amendment to include new goals and benchmarks that will be instrumental in providing economic empowerment of the low and moderate-income

residents in the Suitland area. If the Strategy is amended, the County will follow the HUD guidelines for amending its *NRSA Plan* and *Consolidated Plan*.

Through the Community Outreach Initiative program the County Executive, County Council and the Department of Housing and Community Development will designate new NRSAs including development and implementation of a NRSA Designation Plan.

Community Revitalization and Infrastructure

The County's goals for community revitalization and infrastructure improvements are consistent with the *2002 Approved General Plan*, which are to (a) provide needed public facility in locations that efficiently serve the county's population, and (b) provide residents and workers in Prince George's County with a safe, affordable, and accessible multi-modal transportation system that efficiently contributes to the timely achievement of county growth, development, community presentation, and revitalization goals.

Local, State and Federal resources over the next five years will concentrate on efforts to plan and implement revitalization strategies and to encourage development compatible with existing development. Projects in the revitalization areas will strengthen and preserve existing communities and improve public facilities Countywide. Specific public facility improvements include:

- Water, sewer, and storm water improvements;
- Reconstruction of streets, sidewalks and parking areas;
- Improvements in street lighting as a crime deterrent;
- Rehabilitation of community centers, youth centers, and other buildings used to provide services to the youth;
- Development or rehabilitation of health care and child care facilities
- Accessibility improvements that remove architectural barriers to public facilities such as streets, sidewalks, playgrounds and public buildings;
- Acquisition, demolition and clearance activities to deter crime and eliminate neighborhood blight;
- A variety of infrastructure improvements that make focus area communities more economically viable, attractive and livable.

Public Services

Public services address the health and safety concerns of the County's low-income and vulnerable populations. Resources are focused on special needs populations that include the elderly and frail elderly, persons with disabilities, homeless families, at-risk children, infants and youth, and ex-offenders re-entering the County. Services reflect

the needs that include, literacy training, housing counseling, and services for minorities such as Asians, Latinos and Hispanics. Services include health, transportation, crime awareness, employment training, and youth services. Each year, the numbers of requests for use of CDBG funds for public service activities is double or triple the amount available. The CDBG public service category is limited to 15 percent of the total entitlement amount for each year. Consequently, funds are reserved for the most needed. In addition, funds will be allocated to focus areas where the CDBG funds can be used to augment other resources, and thereby, increase the overall effectiveness of the community development resources.

Employment Training

With a currently strong economy and low unemployment rate, employment training is primarily directed at the “hardest to employ.” These people have been out of the work force for an extended period and have complex problems like chronic illness, substance abuse, incarceration and severely limited education and work experience.

The Prince George's County Department of Social Services (DSS) administers the Welfare to Work, known in Maryland as the Family Investment Program. The Program's mission is:

“...to increase the productivity of all able bodied applicants and recipients of public assisted services by emphasizing the expectation of employment while preserving the dignity and self esteem of all customers.”

DSS works with other public and private entities to accomplish this mission. Each client is assessed and participates in the development of an employment plan. Intensive job development and placement services are handled primarily through vendor contracts. DSS stresses with vendors the importance of placing and retaining customers in jobs that have potential for career advancement and support services that these new jobholders need.

A key part of the DSS program is to provide training services that will allow low-income persons to develop the needed services for jobs in new or expanding businesses. Several neighborhood and countywide non-profit organizations administer programs that help develop needed job skills, particularly computer technology and office automation. In addition, some low-income adults do not have primary and secondary education. Community organizations operate literacy and life skills training programs for these individuals. The County supports these important training efforts.

Community participation is considered important to the success of the Family Investment Program. The Board of Social Services acts as the Department's advocate in the community and assists with developing community partnerships. DSS administers the Faith-Based Community Outreach Initiative, a partnership with the faith community to identify and appropriately use resources to support needy persons and to inform the public about welfare reform. The Latino Affairs Advisory Group fosters a partnership with the Spanish-speaking community, like CASA of Maryland, Inc., and to address issues specific to the Latino community.

Housing Counseling

As a component of the Housing objective of increasing homeownership, all individuals who want to own their own home need to understand the responsibilities of homeownership. Counseling programs are carried out by non-profit organizations like United Communities Against Poverty so that any prospective home buyer will learn what they can afford and what is needed to maintain their home over the long run. These counseling programs, which are supported the County, help to assure first time homebuyers will become long-term homeowners. Also, these organizations provide anti-eviction rental assistance and mortgage default assistance. In addition, foreclosure prevention training will also provided to address the increasing amount of foreclosures in Prince George's County. According to HUD, over 1,300 foreclosures were reported in the established communities in 2002.

Seniors and Frail Elderly

There are approximately 100 health services provided by the public and private sector including Home Health (nursing, physical therapy, nutrition, etc.), hospitals, clinics, dental, vision, mental health, respite, hospice service, discount pharmacy and medical equipment. While there are many hospitals, health plan and group health providers, clinics and private physicians, there are few, if any, geriatric clinics.

A concentration of older housing inside the Beltway and a low-income senior population indicates a need for home maintenance services.

Strategic Plan for Services for elderly and frail elderly includes the following:

- Develop and expand in-home care services for the increasing senior population choosing to age in place.
- Expand transportation services for seniors to get them to medical appointments and to accommodate those seeking home delivery of meals or groceries.
- Expand health care services for elderly and persons with disabilities.
- Expand adult daycare and other services for frail elderly to ensure their safety and to maintain their daily needs.
- Provide in-home services such as yard work, housework and programs to reduce isolation and emotional stress.
- Provide door-to-door transportation and delivery services for grocery shopping, medical appointments and other needed services especially in the southern, more rural parts of the County.
- Provide home maintenance services to allow seniors the opportunity to age in place.

- Provide information and referral services near where most seniors live to make it more convenient to use available programs and services.

Also, this objective includes a coordinated effort to prevent Elder Abuse by investigating the abuse problems and taking corrective actions, such as foster care for individuals in crisis situations, and services to help them in their homes.

Health Care

Availability of adequate health care is essential to assure a good quality of life for at-risk individuals. Non-profit organizations in the County provide health care services to the elder and frail elderly, pregnant teens, and Latin American immigrants and their families that are not able to obtain or afford such services through the private sector. The County supports these programs, which allow adults to keep healthy so that they can stay employed and allow children to attend school regularly.

Transportation Services

Transportation is also essential to making economic independence possible for families. Also, transportation services are essential for physically disabled so they can participate in needed rehabilitation services. The County supports the programs of non-profit and faith-based organizations that provide these services. The County is exploring alternative ways to transport individuals between employment centers, treatment centers, and childcare facilities. Such alternatives include taxicab vouchers, a system of bus tokens and others.

Homeless Individuals and Families

The County supports with ESG and CDBG funds the programs of the CoC to homeless persons or persons at risk of becoming homeless with 24 hour, 7day per week access to emergency shelter, emergency assistance, particularly food, clothing, and personal care as well as tutoring and assistance in planning for transitional and permanent housing and job placement.

The County will support activities that facilitate the purchase of a home by a disabled person who can live independently. Non-profit organizations provide needed housing counseling, financial assistance and other services that are linked to their housing needs. These services include:

- Support for nonprofit groups who update databases and disseminate information on affordable and accessible housing.
- Opportunities for elderly people with disabilities to move into senior citizen housing throughout the County.
- Technical assistance to nonprofit agencies to establish homeownership programs.

- Greater coordination with the Department of Housing and Community Development and service providers for information on housing choices.
- Accessible transportation services so people with disabilities can move about more easily.

At-Risk Children, Youth and Family Services

This objective addresses the need of assuring that at-risk children are safe, healthy, and able to progress effectively in their education, and thereby, become self-sufficient.

An additional step of the strategy is to provide services to help children and youth to learn effectively. Non-profit organizations operate programs that provide training in reading, ESOL, skills development, career development, job readiness training, and after school tutoring. The County supports these programs.

As part of a Public Housing Resident Program, the county is providing funds to support educational services such tutoring and enrichment activities to the children in the County's Public Housing Program. These services will be provided annually through the Family Resource Academy.

Persons with Disabilities

This objective focuses on providing disabled persons with supportive services that will allow them to live independently. In particular, Non-profit organizations provide disabled persons with employment training and rehabilitation services. The County supports the programs that provide supportive services.

2. Goals

(6) Support employment opportunities for low- and moderate-income persons, small business entrepreneurship, and the development of community revitalization activities in the Developed Tier

(7) Improve the safety and livability of neighborhoods; and

(8) Improve the quality of life by providing needed public services

The County's main priority is to improve the health, safety and quality of life for low income and special populations, especially children and youth, the homeless, persons with disabilities, seniors and frail elderly, and other special needs. In order to address this priority, County agencies, such as the Department of Social Services and the Department of Family Services, as well as nonprofits provide essential services that include: employment training, housing counseling, and fair housing and predatory lending training, health and safety services, transportation and related services for seniors and frail elderly, health care services, transportation, housing related services for persons with disabilities, and supportive services for children and youth.

In addition, DHCD's Community, Planning and Development Division administers the County's CDBG program, which provides funds to finance a wide range of activities that benefit low and moderate-income persons. The County receives approximately \$7 million in CDBG funds annually. These CDBG funds are leveraged with approximately \$6.7 million in federal, state, and local and private funds to carry out community and housing activities. Fifteen percent of the total entitlement dollars are for public service activities. The Division notifies the public when these funds are available and solicits proposals for funding from non-profit organizations and municipalities. Projects selected for funding are included in the County's *Annual Action Plans*.

F. Summary of Specific Housing and Community Development Objectives

Listed below in HUD Table 2C is a summary of the County's specific housing and community development objectives in accordance with the priority needs tables in Section III, Housing and Community Development Needs. These objectives describe how the County will use Federal, State, and local resources expected to be available in the next five years to address identified needs.

HUD Table 2C: Summary of Specific Housing and Community Development Objectives

AFFORDABLE HOUSING GOALS		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
<i>Goal 1: Stabilize and Increase homeownership opportunities</i>	<u>Objective 1:</u> Provide \$50 million in single-family financing annually in low-interest rate mortgages	1,000 households by June 30, 2010
	<u>Objective 2:</u> Preserve and expand the supply of affordable housing by providing \$1.5 million in rehabilitation loans and grants annually to promote rehabilitation of existing housing, to include vacant and abandoned houses	200 housing units by June 30, 2010
	<u>Objective 3:</u> Provide down payment and closing cost assistance for first-time homeowners	800 households by June 30, 2010
	<u>Objective 4:</u> Assist families receiving rental assistance in becoming homeowners	50 households by June 30, 2010
<i>Goal 2: Support development of new and existing affordable rental properties</i>	<u>Objective 5:</u> Use tax-exempt bond allocation to finance the redevelopment of distressed multi-family housing	1,500 multi-family rental units by June 30, 2010
	<u>Objective 6:</u> Use tax-exempt bond allocation to finance the development of new quality affordable housing	500 multi-family rental units by June 30, 2010
	<u>Objective 7:</u> Support the development of surplus properties	500 housing units by June 30, 2010
<i>Goal 3: Provide housing subsidies</i>	<u>Objective 8:</u> Provide rental subsidies to low and moderate-income families	5,000 families per year

HOMELESS GOAL		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
<i>Goal 4: Support the Prince George's County Continuum of Care goal of ending chronic and non-chronic homelessness by 2012</i>	<u>Objective 9:</u> Support the development of permanent housing units for chronic homeless persons	Develop an estimated 50 additional permanent housing units by June 30, 2010
	<u>Objective 10:</u> Provide support to organizations to maintain and to help increase emergency shelter and transitional housing for the homeless	Provide 150 additional beds by June 30, 2010
	<u>Objective 11:</u> Support the operations of homeless shelters and transitional housing providers	Continue to serve an estimated 250 persons by June 30, 2010
	<u>Objective 12:</u> Support intensive case management, housing counseling and job training for homeless individuals and families	Continue to serve an estimated 200 persons by June 30, 2010

GOAL FOR SPECIAL NEEDS POPULATIONS		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
<i>Goal 5: Assist in the provision of housing options for persons with special needs</i>	<u>Objective 13:</u> Finance accessibility alterations for existing owner-occupied and rental (including multi-family) units	Modify an estimated 500 household units by June 30, 2010
	<u>Objective 14:</u> Provide services to homeowners and renters who are elderly and disabled	Finance the provision of services to 50 elderly, and 50 disabled households by June 30, 2010
	<u>Objective 15:</u> Provide annual rental assistance to households with HIV/AIDS	Finance the provision of annual rental subsidies to 100 households with HIV/AIDS by June 30, 2010

	<p><u>Objective 16:</u> Use tax-exempt bond allocation to finance the development of affordable rental housing for seniors and persons with special needs</p>	500 Units by June 30, 2010
--	---	----------------------------

ECONOMIC DEVELOPMENT GOAL

GOAL	OBJECTIVE	PERFORMANCE MEASURE
<p><i>Goal 6: Support employment opportunities for low- and moderate-income persons, small business entrepreneurship, and the development of community revitalization activities in the Developed Tier</i></p>	<p><u>Objective 17:</u> Expand employment opportunities for low and moderate income residents</p>	Assist 1,600 low and moderate income residents to obtain full time employment through June 30, 2010
	<p><u>Objective 18:</u> Support the Economic Development Corporation's strategic plan.</p>	Assist or finance 50 small and minority business in the Developed Tier by June 30, 2010
	<p><u>Objective 19:</u> Support high impact mixed use and mixed income redevelopment projects in the Developed Tier</p>	Complete projects in the following corridors: Gateway/ Rte 1, Landover Rd/ Rte 202, Annapolis Rd/ Rte 450, Central Ave/ Rte 214, Pennsylvania Ave/ Rte 4, Suitland Community, and Branch Ave

COMMUNITY REVITALIZATION AND INFRASTRUCTURE GOAL

GOAL	OBJECTIVE	PERFORMANCE MEASURE
<p><i>Goal 7: Improve the safety and livability of neighborhoods</i></p>	<p><u>Objective 20:</u> Develop or rehabilitate various public facilities that provide services to low and moderate-income persons</p>	Assist public and non-profit organizations in the renovation of 100 public facilities through June 30, 2010

	<p><u>Objective 21:</u> Improve and/or expand community facilities and infrastructure to serve county and municipal residents</p>	<p>Construct or repair streets, sidewalks, curb and gutter, driveways, water, sewer, and storm drainage improvements to serve 32,500 low and moderate-income residents through June 30, 2010</p>
--	---	--

PUBLIC SERVICES GOAL		
GOAL	OBJECTIVE	PERFORMANCE MEASURE
<p><i>Goal 8: Improve the quality of life by providing needed public services</i></p>	<p><u>Objective 22:</u> Provide employment and literacy training to low income persons</p>	<p>Provide 20,000 persons with training for literacy and employment in new and expanding business through June 30, 2010</p>
	<p><u>Objective 23:</u> Provide housing counseling, fair housing/predatory lending, and foreclosure prevention training for low and moderate-income persons</p>	<p>Provide housing for homeownership and fair housing training to 5,000 persons through June 30, 2010</p>
	<p><u>Objective 24:</u> Provide needed services for seniors and the frail elderly</p>	<p>Provide 2,500 seniors and frail elderly with health, safety, transportation and related services through June 30, 2010</p>
	<p><u>Objective 25:</u> Provide health care services to low and moderate-income persons, elderly and frail elderly persons, immigrants and families</p>	<p>Provide 25,000 low and moderate-income persons, elderly and frail elderly persons, immigrants and families with needed health care services through June 30, 2010</p>

	<p><u>Objective 26:</u> Provide transportation for low income and disabled adults</p>	<p>Provide 500 persons needing transportation services, especially those residing in rural areas through June 30 2010</p>
	<p><u>Objective 27:</u> Provide services to homeless individuals and families and those at risk of becoming homeless, including foreclosure counseling</p>	<p>Stabilize crisis situations for 75,000 homeless persons or those at risk of becoming homeless through June 30, 2010</p>
	<p><u>Objective 28:</u> Provide housing counseling and related services for persons with disabilities</p>	<p>Assist 1,500 persons with disabilities to pursue homeownership through June 30, 2010</p>
	<p><u>Objective 29:</u> Provide supportive services to at risk children and youth, including supportive educational services</p>	<p>Assist 4,000 children and youth with needed supportive services through June 30, 2010</p>
	<p><u>Objective 30:</u> Provide supportive services to persons with disabilities</p>	<p>Assist 2,000 persons with disabilities with needed supportive services through June 30, 2010</p>

G. Available Resources

Federal funds are provided to State and local governments in the form of annual entitlements and competitive grants. The following describes Federal resources and private and non-Federal public resources available to address goals and objectives identified in the *Consolidated Plan*.

Federal Resources

American Dream Downpayment Initiative (ADDI), an entitlement program, was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayment, closing costs, and rehabilitation carried out in conjunction with the assisted home purchase. President Bush signed the American Dream Downpayment Act (Public Law 108-186, "ADDI statute") into law on December 16, 2003, authorizing the ADDI program through 2007. Section 271 of the Cranston-Gonzalez National Affordable Housing Act amends the HOME program to include the ADDI program and establish the statutory requirements governing it.

Community Development Block Grant (CDBG), an entitlement program, funds activities that address the County's priority needs for public improvements, housing, homeless services, economic development and public services. Projects include infrastructure improvements, acquisition, demolition, rehabilitation, and others that address the needs of low and moderate-income households or eliminate conditions of slums and blight.

CDBG Section 108 Loan Guarantee, a loan program, pledges future CDBG grants as a guarantee for loans for large-scale development projects such as the acquisition and rehabilitation of residential, commercial properties and removal of slum and blighted areas.

Capital Fund Program (CFP), a formula-based program, provides funds to the Housing Authority to make physical and management improvements to the public housing stock.

Economic Development Initiative (EDI), a competitive grant program, complements and enhances the Section 108 Loan Guarantee program. EDI grants are a source of financing for economic development, housing rehabilitation and large scale, physical development projects.

Emergency Shelter Grant (ESG), an entitlement program, addresses the priority needs of homeless individuals and families with children. The goal of the ESG program is to prevent low-income individuals and families with children from becoming homeless. Funds are designated for the Family Emergency Shelter, Prince George's House shelter for men and Shepherd's Cove shelter for homeless women and children.

Federal Emergency Management Administration (FEMA), a program to fund nonprofits to provide food, shelter, supportive services for the homeless and eviction prevention.

HOME Investment Partnership Program (HOME), an entitlement program, encourages nonprofit and for-profit developers to produce and rehabilitate housing for low and moderate-income households. HOME funds assist first-time homebuyers to purchase homes and nonprofits to acquire or improve group homes for special populations. HOME also funds Community Housing Development Organizations (CHDOs) that create and support housing opportunities for households of limited income.

Housing Opportunities for Persons with AIDS, (HOPWA), an entitlement program, provides rental assistance and emergency subsidies for housing-related expenses to persons with AIDS or related diseases and their families.

Section 8 Housing Choice Vouchers (HCV) provides rental assistance to qualified families and individuals so that they spend no more than 30 percent of income on housing. The programs are administered through the Housing Authority and some private, project-based rental housing developments.

Section 202 Housing for the Elderly, a competitive grant program, provides capital advances to finance new construction, acquisition, rehabilitation and rental assistance in support of housing for the elderly.

Supportive Housing Program (SHP), a competitive grant program, provides funds for acquisition, rehabilitation, new construction, leasing of structures, operating costs, and supportive services. It provides **Transitional Housing** for the homeless, **Permanent Supportive Housing** for persons with disabilities, and **Safe Havens** offering grants for new construction, acquisition, rehabilitation and leasing of low-income housing for homeless persons with serious mental illnesses.

Supportive Housing for Persons with Disabilities (Section 811), a competitive grant program, provides housing with support services through group homes, independent living facilities and intermediate care facilities.

Welfare to Work Vouchers are similar to Section 8 and Housing Vouchers. HUD provides special allocations to jurisdictions nationwide.

Youthbuild, a competitive grant program, provides funds for activities and services to economically disadvantaged youth. Activities include education and employment training. The program also offers an opportunity to expand the supply of affordable housing while teaching youth building skills.

State Resources

The **CDA Maryland Mortgage Program** allocates tax-exempt mortgage revenue bond authority to the County to enable low and moderate-income households to purchase homes. Below-market interest rate mortgage financing is available to private lending institutions throughout the State.

Community Investment Tax Credits support nonprofit projects by awarding allocations of State tax credits to the sponsoring organizations to use as incentives for business contributions. Projects include community services, redevelopment assistance, employment training and job placement, education and literacy training, community crime prevention, arts and entertainment activities. Any business may reduce its Maryland tax liability by contributing cash or goods to support projects.

The **Community Legacy Program** provides flexible capital and operating resources through annual competitive funding rounds to assist local governments and their nonprofit partners in planning and implementing comprehensive community revitalization initiatives. It is intended to fill key gaps in State support for such efforts.

The Community Legacy Program also has a Neighborhood Intervention component that has three distinct categories: Community Development Financial Institution (CDFI), Demolition, and Redevelopment Ready.

- **CDFI Neighborhood Intervention** - CDFI provides funding to CDFIs to assist in their efforts to provide financial assistance to individuals or business entities that are owner-occupants, community development organizations, or local governments for the purpose of buying properties that are in need of rehabilitation and are located in stable neighborhoods.
- **Neighborhood Intervention Demolition** provides funding to local governments to demolish properties that are dangerous for use or occupancy, are so deteriorated that rehabilitation is not feasible, and are located in stable neighborhoods.
- **Neighborhood Intervention - Redevelopment Ready** provides funding for projects sponsored by a local government for the purpose of demolishing improvements on property to prepare the property for revitalization, redevelopment or re-use as part of a redevelopment plan.

The **Downpayment and Settlement Expense Loan Program** offers 0% interest rate deferred loans up to \$3,000 for downpayment and settlement costs to low- and moderate-income homebuyers in conjunction with the CDA Maryland Mortgage Program.

The **Group Home Financing Program** funds individuals, qualified limited partnerships and nonprofit organizations to acquire and modify existing housing to serve as group homes for income-eligible persons and households with special housing needs. The program finances new construction, acquisition and rehabilitation. Housing may include

group sheltered living arrangements, shared living, temporary housing facilities and other group homes that serve special needs populations.

The **Homeownership for Individuals with Disabilities Program** provides low-interest mortgage loans to eligible disabled homebuyers.

The **Local Government Infrastructure Financing Program** provides an efficient and economical means of access to capital markets in order to finance specific infrastructure projects. The Maryland Department of Housing and Community Development (DHCD) issues bonds on behalf of counties, municipalities, and their instrumentalities to finance public purpose infrastructure projects.

The **Low-Income Housing Tax Credit Program** benefits nonprofit and for-profit developers of affordable multifamily rental housing. The program was established by the Federal Tax Reform Act of 1986 and encourages private sector investment in the construction and rehabilitation of housing for low and moderate-income families. Credits are awarded competitively in conjunction with the State's Rental Housing Program funds and federal HOME funds. Tax credits are allocated in accordance with federal IRS rules and Maryland's Qualified Allocation Plan.

The **Maryland Affordable Housing Trust** provides grants to create, preserve, and promote affordable housing throughout the State. Grants are awarded through competitive rounds for capital assistance to rental and homeownership housing, for non-profit developer capacity building to create affordable housing, for supportive services for the occupants of affordable housing, and for operating expenses to maintain affordable housing.

The **Maryland Department of Business and Economic Development** assists businesses through conventional, tax exempt, and taxable bond programs of the **Maryland Industrial Development Financing Authority (MIDFA)** and the **Maryland Small Business Financing Authority (MSBDF)**. It also assists the business community and local jurisdictions with the following types of assistance through the **Maryland Economic Development Assistance Authority and Fund**:

- (a) loan for a project that provides eligible industries with a significant economic development opportunity on a statewide or regional level,
- (b) loans and grants to the county or a municipality to sponsor business that is local economic development opportunity,
- (c) Financial assistance to the county for local economic development needs including land acquisition, infrastructure improvement, acquisition of fixed assets, leasehold improvements, feasibility studies, and local economic development planning,
- (d) Grants to local jurisdictions to help capitalize local revolving loan funds,
- (e) Special purposes loans for Brownfield Revitalization Incentive, Day Care Centers, Seafood and Aquaculture, and Animal Waste programs.

The **Maryland Department of Education** funds after school tutoring, material support and transportation to school for children living in homeless shelters.

The **Maryland Department of Human Resources** funds a variety of homeless assistance programs addressing domestic violence, emergency and transitional services, the homeless women's crisis shelter, homelessness prevention; services linked housing, energy assistance, a nutrition program and emergency assistance for families with children.

The **Maryland Department of Mental Health** funds substance abuse treatment for homeless people.

The **Maryland Historical Trust** offers non-profit organizations, local jurisdictions, business entities and individual citizen's funds for acquisition, rehabilitation, or restoration of eligible projects under direct financial assistance programs.

The **Maryland Housing Rehabilitation Program** funds the rehabilitation of single and multi-family rental properties. The program brings properties up to applicable building codes and standards.

The **Multi-Family Bond Program** offers tax-exempt and taxable bonds and notes to finance the acquisition, rehabilitation or construction of affordable multifamily rental housing in priority funding areas. The revenue generated provides below-market and market-rate construction and permanent financing to leverage Federal Low-Income Housing Tax Credits and other sources of financing.

The **Multi-Family Bond Program Rate Lock** is another tool for the development of affordable multifamily rental housing. Rate Locks allow a developer to control interest rate risk by locking the Community Development Administration (CDA) published interest rate 30-90 days before the loan closing.

The **Neighborhood Business Works Program** provides flexible gap financing in the form of below-market interest rate loans to small businesses and nonprofit organizations locating or expanding in locally designated neighborhood revitalization areas. Projects include reuse of a vacant building or services to residents in a revitalization area.

The **Partnership Rental Housing Program** finances new construction, acquisition and rehabilitation of rental housing to increase the supply of decent housing for low-income families. State funds may be used for the development costs of building acquisition, construction or rehabilitation of buildings. The program operates through a partnership between State and local government. Local governments must contribute the site and any necessary off-site improvements.

The **Priority Places Strategy** is designed to make well-planned development and community revitalization easier to achieve in cities, suburbs and small towns across the state. After designating promising projects and planning proposals as Priority Places, the state will dedicate all of the resources, regulatory power and expertise of its agencies to helping those projects and plans come to fruition. Hyattsville is a Priority Place.

The **Rental Allowance Program (RAP)** provides a grant to the County for rent subsidies. Program funds are used as a local match to leverage Federal Supportive Housing Program transitional housing dollars for homeless families and individuals.

The **Rental Housing Program** provides loans of up to \$1.5 million per project for the development of affordable multifamily housing in priority funding areas. Funds are awarded competitively every eight months in conjunction with federal low-income housing tax credits and HOME funds. Non-profit and for profit developers may apply and both new construction and rehabilitation projects are eligible for financing. Local government support and a contribution are required.

The **Shelter and Transitional Housing Facilities Grant Program** provides grants to non-profits and local governments to create transitional housing and emergency shelters for the homeless. The grant funds may be used for the new construction, acquisition, or rehabilitation of housing and for the purchase of capital equipment.

The **Weatherization Program** provides assistance to eligible homeowners to eligible low-income households (owners and renters) through the installation of energy conservation materials. Priority is given to homeowners who are elderly, disabled and families with children and/or who have the highest energy consumption.

Local Resources

Campus of Learners is a partnership of County agencies, public housing residents and private nonprofits to transform public housing sites, physically and socially, into learning centers with a campus-like atmosphere. Families in public housing learn computer skills and get job counseling and training.

Homelessness Programs receive cash and in-kind funding through the operation of emergency shelters and transitional housing, hotlines and the domestic violence program in addition to building space, salaries and vans.

Payment in Lieu of Taxes (PILOT) implements the Annotated Code of Maryland, Property Tax, Article 7, Section 506.1. It exempts a property owner from paying County property taxes for a specified period of time in exchange for reduced rents, set asides or other public benefits that aid low and moderate-income persons.

Resource Initiatives for Self-Empowerment (R.I.S.E.) helps welfare recipients gain employment through training and job placement. There are economic incentives for participating businesses.

The **Section 8 Homeownership Program (SHOP)** counsels clients in money management to help Section 8 families qualify for home purchase.

The **Single Family Bond Program for Homebuyers** increases homeownership opportunities for eligible buyers. Local lenders originate mortgages at a fixed, below-market, interest rate. Higher income limits and mortgage values are available for homes purchased in the target areas of Brentwood, North Brentwood, Fairmount

Heights, Seat Pleasant, Capitol Heights, Colmar Manor, Mount Rainier and parts of Glenarden. DHCD sponsors an annual **Homebuyers Fair** to inform low and moderate-income households on how to buy homes through County and other private, local, State and Federal homeownership programs.

The **Single Family Rehabilitation Program** provides below market interest rate loans and deferred loans to low and moderate-income homeowners, many of whom are elderly, to rehabilitate a residence. Renovations correct code violations and make homes more energy efficient.

Local Economic Development Resources

Businesses that locate in **Enterprise Zones** receive property tax credits for investments that improve real property, and income tax credits for hiring additional full-time workers. The County has two Enterprise Zones: the Cabin Branch Enterprise Zone, which includes areas of the towns of Fairmount Heights, Cheverly and Glenarden, and the Capitol Heights Enterprise Zone.

The **Prince George's County Economic Development Corporation** helps new and expanding businesses with services such as site selection, research, financial assistance and the Entrepreneurial Development Program (EDP). Through a partnership between the County and Bowie State University, EDP provides technical assistance such as market analysis information, management education, business plan review and access to capital, to business owners and emerging entrepreneurs.

The **Prince George's County Financial Services Corporation**, a subsidiary of the Economic Development Corporation, operates two loan programs that help existing businesses expand through the purchase of new equipment, land acquisition, building renovations, etc.:

The **Prince George's County Revitalization Loan Fund** is available to for-profit companies with twenty-five or fewer employees.

Revitalization Tax Credits fund new construction and renovation of business properties in low-income inner-Beltway communities.

The **SBA 504 Loan Program** is available to healthy, expanding companies having profits less than \$2 million.

Private, For-Profit and Nonprofit Organizations as Local Resources

Private financial institutions provide critical financing to produce and preserve decent quality housing for low and moderate-income people. Bank loans are an integral part of nearly every new construction and rehabilitation project. Most financing packages include partnerships of Federal, State and local resources.

There are almost 60 nonprofit, community based and for-profit organizations that construct or rehabilitate housing for low and moderate-income households in Prince

George's County. There are nine Community Housing Development Organizations (CHDOs) in the County: Housing Initiative Partnership, St. Paul Community Development Corporation, Melwood Housing Alternatives, Greater Washington Urban League, Prince George's Affordable Housing, Inc., WFCM Community Development Corporation, Kairos Development Corporation, Seat Pleasant Community Development, and Gifts of Love Foundation, Inc. These organizations are certified to receive the HOME set-aside funds for nonprofits to develop affordable housing. Other nonprofits provide social services like housing counseling, emergency rental assistance, and assistance in locating housing and furnishings.

Private, nonprofit, community-based organizations offer low and moderate-income households energy-related home repairs, food, emergency assistance, household furnishings and life skills training. Many organizations, such as the Interfaith Action Coalition, Habitat for Humanity, Housing Initiative Partnership, Kairos Development Corporation and St. Paul Community Development Corporation, are actively engaged in construction of homes for limited income, first-time homebuyers. Businesses offer financial assistance to prevent evictions and for food and utility bills.

H. Other Requirements

1. Anti-Poverty Strategy

The 2003 American Communities Survey shows that 12,634 families or 6.0 percent of the estimated total number of families in the County live below the poverty level; 67,085 persons or 8.2 percent of the total estimated population live in poverty. In comparison, in 1990, there were only 6,872 families in poverty, or 3.7 percent of all County families. In 1990, 41,282 persons were below poverty, 5.8 percent of the County's population. Most poverty-level households are located in the Developed Tier.

The County targets these communities for special programs such as Model Blocks in Palmer Park, Kentland and Columbia Park. State and local programs such as the single-family mortgage revenue bond programs for first-time homebuyers provide incentives for re-investment and the revitalization of Developed Tier. Similarly, economic development activities are concentrated in the Developed Tier.

2. Meeting Under-Served Needs

Funding remains the largest obstacle to meeting under-served needs. To address this issue, the County leverages its limited resources by encouraging and forming partnerships with many nonprofit and for-profit organizations, by applying to HUD for grants, and by accessing State of Maryland funding sources for economic development projects, home ownership, housing rehabilitation, public services and homeless services. Projects include:

Family Self Sufficiency Program

Family Self Sufficiency (FSS) is an innovative, voluntary program helping Section 8 families become economically self-sufficient. Each family that joins FSS develops a five-year plan or “contract”. The contract is designed to gradually wean a family from reliance on all forms of assistance including Temporary Assistance to Needy Families (TANF). FSS provides case management and referrals to community resources.

Along with the work and skill training requirements, a financial incentive component was established for eligible families to improve their economic condition and obtain self-sufficiency. As families increase their earning power, funds are placed in an escrow account. At the successful completion of each client’s 5-year plan or “contract”, families are entitled to their escrow money. These funds are often used for homeownership, continuing education, and/or starting a business.

Family Unification Program

The Family Unification Program (FUP) provides Housing Choice Voucher rental assistance to reunite families when children are placed in foster care or when parents are in imminent danger of separation from their children due to a lack of adequate housing.

Housing Choice Voucher Program

The DHCD Housing Authority of Prince George’s County Rental Assistance Division (RAD) administers the HUD-sponsored Housing Choice Voucher Program. Eligible participants are issued vouchers to procure affordable housing for their families.

Housing Choice Voucher Homeownership Program

The Housing Authority of Prince George’s County (HAPGC) established in the Housing Choice Voucher Homeownership Program in December 2004. HAPGC is authorized to implement a Section 8 Homeownership Program pursuant to Section 8(y) of the U.S. Housing Act of 1937, as implemented by 24 CFR Part 982, to use current Section 8 tenant-based assistance toward the monthly homeownership expenses of eligible families.

The target population for the Homeownership Program will be Family Self Sufficiency (FSS), Welfare to Work (WtW) and regular participants who are paying more than \$800.00 of their own money toward rent and utilities monthly. HAPGC will work cooperatively with other agencies to implement the program and to provide short and long-term counseling. Extensive homeownership counseling on home maintenance, budgeting, credit counseling and credit repair will be required of participants.

Landlord Seminars

Landlord seminars are held bi-monthly to exchange information and experiences between RAD staff and landlords. Landlords receive a detailed account of program operations with emphasis on landlord responsibilities to the family and to the program. Landlords are advised on the significance of their communications between RAD Inspectors and Rental Specialists.

The Rental Allowance Program

The Rental Allowance Program (RAP) is funded by the State of Maryland and administered through the Maryland Department of Housing and Community Development, Community Development Administration (CDA). Prince George's County has been awarded grants since 1990 and DHCD administers the local program. The following describes various programs funded under RAP.

- The Department of Social Services (DSS): Operates a Transitional Housing Program with partial funding provided through a HUD Supportive Housing Program grant. The program offers up to 24 months of housing assistance with supportive services, job skills and life skills training, parenting education, mental health services, substance abuse treatment and transportation assistance.
- Laurel Advocacy and Referral Services (LARS): Has a contract with DSS to operate a Transitional Housing Program in the northeast corner of the County. The program offers up to 24-months of housing assistance with supportive services, job skills and life skills training, parenting education, mental health services, substance abuse treatment and transportation assistance.
- United Communities Against Poverty (UCAP): Developed the Progressive Path Program, also with the use of a HUD Supportive Housing Program grant, to provide transitional housing for disabled residents or families with a disabled household member. The program provides comprehensive supportive services that include resident advocacy, case management, GED classes, computer training, mental health counseling, and substance abuse counseling.
- Volunteers of America (VOA): Provides transitional housing and supportive services to the homeless. VOA promotes self-sufficiency through outreach efforts, housing and support initiatives in an effort to break the cycle of homelessness.

Section 8 Portability Program

Portability refers to the transfer of a household with a Housing Choice Voucher from one jurisdiction to another. The decision to move is made by the client. Prince George's County continues to receive the highest number of portability transfers in the Metropolitan Washington region.

Welfare to Work Program

The Welfare to Work program assists families receiving Temporary Cash Assistance (TCA) through the Department of Social Services and Housing Choice Vouchers. The DHCD Rental Assistance Division assists clients with issues that prevent them from working and becoming self-sufficient. Individualized counseling is offered on credit issues, home ownership and resume preparation.

3. Public Housing Strategy

The Property Management Branch of the Department of Housing and Community Development, Housing Assistance Division manages and maintains the eight Public Housing Authority properties in the County. Staff prepares funding applications, solicits and awards bids, and oversees rehabilitation work at the properties. An important component of the work is the Capital Fund Program (CFP), under which HUD awards funds for modernizing and upgrading public housing properties to meet safety and security standards and comply with code and handicapped accessibility requirements.

Crime Prevention, Health and Safety

At Cottage City Towers, the Authority partnered with the Police Department to sponsor two crime awareness programs specifically for the elderly. Both programs emphasized prevention of victimization and reduction of crimes against the elderly. Residents are encouraged to anonymously report known or suspected criminal and related activities on a phone line established for this purpose. At Cottage City Towers and at 1100 Owens Road electronic door entry systems with cameras were installed. The local cable company provides a dedicated channel for each property. Residents are now able to see from their televisions views from cameras placed strategically throughout the building.

The Family Tree is a nonprofit organization that works with families at the Kimberly Gardens Family Resource Academy to prevent child abuse and neglect.

Marlborough Towne and Kimberly Gardens implement the HUD-mandated Community Service Program. Residents between the ages of 19 and 61 who are not working or engaged in an approved self-sufficiency program perform eight hours of community service per month.

Resident Initiatives

The Family Resource Academy at Kimberly Gardens was developed several years ago to help families achieve self-sufficiency. The Family Resource Academy now operates at both Kimberly Gardens and Marlborough Towne offering full-service programs with organized computer-learning centers.

The Housing Authority partnered with Prince George's Community College and a private, non-profit organization to win a grant to provide technology education and

mentoring to children who attend the Family Resource Academy at the Kimberly Gardens public housing campus. This program, funded by the Maryland Commission on Higher Education, provides a wide range of technology opportunities to low income children and increases their ability to excel in school and meet the educational requirements for higher learning.

First Generation College Bound provides specialized tutoring, a homework club and enrichment activities for youth, grades 1-12, at the Kimberly Gardens public housing site.

At the Kimberly Gardens campus, children are tested for academic progress using the Slasson word test and the Botel reading word test. Children learn to use the Internet and use computers to complete homework assignments. Parents receive instruction on helping their pre-school children with reading activities.

At the Marlborough Towne campus, improving children's reading skills is a high priority. The instructor is working to improve reading readiness, phonetics, decoding and word comprehension. Instructors also focus on basic math skills, especially in multiplication and division.

A public housing resident serves on the Housing Authority Commission. The Housing Authority has a Residents Advisory Council. Public Housing residents are also publishing their own newsletters.

Under the Resident Opportunity and Self Sufficiency (ROSS) Grant, Resident Services Delivery Model (RSDM), the Housing Authority ensures that seniors can age in place and maintain their independence by providing community based services and other alternatives to institutional care.

4. Lead-Based Paint Hazards

As part of the County's Single Family Rehabilitation Loan Program, Lead-based Paint Hazards are identified and abated, if necessary. The purpose of this activity to reduce the exposure of young children to the health risks associated with lead-based paint hazards in their homes. Some very low-income families with children are living in 30 to 40-year-old housing and are the most vulnerable to lead hazards. The Program is countywide, but the problems are greater in three target areas. These areas are Langley Park in the northern area; Landover, Kentland, Palmer Park, and East Columbia Park in the central area; and Suitland in the southern area.

Plan to Reduce Lead-Based Paint Hazards

During the last ten years, DHCD's CMD has successfully operated the Lead Reduction Initiative. The Capital Market Division has a strategy to eliminate these hazards in all eligible privately owned housing units for rental and owner-occupants. The priority is preventing and eliminating lead poisoning in children. This is accomplished by encouraging effective action to prevent childhood lead poisoning by establishing a workable framework for lead-based paint hazard identification and abatement.

The initiative targets low-income homeowners and landlords of low-income tenants. Nonprofit and for-profit developers who rent to low-income tenants are also eligible for loans under the program. Families in the target areas with children under six who have elevated blood lead levels receive highest priority.

The initiative consists of blood testing by the County Health Department, lead paint identification and abatement and housing rehabilitation. The County will continue the cycle of screening, testing and rehabilitation so vitally needed in the target communities. The screening rate has been increased to identify at-risk children before they become poisoned, and to eliminate lead hazards from the children's environment before a problem occurs. The table below shows the Lead Paint Hazard Assessments and Abatements between 2000 and 2004. The Health Department conducted 293 assessments of elevated blood levels and 25 assessments of lead poisoned children under 6 years old. DHCD tested 179 homes, and 70 homes were found to have lead. In 2001 and 2002, DHCD investigated 29 lead cases. In 2001, DHCD invested \$6,150 in three abatement projects, and in 2002, DHCD invested \$195,526 for 40 abatement projects in Hyattsville, Capitol Heights, Landover, Mt. Rainier, Bowie, and Cottage County.

Outreach and educational campaigns are extensive. Families are encouraged to apply to DHCD for rehabilitation assistance if the children have elevated blood lead levels and lead hazards are present in the homes.

Integration of Lead Paint Programs

DHCD's Capital Markets Division has incorporated lead paint abatement into rehabilitation activities in the target areas. Single-family homes in Kentland, Palmer Park and East Columbia Park have been improved through the single-family rehabilitation program. The Health Department will continue to test children in the target areas.

Public and private resources have been mobilized to develop cost-effective methods for identifying and controlling these hazards. Lead-safe work practices have been integrated into housing maintenance, repair, weatherization, and rehabilitation. A lead-safe housing registry was established and is currently being maintained and expanded by the State of Maryland.

Other partners in the County Lead Reduction Initiative include the Department of Environmental Resources, Maryland Department of Environment, Maryland Department of Housing and Community Development, the National Center for Lead Safe Housing and private for-profit and nonprofit developers. Large-scale rehabilitation projects will include lenders such as the Bank of America, and will use funding from the County's tax-exempt bond authority.

Lead Paint Hazard Assessments and Abatements for Prince George's County

Year	Health Dept. Assessments: Elevated Blood Levels in Children under 6 years	HEALTH DEPT. ASSESSMENTS: Poisoned Children under 6 years	DHCD ASSESSMENTS: Homes Tested for Lead	DHCD ASSESSMENTS: Homes with Lead	DHCD Lead Reduction Cases
2000	10	2	0	0	0
2001	44	5	147	43	18
2002	98	10	24	20	11
2003	77	7	3	3	0
2004	64	1	5	4	0
TOTALS	293	25	179	70	29

Report from DHCD/Housing Development Division, March 24, 2005

5. Barriers to Affordable Housing

Affordable housing is a regional issue for the entire Washington D. C. Metropolitan Area, involving Washington, D. C, Prince George's County, Montgomery County, Anne Arundel County, Charles and Calvert Counties in Maryland, Fairfax, Alexandria and Arlington in Virginia. Housing costs continue to rise in the neighboring jurisdictions. Prince George's County is considered to be the most affordable and to have the best and the greatest amount of affordable housing. Consequently, low to moderate-income households tend to migrate to Prince George's County. Additional demands are made on education, public safety and transportation services, sometimes beyond what is available. The severe shortage of affordable housing in neighboring jurisdictions impacts the schools and services in Prince George's County.

Eliminating Barriers to Affordable Housing

HUD requests that the County comment on whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies. To address this topic, it is important to understand several major issues. The first is that new residential development has been occurring at a rapid rate over the last 15 years. At the same time, the County's financial resources cannot keep up with the need to provide new schools and other services. The M-NCPPC conducted exhaustive studies on the issue of growth management. As a result, a School Adequate Public Facilities Ordinance was enacted in 1997 that institutes a school adequacy test for most new subdivisions and some older, already approved projects. In 1998, the County Council passed a school surcharge that applies to new residential development.

A second policy issue relates to the type of housing development that the County wants to promote. Since 1980, the numbers of townhouses in the County have increased significantly. Townhouse legislation passed in 1996 responded to this accelerated growth by advocating design guidelines and reduced densities as well as placing limitations on the number and location of townhouses.

A third major policy issue in the County is the oversupply of low quality, multi-family housing built in the 1960s. Often, these aging structures suffer from poor maintenance and are in deteriorating condition. They attract concentrations of low-income households who contribute to a sense of neighborhood blight and generational poverty. In the 1990's, the County embraced the goal of reducing the number of distressed and low quality housing. While some view this goal as a barrier to affordable housing, the County believes that reducing density will result in safer and more attractive neighborhoods for all residents, including low and moderate-income families.

A fourth important policy issue is the need for a more balanced housing market in Prince George's County. Average sales prices for both new and re-sale homes are far below similar homes in other parts of the metropolitan region. In the 1990s, the County adopted a housing policy that focuses on quality, upscale single-family development for new construction projects, creating homeownership opportunities in established communities, and rehabilitation of its existing housing stock.

The County's Zoning Ordinance encourages growth in preferred areas to achieve a more rational pattern for development. Master Plans and projects such as the Addison Road Metro area planning study, the ongoing neighborhood revitalization efforts in the Focus Areas, the Heights Master Plan project, and various historic preservation studies have all stressed the need to strengthen and preserve existing communities. The County's adopted growth management policies include:

1. Growth and investment should be targeted, managed or limited.
2. Growth and investment should be linked.
3. Growth should pay for growth, except where infrastructure exists or will be enhanced by public investment.
4. The County must build on its assets.
5. The County's neighborhoods, resources and character must be conserved and enhanced.
6. Public/private partnerships are essential.
7. The County should regularly reassess its growth management goals and re-evaluate its success in attaining those goals.

Local policies will affect the cost of housing in Prince George's County. Likewise, some Federal regulations create barriers to affordable housing. For example, the Uniform Relocation Act can deter the purchase of an affordable housing development due to the excessive costs required for relocation payments to eligible tenants. Davis-Bacon wage rates also deter some housing construction and rehabilitation because they raise construction costs.

The County uses two main strategies for eliminating barriers to affordable housing and concentrations of poverty. The first strategy involves the preservation of sound housing stock and simultaneous acquisition and demolition of distressed properties. The second strategy is the encouragement of de-concentration of low-income households through the issuance of housing vouchers.

6. Fair Housing

The U.S. Department of Housing and Urban Development (HUD) requires entitlement jurisdictions receiving Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds to develop a *Fair Housing Plan*. As part of the *Fair Housing Plan*, jurisdictions first develop an “Analysis of Impediments” describing factors that prevent or restrict fair housing choice.

Prince George's County, along with eight other local jurisdictions, partnered with the Metropolitan Washington Council of Government (COG) and the Fair Housing Council of Greater Washington to prepare a local and regional *Fair Housing Plan*. This *Plan* was approved in 1997 and continues to guide affirmatively furthering fair housing in the County. Each year the County takes various actions to overcome the effects of factors that may prevent or restrict fair housing choice. Actions taken are reflected annually in the *Consolidated Annual Performance and Evaluation Report (CAPER)*.

The Prince George's County 1996 Fair Housing *Analysis of Impediments* identified eight areas of concern. These included:

- Age of the Housing Stock
- Inadequate Subsidized Housing Participation by Hispanic Households
- Lack of Family Public Housing
- Volume of Complaint Data
- Lending Discrimination
- Discrimination Based on Source of Income
- Insufficient Fair Housing Educational Training Programs
- Discrimination in Advertising

Impediment: Age of the Housing Stock

Low and moderate-income households tend to occupy the older single family and multi family units located in the Developed Tier where the housing was built before 1970 and is older than housing in surrounding neighborhoods. According to the County Department of Environmental Resources (DER), low-income communities tend to have more housing units with substandard or distressed infrastructure. For this reason, the County's revitalization efforts are concentrated within the Developed Tier. Focus areas include the Port Towns of Bladensburg, Colmar Manor and Cottage City; the Landover Road Corridor including Fairmount Heights, Seat Pleasant, Capitol Heights and Palmer Park; and Suitland. Revitalization centers on new construction, housing rehabilitation and infrastructure improvements. Focus area strategies include eliminating troubled apartment complexes and abandoned housing, rehabilitation and/or redevelopment of multi family housing, concentrated rehabilitation of single family homes and home purchase assistance for first time homebuyers. There are approximately 10,400 housing units suitable for rehabilitation of which 5,400 are owner-occupied and 5,000 are rental units.

Impediment: Inadequate Subsidized Housing Participation by Hispanic Households

According to the 2000 census, 7.1 percent of the County's population is now Hispanic or Latino. This nearly doubles the percentage of Hispanic or Latino households counted in the 1990 census. Ninety-four percent (94%) of households receiving Section 8 housing assistance are African-American. Approximately three percent (3%) of the households receiving Section 8 certificates or housing vouchers are Hispanic.

Impediment: Lack of Family Public Housing

The County has 80 units of family public housing. This number will not increase. The majority of public housing owned by the County consists of efficiency and one-bedroom apartments and is reserved for elderly. The County has approximately 60 percent of the region's multi family rental stock that is the most affordable housing available in the metropolitan area. The County will continue to assist its Section 8 families in renting single-family homes and in locating suitable housing in multi family complexes.

Impediment: Volume of Complaint Data

According to the Washington Fair Housing Council, the rate of discrimination on the basis of race and national origin in Prince George's County is similar to that of the metropolitan area surrounding Washington, D.C. Discrimination exists in both rental and ownership housing. Accessibility of rental housing is a particular concern for disabled home seekers. All minorities – by race, gender and disability – face significant discrimination in the homeownership market, particularly in securing mortgages and insurance.

Impediment: Lending Discrimination

Discrimination by lending institutions includes disparate treatment of loan applications, higher rejection rates and higher fees. A number of lending institutions also steer applicants to Community Reinvestment Act products which are often more expensive than traditional lending products. Major lending institutions do not have enough branches and services in low-income neighborhoods.

The County has identified predatory lending as well as housing counseling and fair housing training as one of its main objectives under the Public Services goal in the Consolidated Plan. Descriptions of housing counseling programs that provided these types of services are identified in the County's Annual Action Plan.

Impediment: Discrimination Based on Source of Income

Federal law protects Prince George's County residents from discrimination based on race, color, religion, national origin, sex, age, disability and familial status. County law further protects against discrimination based on marital status, sexual orientation, occupation, political opinion and personal appearance. County laws currently protect individuals from discrimination based on income. Welfare recipients and others with

steady incomes are able to find housing appropriate to their needs and income. The County's Human Relations Commission works with landlords and others who may continue to discriminate based on source of income.

Impediment: Insufficient Fair Housing Educational and Training Programs

DHCD has an active affirmative marketing program including sponsoring an annual housing fair, placing flyers at local libraries and government offices, and using fair housing language and symbols in advertising. The County will continue to require property owners and developers to comply with fair housing laws including posting signs and symbols notifying clients of fair housing practices.

Additionally, the County's 27 municipalities are annually informed of their obligation to affirmatively further fair housing. Prince George's County will continue to participate in regional dialogs regarding fair housing choice sponsored by the Metropolitan Washington Council of Governments. DHCD will continue to sponsor landlord seminars to educate the private sector in their fair housing obligations. A List of Landlord Responsibilities is circulated to all landlords participating in the County's assisted housing programs informing them of the fair housing laws.

Impediment: Discrimination in Advertising

The County's Human Relations Commission monitors local advertising to ensure that discrimination does not occur. Great strides have been accomplished in this area over the past five years, and the impediment exists only on an occasional basis.

Institutional Structure and Coordination

The Maryland-National Capital Park and Planning Commission (M-NCPPC) prepares and updates the County *General Plan* for development, infrastructure (environmental, transportation and public facilities), economic development, housing and community character, and growth policy. The Department of Housing and Community Development (DHCD) works closely with the Planning Division of M-NCPPC to integrate the County *General Plan* with the County *Housing and Community Development Consolidated Plan*.

The Department of Housing and Community Development (DHCD), which is the governmental housing entity in the County, and the Housing Services Partnership (HSP) work closely together during the planning process for developing the Continuum of Care system, which is a coordinated and integrated system through which homeless individuals and families are able to access shelter and related supportive services leading to self-sufficiency.

The Department of Housing and Community Development Housing Authority of Prince George's County (HAPGC) is the lead agency in the planning process of the County *Public Housing Authority (PHA) Plan*. The *PHA Plan* is integrated with the County's *Consolidated Plan*.

The Department of Housing and Community Development Redevelopment Authority (RA) works closely with the Economic Development Corporation (EDC) in the planning process of the *Economic Development Strategic Plan*.

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

7. Geographic Priorities

Corridors in the Developed Tier: The County Approved General Plan has designated the Developed Tier (i.e., area inside the Capital Beltway) as an area for community revitalization. Map 2 shows the Developed Tier and the seven primary redevelopment corridors. These corridors constitute the specific focus areas for comprehensive revitalization: (a) Route 1 (Gateway Corridor), (b) University Boulevard Corridor, (c) Route 450 (Annapolis Road Corridor), (d) Route 214 (Central Avenue Corridor), (e) Route 4 (Pennsylvania Avenue Corridor), (f) Branch Avenue Corridor, and (g) Indian Head Corridor. (See Appendix C – Map 2)

Minority Concentration Areas: Map 3 shows the percentage of minorities (African-American, Asian, Hispanic of any race and other races) in the County by census tract. There is a higher concentration of minorities in the Developed Tier communities. (See Appendix C – Map 3)

Low-Income Concentration Areas: Map 4 shows the low and moderate-income areas of the County. Although there are low and moderate income areas throughout the County, a higher concentration of these areas exist in 34 established communities in the Developed Tier. (See Appendix C – Map 4)

In general, minority households of low and moderate income reside in the communities in the Developed Tier. The housing within these communities is older (i.e., built before 1970) than that in the Developing Tier. In addition, the majority of the persons in poverty live in the Developed Tier. For the next five years, the County will focus on revitalizing the older communities in the Developed Tier with CDBG and HOME funds by promoting home ownership and rehabilitation of existing housing, strengthening the economic base, improving infrastructure and public facilities, and by providing public services that improve the health, welfare and safety of low-income residents. The aging public facilities and infrastructure in the low-income areas of the Developed Tier tend to deteriorate faster than those in higher income communities. Although the Developed Tier will be the focus of the County's housing and community development funding for affordable housing, revitalization, and community infrastructure, it will direct funding for public services, homelessness, and special needs populations to low and moderate income areas throughout the County.

8. Monitoring

CDBG Monitoring

The DHCD Community Planning and Development Division carries out an annual sub-recipient Monitoring Plan. The objectives of the Monitoring Plan are:

- To ensure compliance with Federal statutory and regulatory requirements for Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Housing Opportunity for Persons with AIDS (HOPWA), Section 108 Loan Guarantee and Economic Development Initiative (EDI) programs.
- To ensure that funds are used effectively and for the purpose for which they were made available.
- To enhance the administrative and management capabilities of sub-recipients through training, orientation and technical assistance.
- To ensure production and accountability.
- To evaluate organizational and project performance.

The County uses several approaches to achieving sub-recipient compliance. These include, but are not limited to orientation, technical assistance, program management, record management and program monitoring.

CPD performed financial and programmatic monitoring through reviews of requests for reimbursement, activity reports and client benefit reports. The reports document sub-recipient progress, compliance with funding agreements, and numbers and characteristics of beneficiaries. Maintaining complete and accurate project files is an important aspect of program monitoring.

DHCD also assesses the administrative performance of sub-recipient agencies and provides technical assistance to improve performance if needed. Sub-recipient performance is assessed through several approaches. Staff reviews monthly activity reports and benefit reports. These are important indicators of performance and contract compliance. Information sharing and educational meetings are scheduled with individual agencies as needed. Staff also conducts on-site performance monitoring, during which procedures and file documentation are examined to determine compliance with all applicable federal statutory and regulatory requirements. A written report of the performance assessment, including requirements or suggestions for performance improvement, is provided following each visit. The record of compliance monitoring, including technical assistance provided, is maintained with project file documentation in CPD.

HOME and Other Housing Monitoring

Compliance monitoring entails reviewing project records, including leases, income certification forms and records of the owner to assure compliance. Reports on non-compliance are filed with the trustee for the issuer of the bonds and the owner of the project. Prior to closing on a new project financed with tax-exempt bonds, the records for the project are reviewed in order to certify that the project has the required percentage of qualified tenants.

Projects are also monitored for Contractor compliance. Contractor compliance monitoring begins prior to closing and continues throughout construction. Staff monitors to ensure the projects meet County insurance and pertinent documentation requirements of contractors working on County projects.

All projects assisted with HOME and CDBG are also monitored to ensure compliance with Federal standards. This includes monitoring construction projects subject to Section 3, Davis-Bacon Wage Rates, Minority and Women-Owned Business Enterprises, Housing Quality Standards, Section 504/ADA and other Federal requirements.

Appendix A: County Citizen Participation Plan for FY 2006-2010

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

The primary goals of the citizen participation process are:

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

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

Public Notice and Availability

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

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

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

Access to Records

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

Technical Assistance

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

Public Hearings

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

The time, date, location and subject of the hearings are announced in newspapers of general circulation within the County, notifying the public no less than fourteen (14) days before the hearing. Hearings are held at handicap-accessible sites, convenient to potential and actual beneficiaries. The advertisements include TTY phone numbers so hearing-impaired people can arrange for interpreters at the hearing. Those who need sign language interpretation are requested to contact the Community Planning and Development Division at the phone number in the notice. Non-English speakers can also make arrangements for language translation provided courtesy of a CDBG-supported, nonprofit organization. Interpreted comments are incorporated within the *Consolidated Plan* and *Annual Action Plan* as appropriate.

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

Community Outreach Initiative

The County's Community Outreach Initiative is a joint effort between the County Council, the County Executive, and the Department of Housing and Community Development, which provides a proactive public involvement process that supports continuing involvement of the public in developing the *Consolidated Plan* and *Annual Action Plan*. Through this process, citizens will have an opportunity to receive information, review and discuss all aspects of the *Plans*.

This Initiative will be encouraged through the use of community forums in all 27 municipalities in the County. In addition, the County Council, County Executive, and the Department of Housing and Community Development together will sponsor 9 public hearings. Both community forums and public hearings are vital components to improve the communication, coordination, and evaluation of the County's housing and community development needs and priorities.

Comments and Complaints

Comments and complaints regarding on 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 with 30 days.

Criteria for Amendments to a Plan

Prince George's County revises and submits to HUD, amendments to the final *Consolidated Plan* or *Annual Action Plan* whenever a "substantial change" in planned or actual activities requires such an amendment. Revised or amended Plans are made available for public comment and the same public notice and 30-day public comment period observed as previously described.

The Prince George's County *Consolidated Plan* or *Annual Action Plan* is only amended when there is either a:

- Change in allocation priorities: A new, urgent or crucial need is identified which requires more than 25 percent of the funding from one HUD activity category to be reallocated to another (e.g., from Public Facilities to Acquisition). The change would result in a displacement of funds from a previously identified need.
- Revision in Federal program rules or regulations for existing programs.

Adoption of the Citizen Participation Plan

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

Appendix B: County Work Group and Expanded Work Group Participants

Ms. Robin Alexander
Indian Head, Maryland

Mr. Lloyd Baskin, Operations Manager, CPD
Department of Housing and Community Development

Mr. George Braxton, Legislative Aide
Prince George's County Council, District 6

Ms. Gloria Brown, Deputy Director
Administration and Adult Services
Department of Social Services

Mr. LeRoy Brown, Chairman
Housing Authority of Prince George's County

Ms. Yvonne Carlton, HOPWA Administrator
Department of Housing and Community Development

The Honorable Elaine Carter, Mayor
City of Glenarden

The Honorable Judith F. Davis, Mayor
City of Greenbelt

Ms. Patricia Downtin, County Council Representative
District 6 Member, Redevelopment Authority CAC

Ms. Imani Drayton-Hill, County Council Representative
District 2 Member, Redevelopment Authority CAC

Elder Douglas Edwards, President and CEO
Mission of Love Charities, Inc.

Ms. Sandra Eubanks, Committee Director
Transportation, Housing and Environment Committee
Prince George's County Council

Mr. Bradley Farrar, Deputy Director
Redevelopment Authority of Prince George's County

Ms. Claudette Fetterman, Community Developer
Department of Housing and Community Development

Ms. Shirley E. Grant, Planner
Department of Housing and Community Development
Consolidated Plan Coordinator

Ms. Theresa Grant, Division Chief,
Area Agency on Aging,
Department of Family Services

Ms. Deborah Harrington
Bowie, Maryland

Mr. Kendal C. Gray, Legislative Aide
Prince George's County Council, District 7

Dr. G. Randolph Gurley, Bishop
Tabernacle Church, Laurel, Maryland

Ms. Cheryl C. Harrington, Legislative Aide
Prince George's County Council, District 2

Ms. Marianne J. Harrington, Executive Director
Housing Initiative Partnerships, Inc.

Mr. Norman Harris, County Council Representative
District 9 Member, Redevelopment Authority CAC

Ms. Patricia Hayes-Parker, Vice President
Economic Development Corporation

The Honorable Johnnie Higgs, City Council Member
City of Seat Pleasant

Mr. Alex Hirtle, Legislative Aide
Prince George's County Council, District 1

Ms. Betty Horton-Hodge, Legislative Aide
Prince George's County Council, District 8

Ms. Liz Humphrey
Landover Weed & Seed Program

Ms. Rosalind Johnson, County Council Representative
District 1 Member, Redevelopment Authority CAC

Ms. Catherine Jones, Planner, Community Planning Division
Maryland-National Capital Park and Planning Commission

Mr. Charles Jones
Seat Pleasant, Maryland

Mr. Earl Jones
Landover Weed and Seed

Ms. Ricarda E. Jones, Manager, CPD
Department of Housing and Community Development

Mr. Gene Lewis, Planner
Mental Health Authority Division
Department of Family Services

Ms. Hillary Lindeman, Deputy Director

Community Services
Department of Social Services

Ms. Janna Lusk, Executive Director

Literacy Council of Prince George's County

James Lyons, Manager, HDD

Department of Housing and Community Development

Ms. Denise Mahoney, Assistant to the City Manager

City of Bowie

Ms. Gerri McKnight, Senior Program Manager

The Training Source

Mr. Lloyd Parker, County Council Representative

District 7 Member, Redevelopment Authority CAC

Mr. Sam Parker, Associate Director

Redevelopment Authority of Prince George's County

Ms. Jeannette Ripley, County Council Representative

District 3 Member, Redevelopment Authority CAC

Mr. William G. Robinson, County Council Representative

District 8 Member, Redevelopment Authority CAC

Mr. Richard J. Santos, Legislative Aide

Prince George's County Council, District 1

Ms. Delphine Shephard, Special Assistant to the Director

Department of Public Works and Transportation

Ms. Sonya Smith, Office Administrator

Prince George's County Council Member, District 9

Kenneth Stewart, Deputy Director, Capital Markets

Department of Housing and Community Development

Ms. Karen Sylvester, Planner

Area Agency on Aging
Department of Family Services

Mr. Phil Taylor, Senior Planner

Maryland-National Capital Park and Planning Commission

Ms. Judith Thacher, Legislative Aide

Prince George's County Council, District 1

Mr. Thomas M. Thompson, Director

Department of Housing and Community Development

Ms. I. Toni Thomas

Community Empowerment Consultants

The Honorable Lillie Thompson-Martin, Mayor

Town of Fairmount Heights

Ms. Patricia Thornton, County Council Representative

District 5 Member, Redevelopment Authority CAC

Ms. Jan Townsend, Coordinator

Neighborhood Design Center

Mr. Todd Turner, Legislative Aide

Prince George's County Council, District 4

Ms. Amber Waller

Interested Party

Mr. Clive Watson, Coordinator

Adult and Elderly Services,
Mental Health Authority Division,
Department of Family Services

Ms. Carol B. White, Legislative Aide

Prince George's County Council, District 3

Mr. Carl Williams, Executive Director

St. Paul Community Development Corp.

Mr. Kenneth C. Williams, Legislative Aide

Prince George's County Council, District 5

Mr. Christopher Wiggins

Interested Party

Ms. Josephine Young

Interested Party

Mr. Joseph Valenza, Master Planner

Maryland-National Capital Park and Planning Commission

Neighborhood Solutions, Inc., Consultants

to DHCD Staff on Consolidated Plan

Appendix C: Private Market Assisted Housing Inventory

Facilities	Assisted Units	Total Units
ARNOLD GARDENS APTS	55	68
ALDEN PARK APTS	24	24
Autumn Woods Apartments	0	0
AVONDALE PARK APTS.	88	88
Belle Haven Apartments	0	276
Bowie VOA Living Center	9	9
BRANCHWOOD TOWERS	180	180
Bucksville	0	0
CAPITAL TOWERS	44	61
CAPITAL VIEW MUTUAL HOMES I	12	63
CAPITAL VIEW SECT II	12	60
CASTLETON HOMES	9	9
Cherry Lane Nursing Center	0	0
Cheval Court	0	0
CHILLIUM OAKS APTS.	48	49
CHURCHILL CHOICE APTS.	0	192
Coronado-Adelphi Apartments	0	72
COUNCIL HOUSE	161	162
CRESCENT CITIES CENTER	0	0
CRESCENT CITIES CENTER	0	0
CRESCENT CITIES CENTER	0	0
Family Service Foundation	0	0
Family Service Foundation	0	0
Forest Creek Apartments	186	930
FOREST LAKE APARTMENTS	0	317
Fort Washington Medical Center	0	0
Fort Washington Rehabilitation Center	0	0
FOXGLENN APTS	0	172
Ft. Washington Adventist Apartments	0	47
GATEWAY VILLAGE	83	84
GLENARDEN APTS SEC II	288	238
GLENARDEN APTS SEC II	288	238
GLENARDEN I APARTMENTS	252	324
GLENARDEN I APARTMENTS	252	324
GLENARDEN WOODS APTS	0	152
Glenmore Apartments	0	0
GLENREED APTS	0	105
Gregory Estates dba Pleasant Homes	285	285
Gregory Estates dba Pleasant Homes	285	285
Guide Marywood House	6	6
Guide Trexler House	0	6
HAMPSHIRE TOWERS	0	446
Highland Ridge	0	196

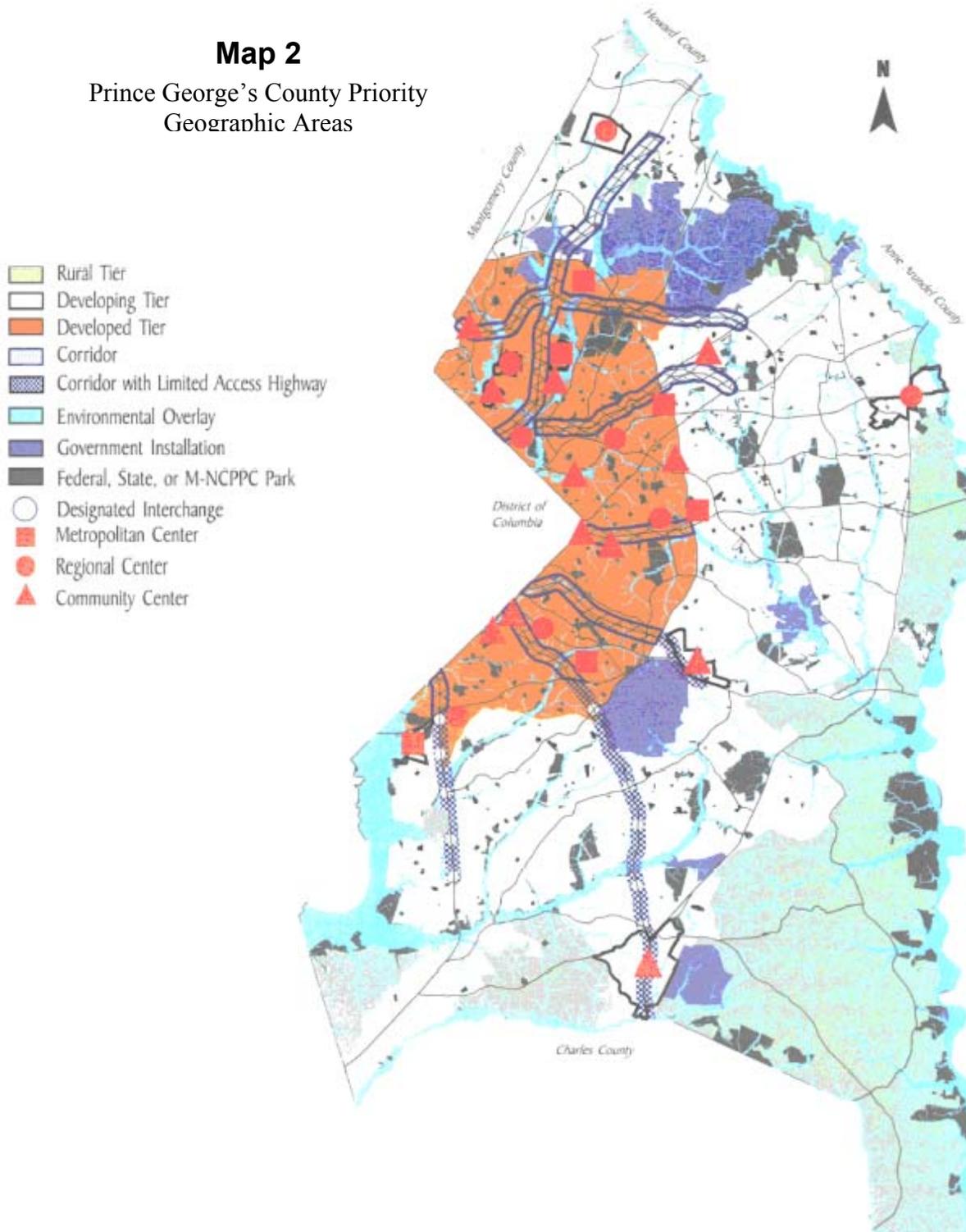
Facilities	Assisted Units	Total Units
Hillside Heights/Fairview Apts.	0	453
HILLWOOD MANOR	0	96
IMPERIAL GARDENS SEC 2	0	188
INDEPENDENCE COURT OF HYATTS	0	0
Kennedy Institute Housing Corp II	0	12
LANGLEY GARDENS APTS	0	204
LARGO LANDING	105	105
LAUREL SQUARE	0	420
LAURELWOOD MUTUAL 1	10	58
MANOR APTS.	61	61
MARLOW OVERLOOK	0	474
Marwood Senior Apartments	0	155
MELWOOD-WERNER	9	9
MILLWOOD TOWNHOUSES	65	73
MRS PHILIPPINES HOME FOR SENIOR CTS	73	74
NALLEY APTS	139	140
NALLEY APTS	139	140
OVERLOOK APTS	0	187
Park Place Towers	0	449
PARKER HOUSE	0	296
Parkland Village Apartments	0	0
Parkway Apartments	0	159
Parkway Terrace Apartments	0	313
PENN MAR APARTMENTS	0	291
Pickwick Sq. Mutual Homes, Inc. II	0	87
PICKWICK SQUARE I	0	59
Pickwick Square III	0	87
PINEVIEW EXT. CARE CENTRE	0	0
PINEVIEW EXT. CARE CENTRE	0	0
Plaza Towers Apartments	0	288
PORTABELLO APTS. II	0	102
Prince George's County VOA Living Center 1, Inc.	15	30
Prince George's Metro Apartments	0	0
Quebec Arms	0	332
Quebec Arms testing	0	0
Queens Manor Gardens Apartments	0	331
REMINGTON PLACE APTS	0	324
ROSECROFT GARDENS	0	303
ROXANNE APTS	0	162
Selborne House (Laurel)	0	126
St. Thomas More Nursing Home	0	0
Sun Ridge Apartments	0	366
TBD	0	0
The Ivy Club	0	283

Facilities	Assisted Units	Total Units
Town Center at Camp Springs	0	0
Trinity Terrace	0	71
VESTA 2000	12	12
Vesta Housing, Inc.	21	21
Vesta Pelden	0	0
Vesta Riverdale	0	0
VESTA THREE, INC.	18	18
VESTA, INC.	0	0
VESTA'S HEARTH, Inc.	21	21
Victory House at Palmer Park	0	0
VILLAGE GREEN COOP	0	82
VILLAGE GREEN SEC II	0	51
VILLAGE GREEN SEC III	0	51
VILLAGE GREEN SEC IV	0	47
VOA LANHAM	10	10
WILLOWBROOK APTS.	0	590
Willows Senior Apts	0	79
Windsor Crossing	0	128
Totals	3,265	13,886

Appendix D: Geographic Priority Maps

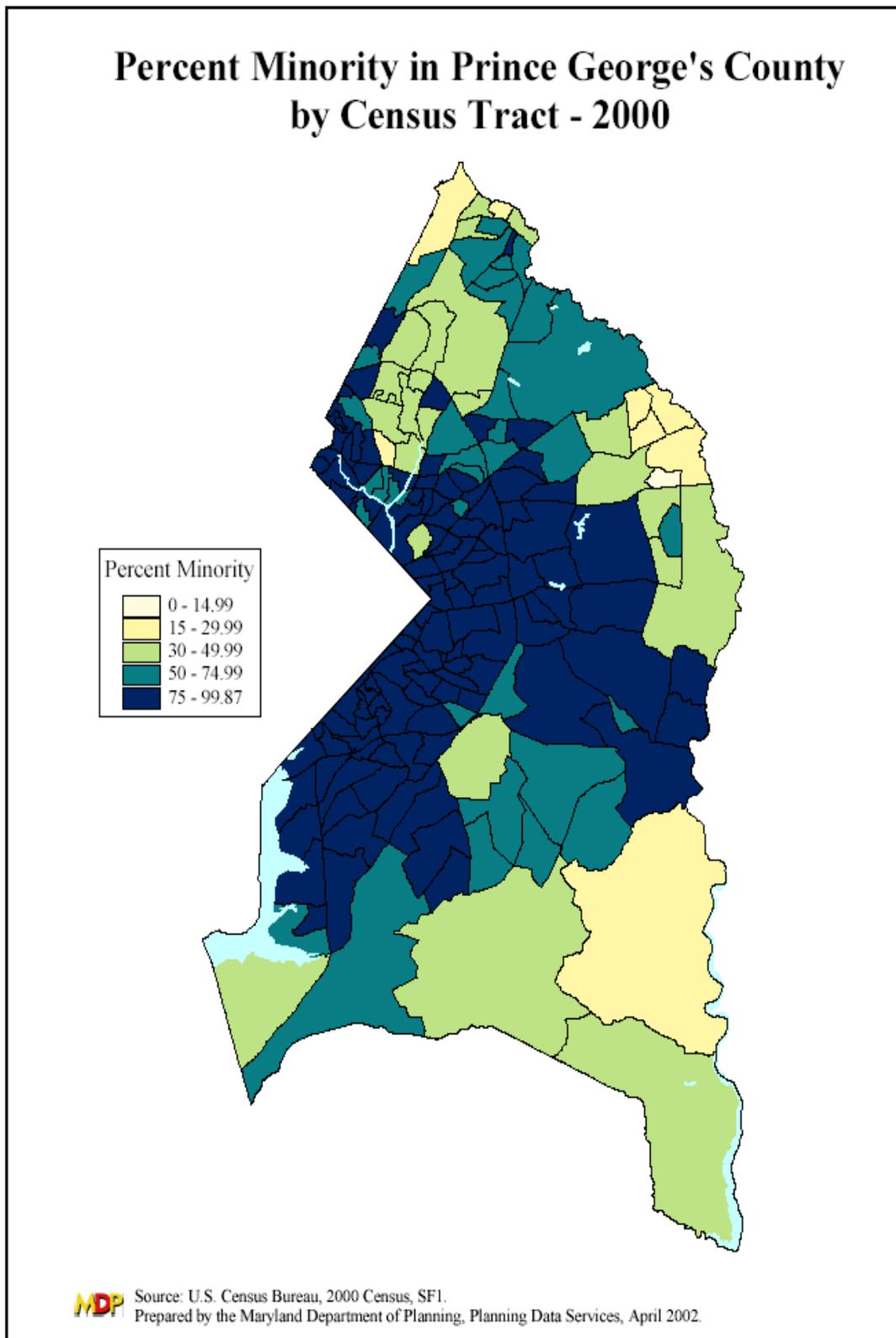
Map 2

Prince George's County Priority Geographic Areas

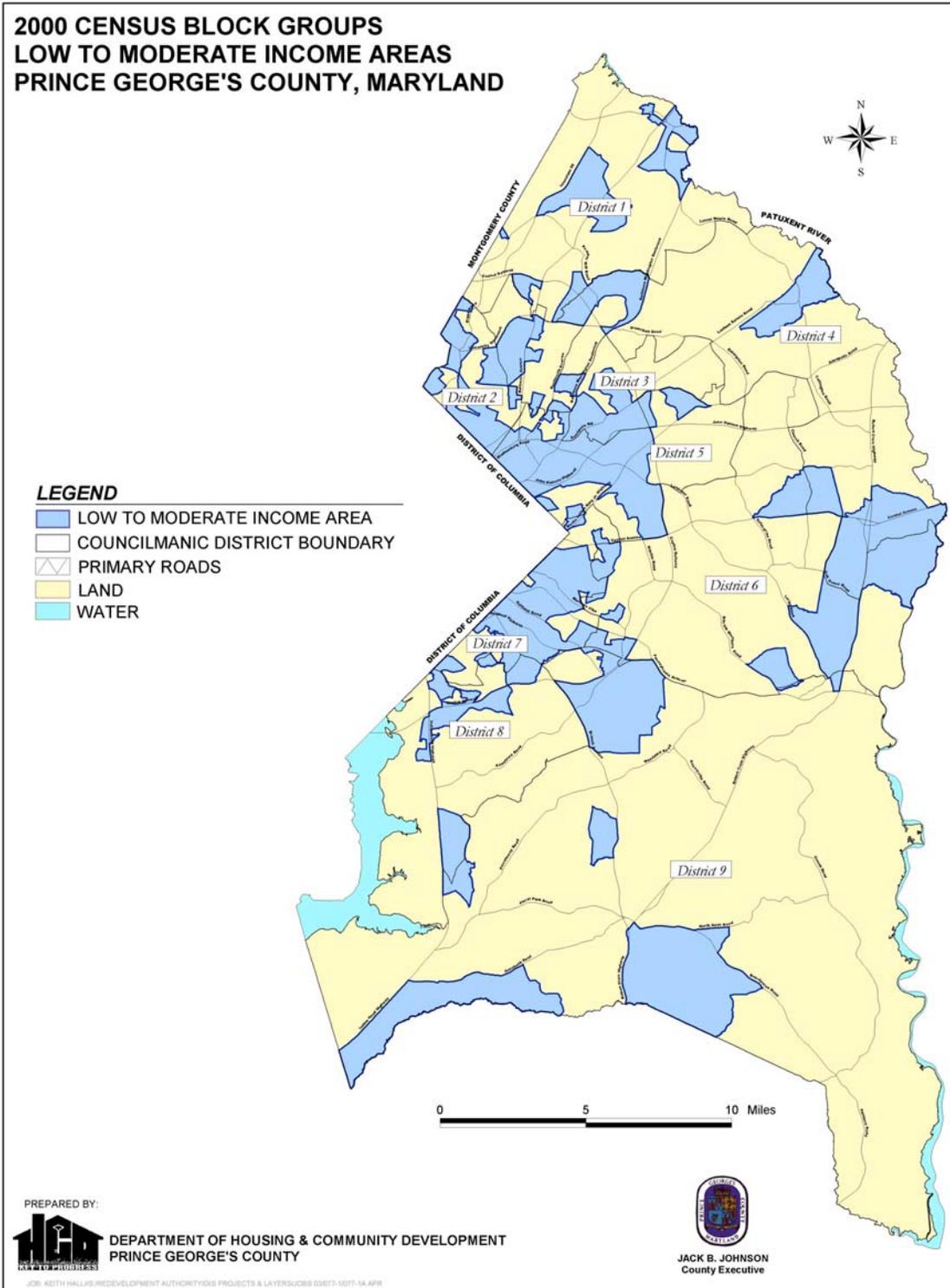


Created by: Maryland-National Capital Park and Planning Commission (M-NCPPC)

Map 3



Map 4



Appendix E: Public Comments Summary

Public Hearing Process:

Prince George's County holds at least two public hearings on the *Consolidated Plan*. DHCD sponsors an informal public hearing, the Housing and Community Development Needs Community Forum, at the beginning of the *Consolidated 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.

Actions Taken: Two community forums were held to solicit comments on the housing and community needs and goals of the County. The first forum was held on April 7, 2005 in Hyattsville and the second was held on June 8, 2005 in Largo. A public hearing will be held on July 11, 2005 at the completion of the *Consolidated Plan* by the County Council to obtain final comments from the residents and for consideration and adoption.

The time, date, location and subject of the hearings are announced in newspapers of general circulation within the County, notifying the public no less than fourteen (14) days before the hearing. Hearings are held at handicap-accessible sites, convenient to potential and actual beneficiaries. The advertisements include TTY phone numbers so hearing-impaired people can arrange for interpreters at the hearing. Those who need sign language interpretation are requested to contact the Community Planning and Development Division at the phone number in the notice. Non-English speakers can also make arrangements for language translation provided by the courtesy of a CDBG-supported, nonprofit organization. Interpreted comments are incorporated within the *Consolidated Plan*.

Actions Taken: During the development of the *Consolidated Plan*, the County solicited comments on housing and community needs and goals. Public notices were advertised in three local newspapers (The Gazette, The Sentinel, and The Prince George's Post), on the County's website, and provided to community organizations, municipalities, and interested parties describing the contents and purpose of the *Consolidated Plan*. The public notices include instructions on how to receive a free copy of the proposed, final, or amended *Consolidated Plan*. A minimum of 30 days is provided for comments on each Plan before submission to HUD.

Public Hearing Comments:

***Community Forum
Thursday, April 7, 2005
Hyattsville City Hall***

The purpose of this forum was to give 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 following is a summary of the public's needs and strategies to address the needs.

Housing

1. Comment: Increased code enforcement is mandatory to preserve both the housing stock and community oriented living in established neighborhoods.

The lack of quality affordable housing impacts County residents of all ages and living situations. Senior citizens on fixed income are unable to keep up with ever escalating rents in senior housing. Working single parents cannot afford housing. Working people with housing vouchers can't find suitable housing. Emerging young professionals cannot find housing they can afford. People who work in occupations that are critically needed to sustain our neighborhoods, such as teachers and police officers, must be able to afford to live in the County's established communities.

Suggested Strategies: Find funds to subsidize the increasing rents seniors are being asked to pay

The County needs a housing policy that would maintain our diversity of income levels, which is an integral element of the fabric of this community. Part of that policy should be helping people transition from leasing to homeownership. The County should combine funds from CDBG, HOME and ADDI with personal resources to assist renters in becoming homeowners.

The County needs a Housing Trust Fund as an approach to keeping housing prices down. The County should determine what it could do.

The County should find out what the best practices are in other communities. Tax policies and the tax structure should be evaluated.

Additional suggestions were: rent subsidies, rent control, making use of programs like Shelter Plus Care, partnering with nonprofit organizations to develop affordable housing, sweat equity, homesteading, and leveraging funds by working with banks.

Revitalization

2. Comment: The County needs a school system that works. Prince George's County has the lowest high school graduation rate of any County in the State of Maryland.

Suggested Strategy: The section in the Community Reinvestment Act (CRA) that requires banks documentation of compliance with the CRA, as it relates to banks providing additional resources for minority communities, should be reviewed. Negative incentives should be used to compel noncompliant banks to sponsor programs and invest in construction.

Public Services

3. Comments: Youth (ages 14 - 17) need recreational facilities and opportunities to participate in positive group activities, such as sports. Yet, recreational and neighborhood facilities are closing (e.g., Run and Shoot, neighborhood centers, after school activities). Closed activities need to be replaced, and additional programs need to be established.

Transportation needs exist for both youth and seniors. Youth need transportation to and from activities. Seniors become house bound when they no longer drive and cannot afford taxis.

Literacy of our recent high school graduates should be an even greater concern than adult literacy. Almost all graduates of the County's public school system need remedial work their first year of college. Mastery of books as well as educational technology, especially computers, must be encouraged and supported.

Housing with supportive services for ex-offenders is needed to assist them in the transition back to the community.

Needs of Special Populations

4. Comment: Elderly homeowners generally want to remain in their houses, not sell and move to a rental property. People fare better by staying in familiar surroundings and could often do so with daily (or less) help.

Suggested Strategies: Home care services are needed so that elderly homeowners can remain in their homes and maintain their independence

The government can help by putting in handicapped access railings and ramps on sidewalks. These are useful to not only the elderly, but also children and people with disabilities.

Community Forum
Wednesday, June 8, 2005
Prince George's Community College, Largo

The purpose of this forum was to solicit public comments on the priority needs, goals and objectives in the draft *Consolidated Plan*.

Housing

1. Comment: As victims of predatory lending, citizens would like the County to provide more training and information to residents regarding predatory lending, including a list of lawyers that can assist victims of predatory lending.

Response: In efforts to improve the quality of life, the County has identified predatory lending as well as housing counseling and fair housing training as one of its main objectives under the Affordable Housing and Public Services goals in the Consolidated Plan.

2. Comment: Citizens expressed concerns about the 2000 median home value in the County (\$145,600). It was suggested that the average price range of homes in the County are much higher.

Response: In March 2005, the County's median home value increased to \$271,326, which is a significant increase since 2000 (\$145,600). While the County's home values are increasing, it is considered an area where lower value homes are heavily concentrate in comparison to neighboring jurisdictions such as the City of Falls Church (\$547,751), Arlington County (\$523,757), the District of Columbia (\$494,390) and Montgomery County (\$454,744). This information along with other housing related issues are including under Sections II and Section III of the Consolidated Plan.

3. Comment: Citizens inquired about the County's plan to allocate money for the rehabilitation of aging homes, the redevelopment of apartment complexes, and addressing the problems that tenants are having with getting property managers to repair and respond to their concerns and homeownership.

Response: The Consolidated Plan includes housing strategy that addresses the housing priority needs, goals and objectives for the next five years. In addition, the County's Annual Action Plan identifies specific housing projects (such as the Single-Family Rehabilitation Loan Program) that are provided through federal funding: CDBG, HOME and ADDI funds. Refer to Section IV: Strategic Plan, B. Affordable Housing

4. Comment: Citizens would like to see more emergency housing and shelters developed for the County.

Response: The County's main goal is to support the Prince George's County Continuum of Care goal of ending chronic and non-chronic homelessness by 2012. This homeless strategy not only includes the need for additional emergency housing and shelters, it also includes other approaches such as prevention, intervention, transitional and stable permanent housing. Refer to Section IV: Strategic Plan, C. Homeless

5. Comment: In terms of affordable housing, citizens suggested that current income levels be lowered so that low-income residents can benefit from the affordable housing programs.

Response: The County uses the income limits guideline that is determined by the U.S. Department of Housing and Urban Development.

6. Comment: One resident would like the County to have more people in place in the Affordable Housing Program who can answer questions and provide assistance to residents when they need help, especially when seeking information to prevent evictions.

Response: Commented Noted. Item is being addressed as a part of the call center component of the Homeownership Center and Customer Service training to all DHCD employees.

7. Comment: There are concerns about how people with lower income (for example \$40,000) compete with those making higher income (for example \$60,000) when applying for financing and would like to have the County monitor banks to ensure that they don't discriminate against the client in the lowest income bracket. In addition, residents are also concerned about apartments that are being torn-down and new complexes are being built and fewer units are available for low-income residents that are displaced and having a hard time finding places to live.

Response: The County has identified predatory lending as well as housing counseling and fair housing training as one of its main objectives under the Public Services goal in the Consolidated Plan. Descriptions of housing counseling programs that provide these types of services are identified in the County's Annual Action Plan.

8. Comment: One resident felt that the Consolidated Plan needs to benefit low and moderate-income residents. One way is to require developers to build homes that are not too large and are homes that residents that currently live in the County can afford.

Response: Comment Noted. The Consolidated Plan is consistent with this comment.

9. Comment: Residents would like the County to provide grants verses loans to low income and elderly residents for rehabilitating homes because they can't afford to repay loans. In addition to predatory lending training and legal aid assistance to avoid foreclosures, crime prevention programs and investment in homeowners can improve communities.

Response: Comment Noted. The item is being addressed as a part of the legislation to update the Single Family Rehabilitation program.

10. Comment: County residents should be allowed to purchase and co-operate the apartments they live in instead of tearing down apartments.

Response: Comment Noted. Item is being addressed as a part of the County's assessment of the proposed First Right of Refusal Legislation.

11. Comment: There is a need for housing assistance for persons with disabilities, especially parents with disabled children and disabled veterans.

Response: Housing assistance for persons with special needs is identified as one of the County's priority needs. Refer to Section IV: Strategic Plan, D. Populations with Special Needs.

12. Comment: There appears to be major housing shortages in the County. Residents need to hold their representatives accountable as well as county officials for services being provided or not provided. Programs need to be created to have people be responsible for them selves as

well. True empowerment means that people are taught and given assistance that will help them help themselves. Lower income residents need more help than those at the upper income level.

Response: Comment Noted. Items are being addressed as a part of the Consolidated Plan Community Outreach Initiative.

13. Comment: Rental Assistance Program is good but the County needs to establish guidelines to assist clients in getting off of rental assistance within a responsible amount of time.

Response: Providing opportunities for self-sufficiency and wealth building is a key focus of the Consolidated Plan. Funding remains the largest obstacle to meeting this need. To address this issue, the County leverages its limited resources by encouraging and forming partnerships with many nonprofit and for-profit organizations, by applying to HUD for grants, and by accessing State of Maryland funding sources. The Consolidated Plan includes a list of programs that are used to assist clients in getting off of rental assistance. Refer to Section IV.H.2. - Meeting the Under-Served Needs

Economic Development

14. Comment: Goal number six in the Consolidated Plan should provide more economic development information and opportunities to start small businesses, which in turn would create more jobs in the County.

Response: The Economic Development Strategic Plan was released on July 6, 2005. Refer to Section IV.E. - Community Development Strategy. DHCD participated on the Task Force for the Economic Development Strategic Plan.

Community Outreach

15. Comment: Citizens expressed their delight in the number of people that came out to the forum to express their opinion and concerns about the Consolidated Plan. People that are most needy are not going to be serviced unless people like those in attendance continue to be advocates for change for those that are less fortunate.

Response: Comment Noted.

16. Comment: Citizens would like to know other ways to get program information to association members and to the community.

Response: The County has developed a Community Outreach Initiative that is a joint effort between the County Council, the County Executive, and the Department of Housing and Community Development, which provides a proactive public involvement process that supports continuing involvement of the public in developing the *Consolidated Plan* and *Annual Action Plan*. Through this process, citizens will have an opportunity to receive information, review and discuss all aspects of the *Plans*.

County Council Public Hearing
Monday, July 11, 2005
Upper Marlboro, Council Chambers

The Purpose of the public hearing was to approve and adopt Resolution CR-41-2005 Consolidated Plan for Housing and Community Development.

The County Council and lead by Councilman Samuel H. Dean, Chair - District 6, held the hearing. The following council members were in attendance: Thomas E. Dernoga, Vice Chair – District 1, Will Campos – District 2, Douglass J.J. Peters – District 4, David Harrington – District 5, Camille Exum – District 7, Tony Knotts – District 8, Marilyn M. Bland – District 9.

Thomas M. Thompson, Director of the Department of Housing and Community Development, Executive Director of the Redevelopment Authority and Executive Director of the Housing Authority, provided the following brief overview of the Consolidated Plan.

The County Executive, Jack B. Johnson, captured his vision of Prince George's County as a Livable Community. He believes that every citizen in Prince George's County should live in peace, prosperity and comfort. This administration is working faithfully and tirelessly with the Council, the municipalities, the residents of the County, businesses, non-profit organizations, and other special interest groups and stakeholders to foster and implement creative and sustainable solutions that increase homeownership, improve housing quality, expand housing accessibility, stabilize affordability while we rebuild the established communities.

On June 4, 2005, we launched the Prince George's County homeownership fair where more than 1,500 potential homeowners participated in forums and workshops that were designed to prepare them for homeownership. A key goal of the Consolidated Plan is homeownership and to help over 1,000 residents to become homeowners by 2006.

The theme of the Consolidated Plan is creating housing opportunities in communities everywhere, the acronym CHOICE and it is our CHOICE to produce quality affordable housing, end chronic homeless, expand housing and services for seniors and other special needs populations, create good jobs and launch viable new businesses in the established communities of Prince George's County.

As the County Executive often states we are going to remove the blight and rebuild the neighborhoods. So we at the Department of Housing and Community Development are proud to lead the collaboration of public and private partnerships that are designed to accomplish this goal.

The following is a summary of citizen testimonies during the Council Public Hearing public comment session.

Housing

1. Some people, who make between \$30,000 to \$45,000 a year are living with their parents and have difficulties paying the going rent of about \$1,200 a month. Over 150 people called a landlord to inquire about a one 2-bedroom unit for \$700 month.

Staff Comment: The County recognizes affordable housing as a priority need. Refer to Section III.A. – Affordable Housing Needs and Section IV.B. – Strategic Plan, Affordable Housing.

2. The minimum requirement of low and moderate-income residents of Prince George's County is still not low enough for many residents transitioning from rental housing to homeownership. Funds earmarked should be used in the established communities.

Staff Comment: The County partners with non-profit and for-profit organizations to assist residents with extremely-low to moderate-income according to the income limits guideline that is determined by HUD annually. However, the County considers the established communities an area of priority of geographic investments.

3. There is a concern that many State and County laws are inadvertently working against residents of Prince George's County. It is suggested that the Council considers other measures to encourage mixed-income areas including a greater percentage of affordable houses as opposed to focusing heavily on apartments.

Many laws discourage subdivisions to develop small affordable homes, while developing estate homes that draw cash from outside of the County. This happens at a time when current and long-time residents are down on their luck. Residents encourage the County to consider measures such as requirements for large-scale subdivisions include a fixed percentage to dwellings that are both accessible, and affordable to handicapped to low-income citizens. It was also suggested that the County create greater incentives for revitalization projects rather than new development at all. Homeowners tend to have stronger ties to their communities than renters.

Staff Comment: Comment Noted. Refer to Section IV.B.1. – Affordable Housing Strategy

4. New housing in Landover is no longer affordable. People who have lower incomes and are homeless can't live in this community. Please add more to the County's budget for affordable housing and homeless shelters.

Staff Comment: Comment Noted. The Consolidated Plan is consistent with this comment.

5. Predatory lending is still a major issue with residents of Prince George's County. While many are excited to see the County invest \$200,000 to implement a predatory lending program, it is of the opinion that this is not enough. It appears that more funds should be invested to help victims of predatory lending.

Staff Comment: Comment Noted. The Consolidated Plan is consistent with this comment.

6. While homes are averaging \$400,000, many families can not afford them. Rental units are being torn down and people that are being displaced can not afford the new homes being built. The County needs to build more affordable housing and provide more funding for low and moderate-income families that are renters.

Staff Comment: Comment Noted. The Consolidated Plan is consistent with this comment.

7. The Town of Bladensburg would like the Consolidated Plan to include the creation of 64 new housing units. Many of the existing units were constructed during the mid seventies and are in need of repairs or modernization.

Staff Comment: Comment Noted. The Consolidated Plan is consistent with this comment.

Community Revitalization and Infrastructure

8. According to information provided in the Consolidated Plan, there is a growing need for seniors and their families, especially seniors that are now taking the responsibility of raising their grandchildren and seniors with health related issues. It also states the senior population is expected to double by 2020. We need state of the art senior centers and health care centers in the older established communities. However the County should consider senior centers a high priority rather than a low priority.

Staff Comment: The County has changed the senior centers to a medium priority, therefore if funds become available this need will be considered for funding.

9. In the Kentland area, there is a need for a major upgrade to the Kentland Community Center Park, resident/leadership partnership training, creation and support of community development organizations, and a communication strategy. The County should invest in a new school and partner with the Kentland Community Center Park to help with the social needs for children and work more collaboratively across agencies to have access to financial resources.

Staff Comment: Comment Noted. The Department of Housing and Community Development recently allocated \$300,000 in CDBG funds to the Maryland-National Capital Park and Planning Commission to remodel and expand the Kentland Community Center.

10. There is a need for residential and commercial development in the following corridors: Allentown Road, Suitland Road and Auth Road. Auth Road and Suitland Road are gateways to Andrews Air Force Base. Suitland and Auth roads contain older established communities with high concentrations of multi-family housing. Allentown and Auth roads are home to Bristol Pines and Allentown apartments.

Staff Comment: Comment Noted. The County supports redevelopment projects in the Suitland Community.

Public Services

11. The County should continue to provide needed services such as: health care, housing assistance, transportation and crisis intervention to the immigrant population. Immigrants are afraid of being revealed to any government entities, believing that their stay in the U.S. might be in jeopardy. A significant number of individuals sacrifice their health, stability, and even lives in order to save their work authorization or visa status in the U.S.

Staff Comment: Comment Noted. The Consolidated Plan is consistent with this comment.

12. According to the New Revival Center of Renewal, the largest center that serves ex-offenders re-entering the County, 99 percent of their clients are homeless or transient, 85 percent are incarcerated for drug related offenses, 95 percent say that a job is their most pressing issue; many are faced with paying restitution and probation fees, child support and other fees upon release. Seventy-percent have no identification, 80 percent have no high school or GED diploma. In addition, 1,200 to 1,500 people are released from the Upper Marlboro Correctional facility each month and approximately 6,000 are released through parole and probation into Prince George's County on an annual basis. Ninety-percent return to what is affectionately called "Ward 9" in the established communities. Eighty-percent that are released will be re-incarcerated within 3 years.

Some of these problems are due to no half-way houses, no job programs targeted for ex-offenders, no emergency or transitional housing, no County ex-offenders re-entry offices, limited services for youth who are offenders. It is recommended that the County provide more financial resources for ex-offenders re-entry programs and centers.

Staff Comment: Comment Noted. This item is now included in the Consolidated Plan. Refer to Section III.E.4. Public Services Needs

13. There is a need for more computer skilled training for the youth in Prince George's County. Jobs are available but employers are not able to hire the youth because they lack computer skills.

Staff Comment: Comment Noted. The Consolidated Plan is consistent with this comment.

14. The County needs to address the crime problems in Prince George's County. People outside of the beltway need to support those within the established communities. There is also a need for positive growth.

Staff Comment: Comment Noted. This item can be addressed through the County's new Community Outreach Initiative which is described in the Consolidated Plan under the Citizen Participation Plan.

15. The County should include a health care plan for uninsured young and middle age citizens like in Montgomery County and the District of Columbia.

Staff Comment: Comment Noted. While the Consolidated Plan does not include a health care plan for low to moderate-income residents of Prince George's County, the language in Goal 8, Objective 25 has been changed to include health services for low and moderate-income residents.

16. Housing counseling should also include explanation of County code violations; how they are enforced and associated penalties. Civic responsibilities should also be included to provide new homeowners with information on civic, PTA and other County organizations. These organizations can assist the new homeowner and include them in community activities and issues.

Staff Comment: Comment Noted. This item can be addressed through the new Community Outreach Initiative described in the Consolidated Plan under the Citizen Participation Plan section.

Economic Development

17. Micro-enterprise assistance should be recognized as a priority.

Staff Comment: Comment Noted. The Consolidated Plan is consistent with this comment. It is identified as a medium priority, therefore if funds become available this need will be considered for funding.

18. Many people in Prince George's County like teachers, police officers, nurses, social workers and firefighters have salaries ranging \$35,000 to \$70,000, in the context of Self-Sufficiency Standards. Families within these ranges do not have a great comfort security level. While they may not be below the federal poverty guidelines, the County must not continue to ignore the difficulty of their plight particularly in terms of sustained economic development in the County and their viability as partners in the development.

Staff Comment: Comment Noted. This item is included in the Consolidated Plan refer to Section III.A.2 – Housing Characteristics and Market Analysis.

19. Residents would like to see funds double for public housing, specifically for renovating public housing units for low and moderate-income people and senior citizens and to build more Section 8 housing especially in Glenarden.

Staff Comment: Comment Noted.

Other Concerns

20. According to the Consolidated Plan, 30 percent of the White population has migrated out of Prince George's County. The County should address this issue to see what can be done to keep citizens in Prince George's County.

Staff Comment: Comment Noted.

21. The goals and objectives in the Consolidated Plan are in total agreement with many residents and organizations of Prince George's County. However some of the goals in terms of numbers are felt to be too low. It is recommended that when the County prepares its Annual Plans, the accomplishment numbers should increase.

Staff Comment: Comment Note. The County will take this item into consideration during the Annual Action Plan planning process.

22. While supporting housing development in Prince George's County, residents in the Fort Washington area do not support the development of the Davis Tract project located at 8801 Fort Foote Road and prefer that it remain as parkland.

Even though this hearing was not to discuss this concern, it was felt that it was a viable place to address the process by which the Department of Housing and Community Development obtains and disposes of County land.

Staff Comment: Comment Noted.

Acknowledgements

The County Executive, Jack B. Johnson and the Department of Housing and Community Development, would like to extend his gratitude to all public agencies, non-profit organizations, municipalities, neighborhood and community groups, and the general public who contributed their ideas, input and energy into the development of the *2006-2010 Housing and Community Development Consolidated Plan*.

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 admission or access to benefits in programs or activities.