

**HOUSING AND
COMMUNITY
DEVELOPMENT**

**CONSOLIDATED
PLAN**

FY 2001 – 2005

**Prince George's County, Maryland
Department of Housing and Community
Development
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Wayne K. Curry, County Executive

Prince George's County, Maryland

Wayne K. Curry, County Executive

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TABLE OF CONTENTS

COUNTY COUNCIL RESOLUTION (CR-10-2000).....	i
EXECUTIVE SUMMARY	1
Contents of the Consolidated Plan.....	3
MANAGING THE PROCESS	8
Citizen Participation Plan for FY 2001-2005	11
HOUSING MARKET ANALYSIS AND PRIORITY NEEDS.....	15
Demographics.....	15
Age of Housing Stock.....	37
Publicly Assisted Rental Housing	38
Private Market Assisted Housing	47
Housing Conditions, Quality and Affordability.....	48
HOUSING STRATEGIC PLAN.....	54
Housing Goals and Priorities.....	54
Benchmarks to Achieving Housing Goals and Strategies, by Number of Housing Units.....	58
Ongoing Projects in the Revitalization Focus Areas	58
Resources to Address Identified Needs.....	59
Eliminating Barriers to Affordable Housing	67
Fair Housing Plan and Analysis of Impediments	68
Obstacles to Meeting Under-Served Need	74
HOMELESSNESS	75
Assessment of Needs	75
Inventory of Existing Homeless Facilities	77
Continuum of Care for the Homeless.....	81
Obstacles to Meeting the Underserved Needs of the Homeless.....	99
Benchmarks for Permanently Housing Homeless Families	100
SPECIAL NEEDS POPULATIONS	100
COMMUNITY and ECONOMIC DEVELOPMENT	117
Employment Data.....	117
Anti-Poverty Strategy.....	119
Economic Development and Revitalization Strategy	120
Mechanisms for Achieving Economic Development and Revitalization Goals	130
Economic Development and Revitalization Benchmarks.....	134
PUBLIC FACILITIES and INFRASTRUCTURE	135

Goals and Priorities for Public Facilities and Infrastructure.....	135
Benchmarks for Public Facilities and Infrastructure	136
Strategic Plan for Public Facilities and Infrastructure.....	136
PUBLIC SERVICES	137
Elderly and Frail Elderly Services.....	137
Children and Youth Services.....	138
Health Care Services.....	139
Substance Abuse Services.....	140
Employment Training Services.....	141
Crime Prevention and Elimination Services	143
Transportation Services	143
Housing Services for Persons with Disabilities.....	143
Benchmarks for Public Services, by Numbers of People Served	143
INSTITUTIONAL STRUCTURE.....	145
CITIZEN COMMENTS	146

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 to reduce the hazards of lead-based
5 paint, addresses the needs of public housing residents, details programs to remove barriers to
6 affordable housing and promote fair housing, and presents an anti-poverty strategy; and

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

10 WHEREAS, citizens, government agency representatives, and interested nonprofit and for
11 profit organizations were invited to present their views and concerns on the issues affecting the
12 needs of County residents, especially those residents of limited income, the elderly, the
13 homeless, people with disabilities, and other frail or vulnerable populations; and

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

17 WHEREAS, under the terms of Subtitle 15A of the Prince George's County Code, as
18 amended, the County Executive transmitted a Proposed Consolidated Plan for Housing and
19 Community Development: FY 2001-2005, and the Council duly advertised and conducted a
20 public hearing on the Proposed Consolidated Plan; and

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

26 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
27 County, Maryland, that the Consolidated Plan for Housing and Community Development:
28 FY 2001-2005, a copy of which shall be marked for identification by the Clerk of the County
29 Council and maintained as a permanent record, is hereby approved for submission to the U.S.
30 Department of Housing and Urban Development.

1 BE IT FURTHER RESOLVED that the County's Deputy Chief Administrative Officer is
2 hereby authorized and empowered as the official representative of Prince George's County to
3 submit the approved Consolidated Plan for Housing and Community Development: FY 2001-
4 2005 to HUD, along with all assurances contained therein, to act as necessary in connection with
5 the submission, and to provide such additional information to HUD as may be required.

Adopted this 9th day of May, 2000.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: Dorothy F. Bailey
Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
Joyce T. Sweeney
Clerk of the Council

CONSOLIDATED PLAN CONTRIBUTORS and CONSULTANTS

Prince George's County Government acknowledges and appreciates the participation of those who provided information included in the *Consolidated Plan*.

County Agencies

Department of Housing and Community Development
Community Planning and Development Division
Housing Development Division
Rental Assistance Division
Housing Assistance Division
Housing Authority of Prince George's County

Redevelopment Authority

Maryland-National Park and Planning Commission
Information Management Division
Neighborhood Revitalization Division

Department of Family Services
Individuals with Disabilities Division
Mental Health Authority Division
Management Services Division
Aging Services Division

Department of Social Services
Division of Housing and Homeless Services
Services Division
Adult Protective Services
Adult Intake

Prince George's County Health Department
Community Outreach and Treatment Services
Division of Addictions
Bureau of Intake Services, Child Advocacy Center

Department of Corrections

Nonprofit Organizations

Independence Now, Inc.
The Arc of Prince George's County, Inc.
Melwood Training Center, Inc.
United Communities Against Poverty
Volunteers of America
The Center for Poverty Solutions
Prince George's County Community Residences
Interfaith Alliance for the Homeless
Mission of Love
Homeless Hotline
Victory Drug Center
Catholic Charities
Southern Area Youth Services
Family Crisis Center
Urban Behavioral Associates
Affordable Behavior Consultants
Laurel Advocacy and Referral Services
Community Ministry of Prince George's County
Pepco Community Services Division
Workforce Service Corporation
Rehabilitation Systems, Inc.
Jobs for Homeless People
Restoration Outreach Ministries
AFSCME, AFL-CIO, Council 57
Second Genesis
Whitman-Walker Clinic

Other Contributors

Commission for Individuals with Disabilities
Trans-Management, Inc., Family Emergency Shelter
Maryland State Department of Education

EXECUTIVE SUMMARY

The *Consolidated Plan for Housing and Community Development* grew out of legislation passed by U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive Federal entitlement funds for housing and community development activities must prepare a comprehensive plan for using those Federal funds. The specific Federal entitlement programs covered under *The Plan* are: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The purpose of *The Plan* is to ensure that local jurisdictions have a comprehensive, long-range strategy for their use of Federal funds. Consequently, a single planning document is now submitted to the U. S. Department of Housing and Urban Development (HUD) for all four programs. There is only one annual funding application, the *Annual Action Plan*, and there is only one annual year-end performance report, the *Consolidated Annual Performance and Evaluation Report (CAPER)*, on all activities that use Federal CDBG, HOME and ESG funds.¹

Community building and revitalization are key to housing and community development activities in Prince George's County. County government is committed to making Prince George's County a model for safe and clean neighborhoods, creating economic opportunities for all citizens, increasing homeownership for first-time purchasers, improving the quality of affordable rental housing, and offering a high level of public services. County programs are comprehensive, community-driven, and designed to develop, enhance and sustain social networks and positive changes in communities.

Goals for Housing and Community Development

This document addresses the County's goals for housing and community development programs. Program goals include decent quality housing, a diverse and vibrant living environment and expanded economic development opportunities for all citizens.

Goals to Achieve Decent Quality Housing

Create a greater balance of housing types and values throughout the County.

Expand homeownership opportunities for all residents, regardless of race, gender, color, national origin, age, familial status or disability.

¹Prince George's County submits its HOPWA application together with other jurisdictions in a regional approach to the administration of this Federal entitlement grant.

Develop a range of quality housing for all residents -- including families, the elderly, persons with disabilities, those with HIV/AIDS, and the homeless.

Reinvest in inner-Beltway communities through an array of housing programs and choices.

Improve the quality of life for all residents by reducing concentrations of inferior, low- value housing units.

Build and restore vibrant communities by creating safe neighborhoods where people want to live.

Goals to Achieve Vibrant Living Environments

Improve neighborhoods' safety and livability through Federal, State, local and private programs that promote public/private partnerships.

Increase access to quality public and private facilities and services.

Reduce the isolation of income groups within geographic areas by de-concentration of low-income housing.

Remove conditions of spot blight to revitalize deteriorating neighborhoods.

Restore and preserve properties that have special historic, architectural, or aesthetic value.

Conserve energy resources.

Empower low-income residents to become self-sufficient, thereby reducing generations of poverty in Federally assisted housing, public housing and other welfare programs.

Support public services that improve the health, welfare and safety of residents, especially the elderly, frail elderly, the homeless, people with special needs and other vulnerable populations, such as victims of domestic violence and child abuse.

Offer services for drug and crime prevention, employment training, transportation, housing services, information and referrals, life skills training, adult day care, childcare and other youth services, and the prevention of homelessness.

Goals to Expand Economic Opportunities

The County targets three major areas for economic expansion using the Federal CDBG, HOME and ESG programs: the Northern Revitalization Area, including the Route One Corridor and the Port Towns; the Central Revitalization Corridor, including the communities of Fairmount Heights and Seat Pleasant, and the Landover Road Corridor; and the Southern Revitalization Corridor including the Suitland area.

Northern Revitalization Focus Area

Redevelop and revitalize the commercial corridor along Bladensburg Road and Annapolis Road.

Redevelop and revitalize the Route One Corridor.

Provide needed retail for people who live and work along the commercial corridor.

Make the Waterfront Park more attractive to tourism and as a market for local retailers.

Central Revitalization Focus Area

Encourage reinvestment and modernization to preserve neighborhood retail along the Landover Road Commercial Corridor.

Promote and improve the Landover Corridor so that more people will want to live and work in the area.

Create strong business and community partnerships to guide revitalization efforts.

Southern Revitalization Focus Area - Suitland

Provide incentives to keep local businesses and attract new ones to the area.

Increase job opportunities for both neighborhood and area residents.

Contents of the Consolidated Plan

The Plan describes the County's demographic profile, analyzes its housing market, identifies housing and community development needs for specific groups, and offers a strategy to meet identified goals over the next five years. *The Plan* also identifies public and private resources to be used in accomplishing these goals.

The *Annual Action Plan for Housing and Community Development* shows how Federal resources will be used for specific programs funded on an annual basis. These resources are the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG). Housing Opportunities for Persons with AIDS (HOPWA) funds are included in the regional plan for persons with HIV/AIDS. Other Federal resources available to the County are Section 108 Loan Guarantee, Economic Development Initiative (EDI) and McKinney funds for homeless programs.

Housing

The County's housing strategy centers on the creation of more housing options for the elderly and families, renovation of the County's older housing stock including public housing, acquisition and demolition of distressed properties, and homeownership assistance for first-time homebuyers and for people with disabilities. Financial incentives from Federal, State and local resources enable developers to rehabilitate and construct quality affordable housing. Funding resources include, but are not limited to, the following:

1. HOME funds for nonprofit and for-profit developers to construct housing that is a model of quality development;
2. HOME program, State and County funds to help qualified first-time home buyers with their mortgages;
3. HOME funds for nonprofit assistance to Community Housing Development Organizations (CHDOs);
4. HOME, CDBG, County bond financing, State bond financing and tax credits to help rehabilitate single and multi-family housing projects that mix income levels and reduce density;
5. Federal and State assistance to reduce hazards of lead-based paint in older housing;
6. CDBG and Federal funds to renovate and modernize public housing;
7. CDBG funds to acquire, clear, and demolish properties that threaten health and safety.

Homelessness

The mission statement for the Prince George's County Homeless Services Continuum of Care is "to bring organizations and individuals together dedicated to providing effective immediate and long-term responses to homelessness." To achieve this goal, the County enlists a network of service providers, crisis response teams, public safety and service agencies, and advocacy interests under the Homeless Services Partnership (HSP). HSP

implements the formula-based and competitive assistance that supports the Continuum of Care. The County makes sure that homeless families who move from emergency shelters to transitional housing get support for a maximum of 24 months. Caseworkers follow the families closely to help them live independently and seek viable jobs.

Countywide collaboration calls for increased communication and coordination among County agencies, community-based organizations and faith-based service providers. This collaboration will result in the following:

1. A reduction in the occurrence of homelessness;
2. Creation of a comprehensive, five-year strategic plan to increase and improve services to homeless residents in Prince George's County;
3. The identification of additional financial resources;
4. Better ways to use other mainstream sources for the County's homeless.

At its Strategic Planning Retreat in July 1999, the HSP drafted a plan to address homelessness in Prince George's County. This plan, "Practical Vision 1999-2004," calls for a more adequate supply of affordable housing, more effective services, and a strong administration and advocacy system to administer homeless services. The HSP also formulated strategies for one and two-year cycles.

County services that use Federal Emergency Shelter Grant and Supportive Housing funds include:

1. Emergency services for families at the Family Emergency Shelter;
2. Emergency services for women and children at Shepherd's Cove;
3. Emergency services for men at Prince George's House Shelter;
4. Shelter and support services for women and children who are victims of domestic violence;
5. Transitional housing assistance in the form of rent payments, counseling and other services to help families become self-sufficient;
6. Eviction prevention services for families and people at risk of homelessness;
7. Support for "Warm Nights," a program which provides shelter and case management services during the winter months.

Special Populations

The lack of affordable and accessible housing is a growing issue for people with all kinds of disabilities--physical, developmental and mental illness. People with disabilities want more housing opportunities. These options include:

1. HOME funds for down-payment and closing cost assistance to enable people with disabilities to purchase their own homes;
2. Housing vouchers to assist low and moderate-income people with disabilities live independently;
3. Building codes that require new construction to be more handicapped-accessible;
4. CDBG funds to rehabilitate rental housing to make more units accessible;
5. HOME funds to create assisted-living homes for senior citizens that include people who have developmental disabilities;
6. CDBG funds to enable providers of services for people with disabilities to access and disseminate information about programs that will increase housing choices.

Revitalization

Revitalization is a main component of *The Plan*. Toward this goal, the County will apply to the U. S. Department of Housing and Urban Development (HUD) to designate parts of Suitland as a CDBG Neighborhood Revitalization Strategy Area. The County is also seeking private partners to invest in community development, economic development and housing development projects that use Federal funds received in FY 1999. These include \$10 million in Section 108 Loan Guarantee; \$1 million in Economic Development Initiative (EDI) funds designated for the Economic Development Corporation's CARE program, \$1.5 million in EDI funds for the redevelopment of Manchester Square and \$1.5 million in EDI funds for the redevelopment of the Route One Corridor to be used for streetscape and façade improvements, enhancement of pedestrian and bicycle access and promotion of the area for heritage tourism and business development. As soon as the CDBG Neighborhood Revitalization Strategy Area designation is received for Suitland, the County will qualify for additional Federal resources.

The County targets older, inner-Beltway communities for its revitalization efforts. Revitalization is the cornerstone of the County's effort to end poverty and addresses conditions of deterioration and poverty in distressed neighborhoods. Focus areas for revitalization are in the northern communities of Bladensburg, Brentwood, Cottage City, Mount Rainier, Hyattsville, North Brentwood and Riverdale Park; the central communities of

Capitol Heights, Fairmount Heights, Kentland, Landover, Palmer Park and Seat Pleasant; the southern communities of Suitland and Hillcrest Heights. The County is committed to rebuilding the infrastructure, renovating the housing, upgrading existing facilities and attracting new commercial enterprises to inner-Beltway areas.

Community Development

Community development encompasses physical, economic and social improvement projects. These projects address the areas in the County where the need is most critical for neighborhood revitalization, economic development, new and rehabilitated housing and public services for low and moderate-income families, and for the homeless.

The *Annual Action Plan* reflects the County's funding priorities for the use of CDBG, HOME and ESG funds. These projects leverage millions of dollars in state, local and private financing. They enhance the County's housing and community development programs and create safe, well-planned, attractive residential and business communities. CDBG financed projects respond to the most urgent needs of the County's limited income residents. Maximum benefit is derived from each dollar spent. Program development and administrative costs are kept below the maximum allowed 20 percent cap.

Many projects pertain to the revitalization of the inner-Beltway communities and focus areas. CDBG funds support community development in the following ways:

1. Infrastructure improvements in inner-Beltway low and moderate-income neighborhoods;
2. Renovations and modernization of public housing;
3. Handicapped accessibility improvements;
4. Acquisition, clearance and demolition of properties to eliminate spot blight;
5. Education and employment training to create and retain jobs for citizens with low and moderate income;
6. Health services for the frail elderly, homeless, and other vulnerable groups;
7. Housing counseling services, including fair housing, to prevent homelessness and support affordable housing opportunities for first-time homebuyers;
8. Public services to help people with disabilities, the elderly, troubled youths, immigrants and others who are in need of such community-based services;
9. Elimination of public safety hazards through crime prevention and awareness.

MANAGING THE PROCESS

The Prince George's County *Consolidated Plan* estimates which funds will be available for proposed community development, economic development, public service and housing activities. It describes the activities that may be undertaken, including the amount that will benefit people with low and moderate income. The Strategic Plan is a part of the five-year *Consolidated Plan for Housing and Community Development* submitted to the U. S. Department of Housing and Urban Development (HUD) along with the *Annual Action Plan*. These documents form the basis of funding decisions made for the County's four Federal formula grant programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA).

Citizen Participation Plan

County agencies and private groups worked together to open the planning process to citizens most affected by County housing and community development programs. This "Citizen Participation Plan" also represents the premise that people affected by these programs have opinions and expertise that are necessary to the process. Throughout the *Consolidated Plan* development process, the County consulted with the Housing Authority of Prince George's County, the Department of Social Services, the Department of Family Services, the Health Department and other social service agencies. Also consulted in planning housing and community development goals were agencies and individuals representing the needs of the elderly, homeless persons and people with disabilities.

The primary goals for the citizen participation process are:

- To solicit viewpoints and concerns from the general public, as well as from groups and constituencies interested in or affected by the *Consolidated Plan*;
- 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.

Public Notice and Availability of *The Plan*

Prince George's County will publish in one or more newspapers a summary of the proposed *Consolidated Plan* for public comment. The summary will describe the contents and purpose of the *Consolidated Plan*, and will list the locations where copies of the entire *Plan* may be examined. Copies of the proposed *Plan* will be available at government offices, libraries, and other public sites. A reasonable number of free copies of *The Plan* will be provided to citizens and groups on request. Publication of the County Council's public hearing notice will notify groups and individuals that *The Plan* is available for comment.

Copies of the proposed *Consolidated Plan* will be made available to interested advocacy group members, and the *Consolidated Plan Summary* will be provided free to them in quantities sufficient for distribution to their client groups and to others who request it. When the proposed version of the *Consolidated Plan* is released for comment, it will be available for comment for not less than 30 days. Copies of the *Consolidated Plan*, along with a letter inviting comments, will also be distributed to all members participating in its development.

The final *Consolidated Plan*, amendments to *The Plan* and the *Consolidated Annual Performance and Evaluation Report (CAPER)* will be distributed to all who request copies and to those actively involved in developing *The Plan*. Copies will also be sent to County libraries.

Access to Records

A list of all projects using CDBG, HOME, ESG and HOPWA funding will be made available, on request. The list will include the name of the subrecipient, amount of the allocation, a brief description of the activity, and the fiscal year in which the funds were distributed. DHCD also keeps extensive records and reports on all activities financed, including its own programs and will make this material 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 (DCPD) will provide assistance in needs identification, proposal development, financial packaging, budget preparation and general financial management. Technical assistance can be arranged by contacting this division at (301) 883-5540.

DHCD also provides technical assistance for assessing the administrative performance of subrecipient agencies. This is done through 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 assessment of performance, 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 by DCPD. These records are available for the public to review upon request.

Public Hearings

Prince George's County holds at least two public hearings on the *Consolidated Plan*. A Housing and Community Development Needs Public Forum is held at the beginning of the *Consolidated Plan* development process. The Forum gives citizens an opportunity to identify and describe needs for consideration, and to prove the scope, urgency and financing requirements for proposals to address those needs. The County Council schedules a second public hearing at the time the proposed *Consolidated 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. All hearings are at handicap-accessible sites, convenient to potential and actual beneficiaries. In addition, the advertisements include TTY phone numbers so that people who are hearing-impaired can arrange for interpreters at the hearing. Those who need an interpreter are requested to contact DCPD at a phone number provided in the public notice. Non-English speakers can also make arrangements for an interpreter, who would be provided by one of the private, CDBG-supported, non-profit organizations. Interpreted comments will be incorporated within the *Consolidated Plan* as appropriate.

The public notices include instructions on how to receive a free copy of the proposed *Consolidated Plan*, the final *Consolidated Plan*, or the *Consolidated Annual Performance and Evaluation Report (CAPER)* for comment. A minimum period of 30 days will be provided for comments from citizens and participating municipalities on the *Consolidated Plan* and any amendments, and a minimum of 15 days for the *Consolidated Annual Performance and Evaluation Report* before their submission to HUD.

Comments and Complaints

All comments or complaints made on the *Consolidated Plan*, amendments to *The Plan*, and the *Consolidated Annual Performance and Evaluation Report* will be accepted through all stages of the preparation of these documents until the closing of the formal

comment period. Written copies of complaints and comments received during the comment period are attached to the *Consolidated Plan*, amendments to *The Plan*, and the *Consolidated Annual Performance and Evaluation Report*, with appropriate responses to all questions asked and issues raised. Oral complaints received at public hearings will also be presented, commented upon, and attached to the final version of the *Consolidated Plan*, any amendments to *The Plan*, or the *Consolidated Annual Performance and Evaluation Report*.

Any complaints relating to the *Consolidated Plan*, any amendments to *The Plan*, or the *Consolidated Annual Performance and Evaluation Report* shall be referred to the Director, DHCD, for response. The Director will determine what actions are necessary and appropriate to address the complaint. Any written complaint will be responded to within 15 working days of receipt, when practical.

Criteria for Amendments to Plan

Prince George's County shall make available for public comment, consider such comments, revise and submit to HUD, amendments to the final *Consolidated Plan* whenever a "substantial change" in planned or actual activities requires such an amendment. The same public notice and 30-day public comment period will be observed as previously described.

Any amendment to the Consolidated Plan must meet the following criteria:

Change in allocation priorities: A new, urgent or crucial need is identified which requires more than 25 percent funding from one HUD activity category to be reallocated to another (e.g., from Public Facilities to Acquisition). The change results in the displacement of funds from a previously identified need.

Revisions in Federal program rules or regulations for existing programs (e.g., an economic stimulus package).

Adoption of the Citizen Participation Plan

Prince George's County will make the Citizen Participation Plan available for public comment for a period of 30 days in conjunction with the distribution of the entire *Plan*, and will fully carry out the requirements of the Citizen Participation Plan.

Citizen Participation Plan for FY 2001-2005

In developing the *Consolidated Plan for Fiscal Year 2001-2005*, the Prince George's County Department of Housing and Community Development (DHCD) sought the assistance of County agencies, nonprofit organizations and interested citizens. A list of the participants is included in the Appendix.

The Citizen Participation Plan seeks to give agencies, organizations and citizens an opportunity to submit data on housing and community development needs, to coordinate activities and use of resources, and to increase commitment to *The Plan*. The citizen participation process is based on the premise that all parties have expertise to contribute as the County plans its strategy for housing and community development programs.

Public Notices

A summary of the proposed *Consolidated Plan* was printed in the *Prince George's County Journal* and the *Prince George's County Gazette*, two general circulation newspapers. Copies of *The Plan* were distributed to libraries and public housing sites and could be picked up at the Department of Housing and Community Development (DHCD). Copies were mailed to interested citizens and distributed to agencies and nonprofit organizations. They were also available by request on computer disk.

A 30-day comment period followed the publication of the *Consolidated Plan* in which citizens, units of general local government, and other interested parties could comment. Summaries of comments are contained in the final submission of the *Consolidated Plan* to the U.S. Department of Housing and Urban Development.

DHCD provided written answers to written complaints or grievances dealing with any aspect of the *Consolidated Plan* and project funding recommendations within 15 days of receipt, when practical. Agencies, organizations and interested parties were notified of any substantial changes in the published *Consolidated Plan* and funding applications to provide additional opportunities for comments and amendments to *The Plan*.

Public Hearings

Citizens were invited to participate in the formation of the *Consolidated Plan for Housing and Community Development* through public forums and in response to public notices. A 30-day public comment period followed distribution of the draft *Plan*. The Housing and Community Development Forum on the *Consolidated Plan* occurred September 9, 1999, at the beginning of the planning process. The Forum was accessible to people with disabilities, conveniently-timed for people who might benefit from program funds, held at a convenient location and advertised in a timely manner in the local press. The forum gave citizens and organization representatives an opportunity to identify needs in their communities.

A second public hearing was held following the publication of the *Consolidated Plan's* first draft. The hearing provided further opportunities for citizens and organization representatives to identify housing and community development needs, review proposed use of funds and program performance. Comments on the *Consolidated Plan* submission were solicited.

The needs assessment portion of the Consolidated Plan incorporates the views which were gathered from several citizen advisory committees during meetings, forums, and workshops, as well as from questionnaires.

Consultations

DHCD consulted with an extensive network of County providers of housing and services for people who have special needs or limited incomes. Discussions were held with the Department of Family Services (DFS), Individuals with Disabilities Division, to address common issues and assess the housing needs and services of people with physical disabilities, mental disabilities and the developmentally disabled. Participants included representatives from the DFS Mental Health Authority Division; the Arc of Prince George's County; Melwood Training Center, Inc.; Independence Now, Inc.; and the Prince George's County Health Department. Data on housing needs were gathered during meetings held on August 12 and September 1, 1999, coordinated by the Individuals with Disabilities Division. Priorities detailed in *The Plan* are based on the data provided by meeting participants.

During the 1997 Legislative Session, the Prince George's County Council established a Task Force for Senior Citizen Housing and Services. Participants included the Suburban Maryland Building Industry Association, Senior Housing Council; the Chamber of Commerce; the Prince George's County Municipal Association; the banking industry and public and private service providers. Also participating were representatives of County government, including the Maryland-National Capital Park and Planning Commission (M-NCPPC), the Departments of Social Services, Family Services, Housing and Community Development, the Office of the County Executive and the Prince George's County Council. The "Task Force Report for Senior Citizens Housing and Services" was issued in July 1999. DHCD also consulted with the DFS, Aging Division, and the Department of Social Services (DSS), Adult Services Division. Data was derived from "An Elderly Needs Assessment" conducted for DFS by the University of Maryland Research Center in November 1998 and the most recent Area Plan on Aging.

DHCD consulted with its Housing Development Division (HDD) to assess the housing needs and determine the priorities of the County's low and moderate-income population. This information was analyzed in conjunction with the demographic data compiled by the Maryland-National Park and Planning Commission, Data Research Division. DHCD also

worked with its network of nonprofit and for-profit developers and contractors through surveys and other data collection tools. An assessment of housing conditions was made by HDD based on the Distressed Properties List provided by the County's Department of Environmental Resources (DER).

A strategic planning retreat on homeless services, co-sponsored by HUD, the U.S. Department of Health and Human Services (HHS) and the Homeless Services Partnership (HSP) was held July 27-29, 1999. This initiative enabled the HSP to collaborate with County government, community advocates, service providers and the faith community to reduce and prevent homelessness in Prince George's County. The retreat laid the foundation for future program plans and development. It provided the framework for developing the appropriate resources, manpower, commitment and cooperation integral to the successful implementation of a Continuum of Care system for the homeless. It also gave vested stakeholders an opportunity to contribute to the *Consolidated Plan*.

Data on the needs and priorities of people with HIV/AIDS came from the Prince George's County Health Department, HOPWA Project Sponsors, and the Suburban Maryland Ryan White vendors. Data also came from the Whitman-Walker Clinic of Suburban Maryland, which is the primary administrator of the County's housing and support services for people with HIV/AIDS.

HOUSING MARKET ANALYSIS AND PRIORITY NEEDS

The “Housing Market Analysis and Priority Needs” is based on a demographic and economic profile of Prince George’s County residents. The primary source of data is the most recent census as conducted by the U.S. Bureau of the Census in 1990. More current, additional data and data that forecasted various trends were compiled by the Maryland-National Capital Park and Planning Commission. Thematic maps show concentrations of demographic features and changes that are expected to occur between 1995 and 2005.

Demographics

Population in Prince George’s County has grown steadily for decades. Between 1980 and 1990, the last two census years, total population grew by 63,202 people or 9.6 percent. By 1990, census figures showed 723,373 residents in the County. Between 1990 and 1998, population increased again by 53,051 people – or a 7.3 percent increase. As of January 1998, it was estimated that 776,424 people lived in Prince George’s County.

The County expects similar growth in coming years. By 2005, population is expected to increase by 48,079, or to a total of 824,503 residents.

Table 1a—Population Growth²

	Total Population	Numeric Change	Percent Change
1980	660,171		
1990	723,373	63,202	9.6%
1998	776,424	53,051	7.3%
2000 Projected	784,625	8,201	1.1%
2005 Projected	824,503	39,878	5.1%

Source: U. S. Department of Commerce, Bureau of the Census, 1980 and 1990 data. M-NCPPC, Information Management Division, Research Section.

² The population for the City of Takoma Park is excluded from all years because Takoma Park is no longer in Prince George’s County.

The County's female population has consistently increased over the past two decades, making up 52 percent of the total population in 1990. The County has also seen growing numbers of children in its elementary schools. In 1990, the County had 122,536 children between 5 and 17 years old. The entire school age population increased as children under five (55,409 in 1990) entered school in the 1990s. Population counts in 1990 show that there were 500,980 adult residents who were between 18 and 64 years old, and 50,343 residents who were 65 or older. Those who were 18 to 64 years old represented 50.4 percent of the County's population in 1990.

Concentrations of Population Growth and Losses

Many areas within Prince George's County will absorb this increase in population. Exhibit 1 (see next page) shows ten areas receiving the greatest numbers of new residents. Several of these areas are located in the eastern and southern portion of the County. These high growth areas are near major roadways such as Route 301 and the Indian Head Highway, and are in existing or planned major housing subdivisions.

The second highest ranking population growth category is distributed throughout the middle north-south "band" of the County. Again, this population growth is expected in locations along major roadways and in existing or prospective housing subdivisions.

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 has been declining steadily not only in these areas but throughout the United States over the last several decades.

The major way to compensate for population losses due to decreasing household size is to attract more people to live in inner-Beltway communities. 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 infill housing construction are not available.

Racial and Ethnic Populations

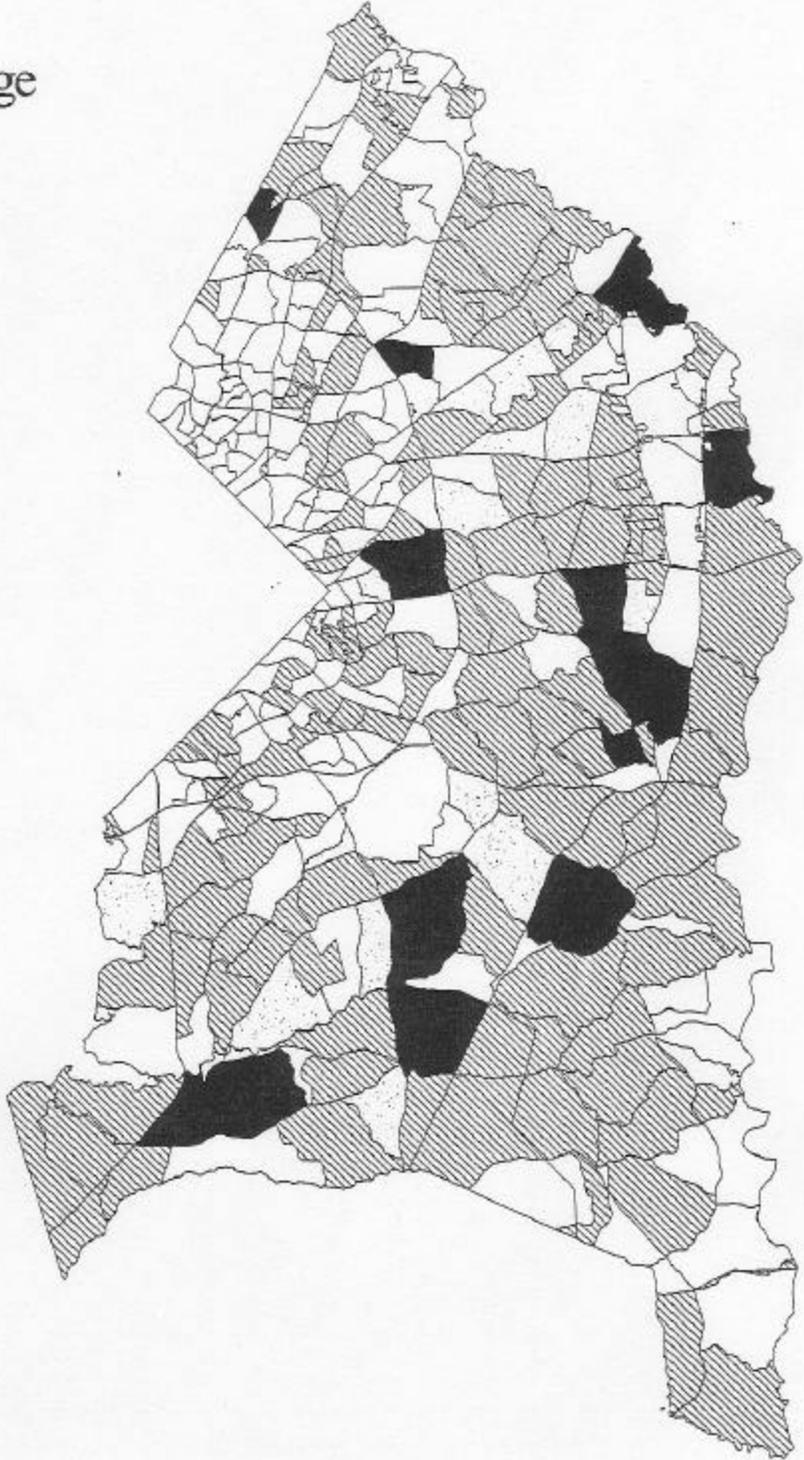
Over the last few decades, population in Prince George's County has shifted from predominantly white to predominantly black. In 1996, blacks made up nearly 53 percent of the County's total population, while whites accounted for about 38 percent. In the 10 years between 1980 and 1990, the number of blacks had increased by more than 49 percent, while the number of whites in the County declined nearly 20 percent. From 1990 to 1996, the County showed an 8 percent increase in the number of black residents, and a more than 7 percent decline in the number of whites. By 1996, surveys showed that there were

398,958 black residents and 291,677 white residents in Prince George's County.

Exhibit 1.
Population Change
(1998-2005)

Persons

	0 - 499
	500 - 999
	1000 +



Source: Prince George's County Planning Department; Round 6.1 Cooperative Forecasts

The population of most other racial groups showed little proportionate change between 1980 and 1996. Asians made up nearly 3 percent of the County in 1980 and 3.7 percent by 1996. American Indians comprised 0.3 percent of the County's population in 1980, and 0.5 percent by 1996.

The largest change within these smaller racial and ethnic groupings is found in the hard-to-define "other" population. Defined by the Bureau of the Census as "persons who indicate their race or described themselves as 'multi-racial' or 'multi-ethnic' on the census forms, this group grew from one percent of the population to nearly five percent. Having doubled in number every ten years, "others" now exceed Asian and American Indian populations.

The number of residents who considered themselves Hispanic also has grown significantly, to 39,678 in 1996. The Hispanic population had more than doubled between 1980 and 1990, from 14,421 to 29,983 residents. Hispanics represented 4.1 percent of the County's population in 1990 and 5.2 percent by 1996.³

Table 2a- Racial Composition

	1980(1)	1990(1)	1996(2)	Numeric Change 1980-1990	Numeric Change 1990-1996	Percent Change 1980-1990	Percent Change 1990-1996
Black	247,860	369,791	398,958	121,931	29,167	49.2%	7.9%
White	391,427	314,616	291,677	(76,811)	(22,939)	-19.6%	-7.3%
Asian	16,515	28,255	28,437	11,740	182	71.1%	0.6%
Am. Indian	1,685	2,339	3,831	654	1,492	38.8%	63.8%
Other⁴	7,584	14,267	36,900	6,683	22,633	88.1%	158.6%
TOTAL	665,071	729,268	759,803	64,197	30,535	9.7%	4.2%

Table 2b- Growth of Hispanic Population

	1980(1)	1990(1)	1996(2)	Numeric Change 1980-1990	Numeric Change 1990-1996	Percent Change 1980-1990	Percent Change 1990-1996
Hispanic	14,421	29,983	39,678	15,562	9,695	107.9%	24.4%

Source: (1) U.S. Department of Commerce, Bureau of the Census, 1980 and 1990.

³People of Hispanic origin can belong to any racial group.

⁴Other: Those who indicated on census forms or surveys that they did not fit into any other population classification. This would include those of multi-racial descent.

(2) 1996 percent of total data, "Residents Survey," M-NCPPC.

Table 3- Racial Groups by Percent of Total Population

	1980(1)	1990(1)	1996(2)
Black	37.3%	50.7%	52.5%
White	58.8%	43.1%	38.4%
Asian	2.5%	3.9%	3.7%
Am. Indian	0.3%	0.3%	0.5%
Other	1.1%	2.0%	4.9%
TOTAL	100.0%	100.0%	100.0%

Hispanic	2.2%	4.1%	5.2%
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Source: (1) U.S. Department of Commerce, Bureau of the Census, 1980 and 1990.

(2) 1996 percent of total data, "Resident Survey," M-NCPPC.

Geographic Concentrations of Racial Populations

Exhibits 2 through 6 (see next page) show where different racial and ethnic populations are concentrated. Exhibit 2 shows large concentrations of black residents in central portions of the County and in communities to the south, near the Potomac River (solid black pattern). Blacks also are widely spread throughout the County, except in areas to the southeast and northwest.

Whites live in large concentrations in the County's northern section and in the south and central areas. They also are widely spread throughout the County, except within a central portion inside the Capital Beltway, and in two areas near the Anne Arundel County border.

Asians are mostly concentrated in the northern third of the County and in the southwestern areas near the Potomac River. They also appear to live in less dense concentrations immediately adjacent to the major concentrations.

The "Other" population is concentrated inside the Capital Beltway near the District of Columbia border.

Major concentrations of Hispanics are found in a few census tracts in northwest Prince George's County, near the District of Columbia border. Another major concentration is

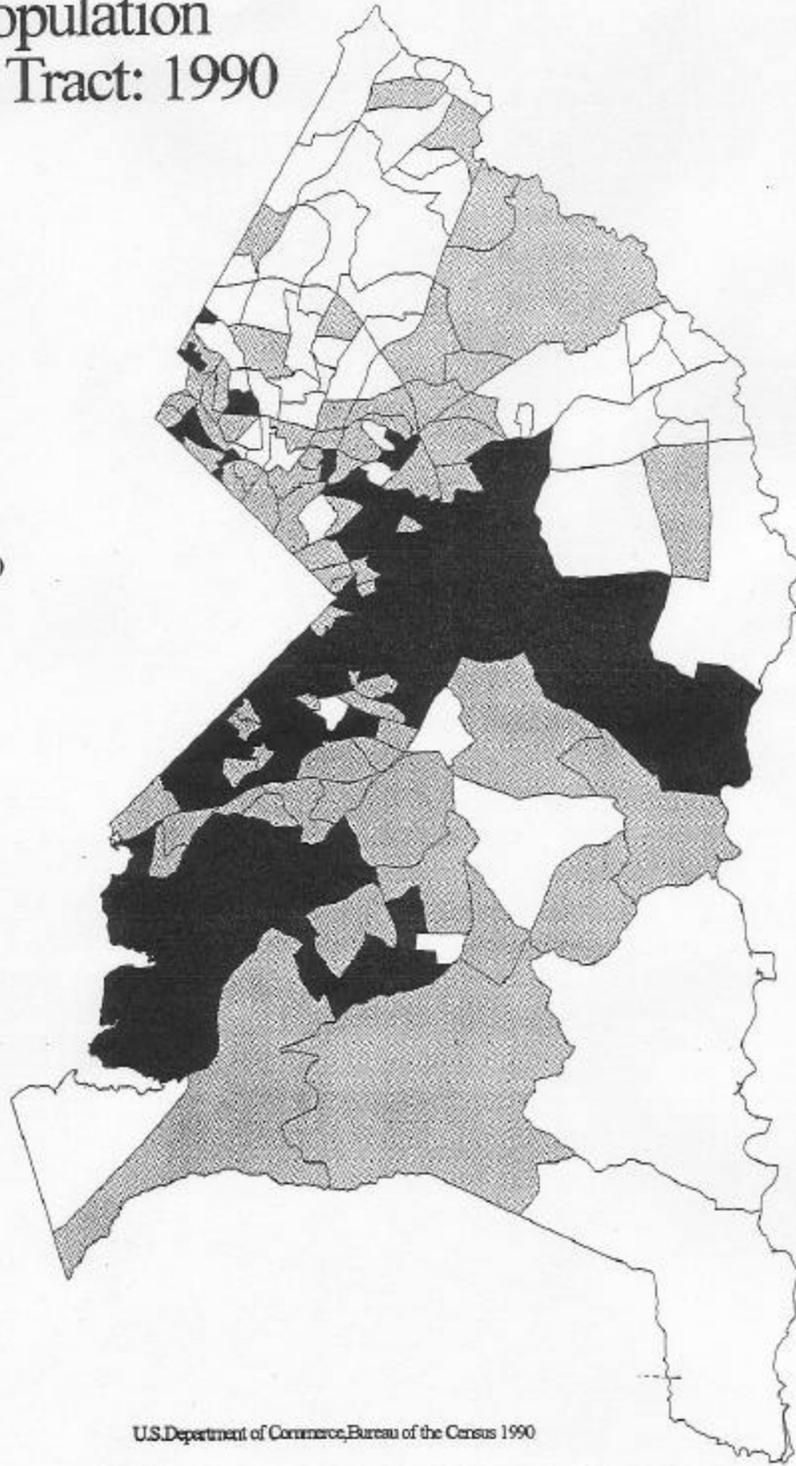
found in the tract that includes Andrews Air Force Base.

Exhibit 2

Black Population by Census Tract: 1990

Black Population: 1990

□	0 - 999
▨	1000 - 2999
■	3000 +



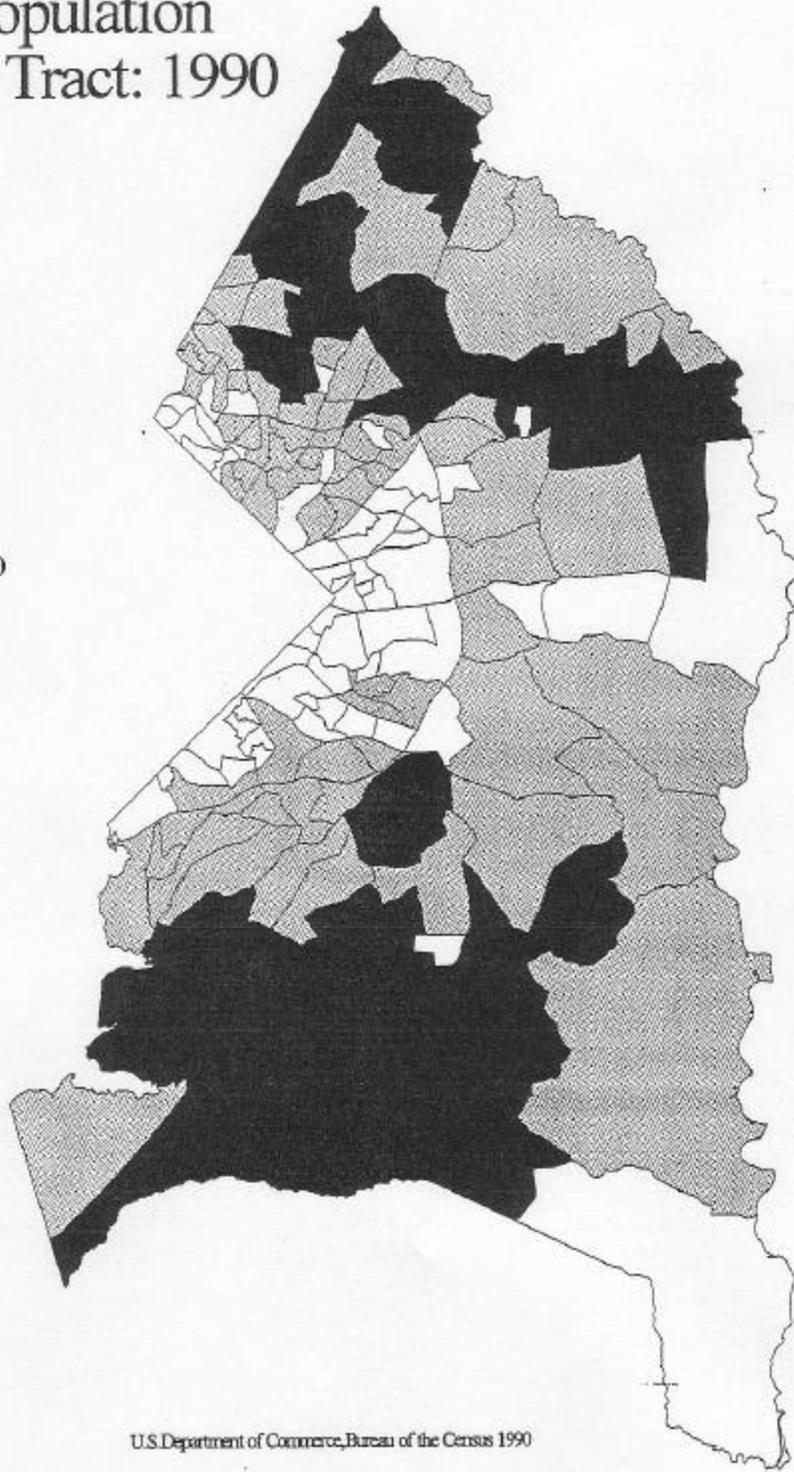
U.S. Department of Commerce, Bureau of the Census 1990

Exhibit 3

White Population by Census Tract: 1990

White Population: 1990

□	0 - 999
▨	1000 - 2999
■	3000 +



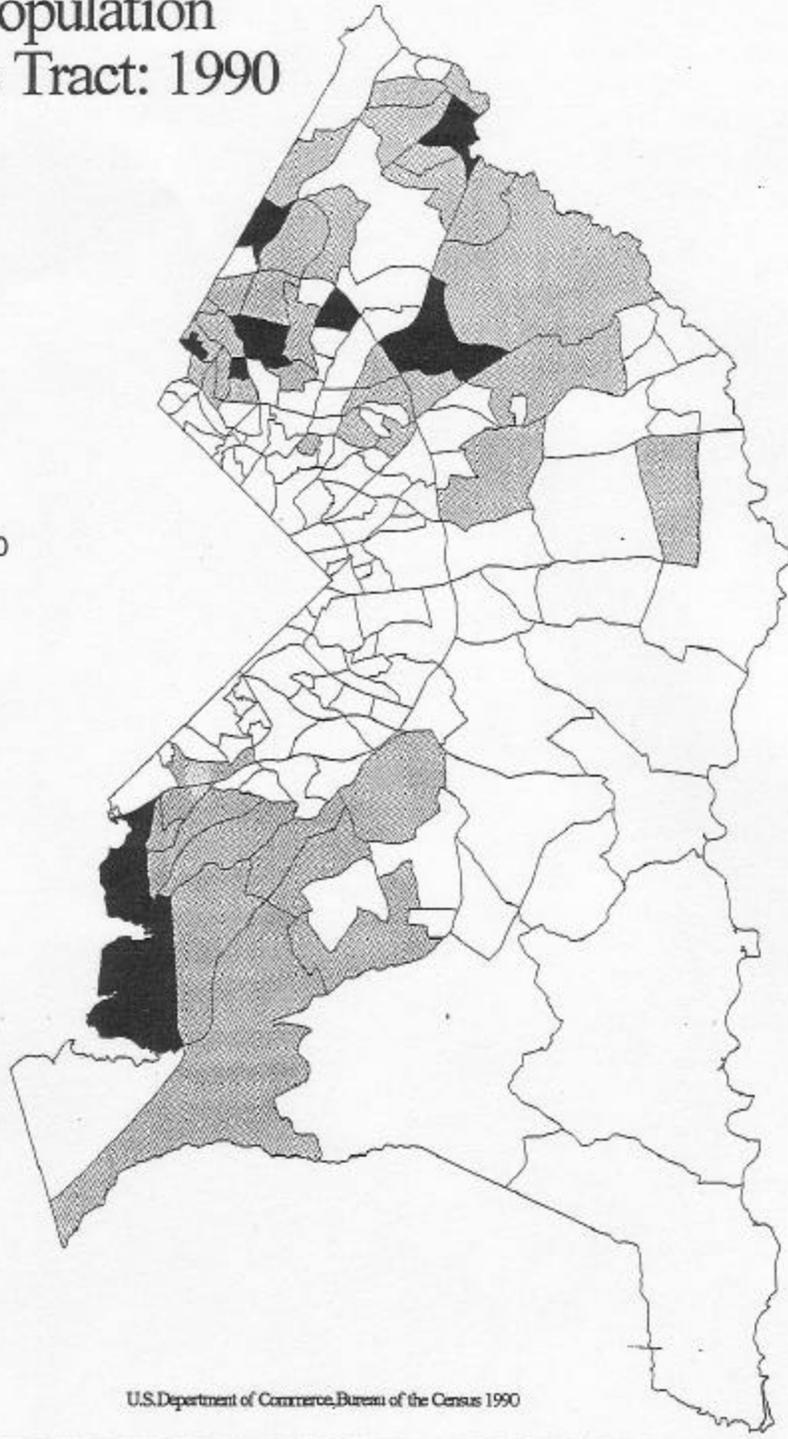
U.S. Department of Commerce, Bureau of the Census 1990

Exhibit 4

Asian Population by Census Tract: 1990

Asian Population: 1990

□	0 - 199
▨	200-499
■	500+



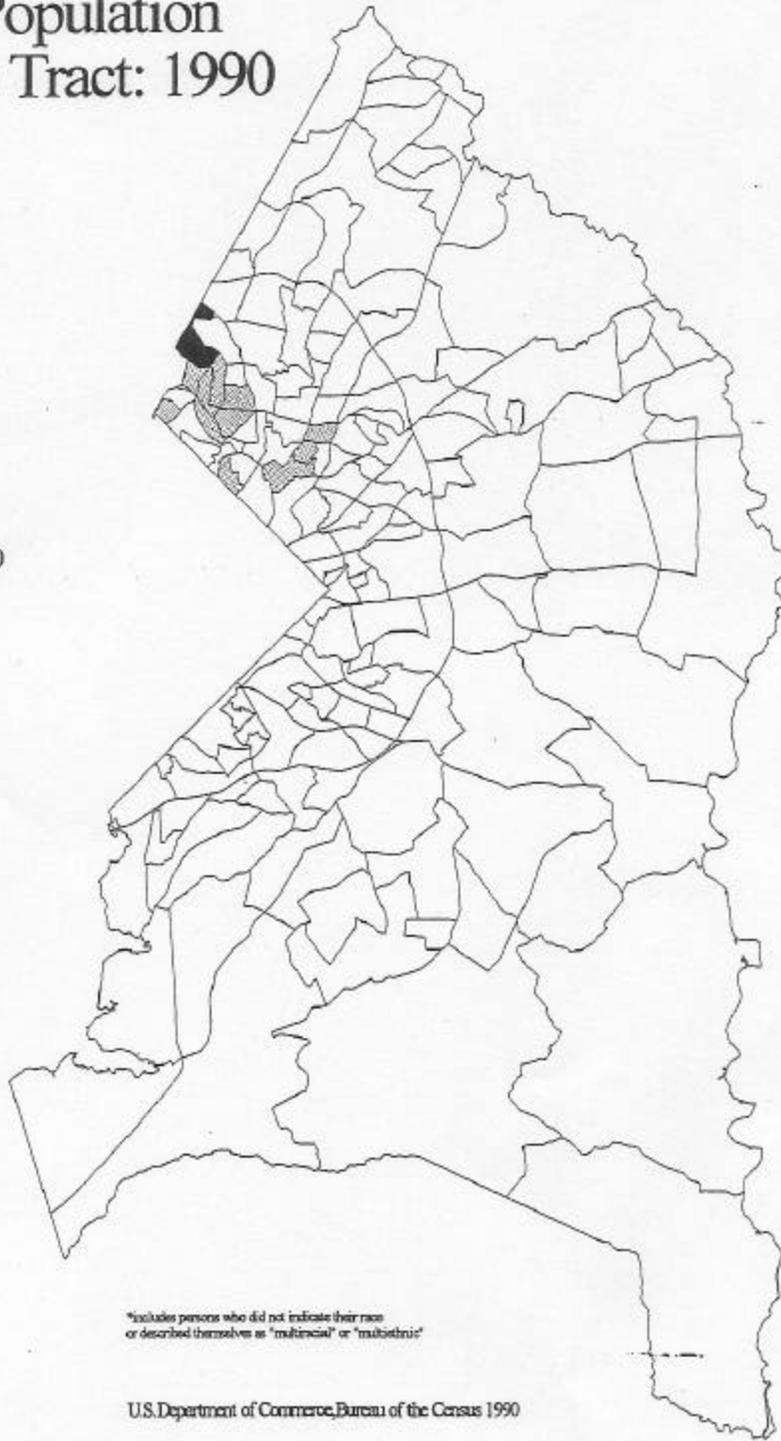
U.S. Department of Commerce, Bureau of the Census 1990

Exhibit 5

Other* Population by Census Tract: 1990

Other Population: 1990

□	0 - 199
▨	200-499
■	500+



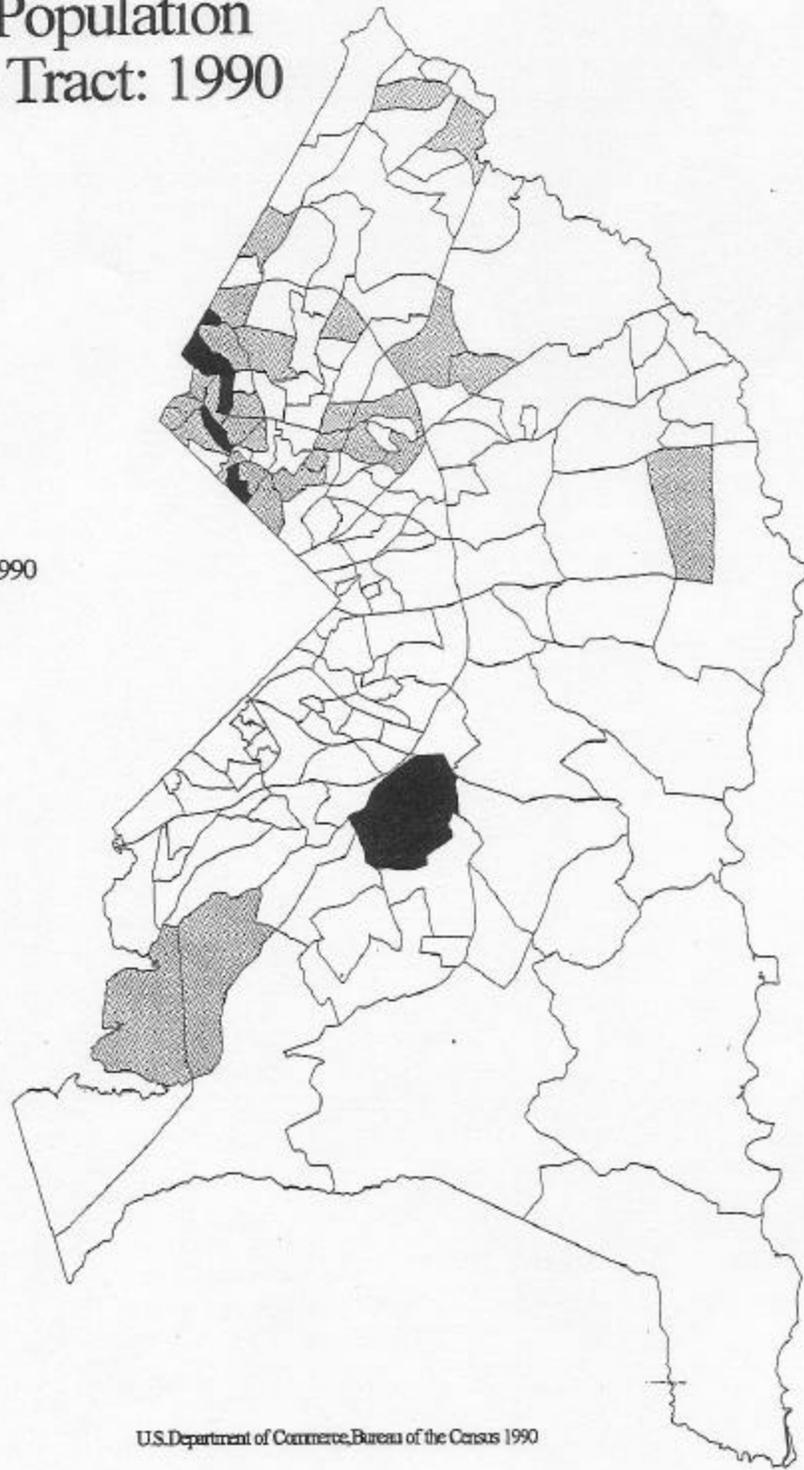
U.S. Department of Commerce, Bureau of the Census 1990

Exhibit 6

Hispanic Population by Census Tract: 1990

Hispanic Population: 1990

□	0 - 199
▨	200-499
■	500+



U.S. Department of Commerce, Bureau of the Census 1990

Household Growth, Composition and Size

The County gained 33,114 households between 1980 and 1990 and another 28,540 between 1990 and 1998, to a total of 284,434. Continued growth is expected to add another 22,605 households by 2005. By 2005, there are expected to be 307,039 households in Prince George's County.

Table 4a- Household Growth⁵

	Actual 1980	Actual 1990	Projected 1998	Projected 2000	Projected 2005
Households	222,780	255,894	284,434	290,408	307,039

Table 4b- Trends in Household Growth

	Actual 1980-1990	Projected 1990-1998	Projected 1998-2000	Projected 2000-2005
Numeric Change	33,114	28,540	5,974	16,631
Percent Change	14.9%	11.2%	2.1%	5.7%

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 data; MNCPPC, Information Management, Research Section

While the number of households in the County has increased, the number of people living in these homes has gone down. The size of Prince George's County households dropped from an average of 2.89 people in 1980 to 2.76 people in 1990. It went down to an average of 2.66 people by 1998 and is expected to go down to 2.62 people by 2005. This downward trend parallels the trend in U.S. household size.

Table 5a- Trends in Household Size

Year	Actual 1980	Actual 1990	Projected 1998	Projected 2000	Projected 2005
Size	2.89	2.76	2.66	2.63	2.62

⁵Takoma Park households excluded from all years because Takoma Park is no longer in Prince George's County.

Table 5b- Trends in Household Size

	Actual 1980-1990	Projected 1990-1998	Projected 1998-2000	Projected 2000-2005
Numeric Change	-0.13	-0.1	-0.03	-0.01
Percent Change	-4.5%	-3.6%	-1.1%	-0.4%

Source: U. S. Department of Commerce, Bureau of the Census, 1980 and 1990 data. M-NCPPC, Information Management Division, Research Section.

A 1996 survey conducted by the Maryland-National Capital Park and Planning Commission provides more detailed data on persons per household. This survey was used to estimate the number of households by specific size. As is shown in Table 6, the greatest number of households is comprised of two persons (30.6 percent of the total). The second largest share of households is comprised of one person (25.8 percent of the total). The third and fourth ranking shares are three and four-person households, respectively (21.5 percent and 13.4 percent).

Table 6- Persons in Household

No. of Persons	Total Persons In Category	Percent of Total
1	73,312	25.8%
2	86,852	30.8%
3	61,254	21.5%
4	38,033	13.4%
5	19,607	6.9%
6	3,703	1.3%
7	1,209	0.4%
8+	280	0.1%
TOTAL	284,250	

Source: M-NCPPC 1996 Prince George's County Household Survey.

Data from the 1993 American Housing Survey show that the majority of households in Prince George's County are black. White households comprise the second largest category. This is consistent with the trends seen in the discussion of total population.

Hispanic households make up slightly more than 2.1 percent of all households in the County in 1993.

Table 7 - Household Composition by Race

Black	147,100	54.9%
White	105,900	39.6%
Other	14,700	5.5%
TOTAL	267,700	100%

Hispanic	5,700	2.1%
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Source: U. S. Department of Commerce, Bureau of the Census, 1993 American Housing Survey

Income Characteristics

Median income is the national standard to measure housing affordability. The Federal government provides financial assistance to individuals, households and entire communities on the basis of median income. Median income is that amount which is below 50 percent of the population and that amount which is above 50 percent of the population.

Since 1991, the County's household median income began to increase steadily. In constant dollars, derived from adjusting current dollars for inflation, the 1998 median household income is valued at \$61,938, according to the National Decision Systems.

Table 8 - Median Household Income

Income	Actual 1980	Actual 1990	Projected 1998
Median Income	\$25,166	\$43,127	\$61,938

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 data. M-NCPPC, Research Bulletin, March 1999.

Generally, family income is higher than household income and the income for married couples with families is higher than income for single parent households. Married couples with families are more likely to have two wage earners.

Prince George's County has the highest number of single parent families with children in the Washington, D.C. area.⁶ In 1996, single parents headed 12.7 percent of the County's households, or 35,661 households. This represents a 7.3 percent increase since the 1990

⁶Data from the Brookings Institution Center on Urban and Metropolitan Policy, *A Region Divided, The State of Growth in Greater Washington, D.C., 1999.*

census of 33,231 single parent households. Single parent households also make up the largest number of low and very low-income households seeking assisted housing. Concurrently, married couples with families declined steadily since 1970 until, by 1990, married couples accounted for half the households in the County.

Incomes Below Poverty Level

For the 1990 census, an income of \$12,647 for a family of four was considered to be below the poverty level. Data on the number of households with incomes below poverty level in 1980 and 1990⁷ show that, in both years, many times more non-family households were below the poverty level than were family households. In 1980, nearly 25 percent of non-family households were below poverty level but only 5 percent of family households were at that level. By 1990, the number of non-family households in poverty had decreased only slightly to almost 24 percent. The family households still had less poverty with only 4 percent being below the poverty level.

Table 9- Poverty Status of Families and Non-Families

Household Type	1980 Income Below Poverty Level	1990 Income Below Poverty Level
Families	8,138	6,872
Total County Families	166,923	183,800
Percent of County Families	4.9%	3.7%
Non-Family	14,408	17,637
Total County Unrelated Persons	58,503	73,889
Percent of County Unrelated Persons	24.6%	23.9%
All Persons	45,562	41,282
Total County - All Persons	649,605	712,262

⁷Poverty thresholds are determined on a national basis by the U. S. Department of Commerce, Bureau of the Census. They were developed to record changes in the number of persons and families in poverty and their characteristics, over time. The 1998 poverty threshold is \$16,655 for a family of four. In 1990, the poverty threshold was \$13,360.

Percent of County – All Persons⁸	7.0%	5.8%
--	------	------

Source: U. S. Department of Commerce, Bureau of the Census 1980 and 1990.

The number of very poor residents also decreased between 1980 and 1990. In 1980, 7 percent of the total population was below the poverty level. By 1990, that number decreased to nearly 6 percent. In the County's 1996 Household Survey, only 7 percent of County households reported incomes of less than \$15,000.

Additional data show the numbers of households and persons by race found below the poverty level in 1990. There were more black households in poverty (4,706) than white households (1,567). Of the households made up of people who were unrelated, there were more white households in poverty (8,929), than black households (6,891).

In proportion to the total racial population, Asians had the highest percentage, or 5.4 percent of Asian family households lived in poverty. Slightly more than 5 percent of black family households were in poverty. The groups showing the largest percentage of non-family households in poverty were Asians and American Indians, at 33.1 and 19.6 percent, respectively. Hispanics had 29 percent of non-related households in poverty.

Table 10- Poverty Status of Families and Non-Families By Race and Hispanic Origin: 1990

Race	White	Black	Amer. Indian	Asian	Hispanic*	Total
Families	1,587	4,708	9	336	549	7,167
Percent below poverty	1.9	5.1	1.3	5.4	8.8	3.9
Unrelated Individuals	8,929	6,891	85	1,136	1,217	18,258
Percent below poverty	15.1	13.4	19.6	33.1	29	24.1
Persons	13,889	23,465	118	2,189	3,277	42,938
Percent below poverty	4.6	6.5	4.4	8	11.6	6

⁸Excludes inmates of institutions, members of the Armed Forces living in barracks, college students in dormitories, and unrelated individuals under age 15 in 1990 and unrelated individuals under age 14 in 1970 and 1980.

Source: U. S. Department of Commerce, Bureau of the Census, 1990

*Hispanic is not a race. Numbers are included in each of the racial categories.

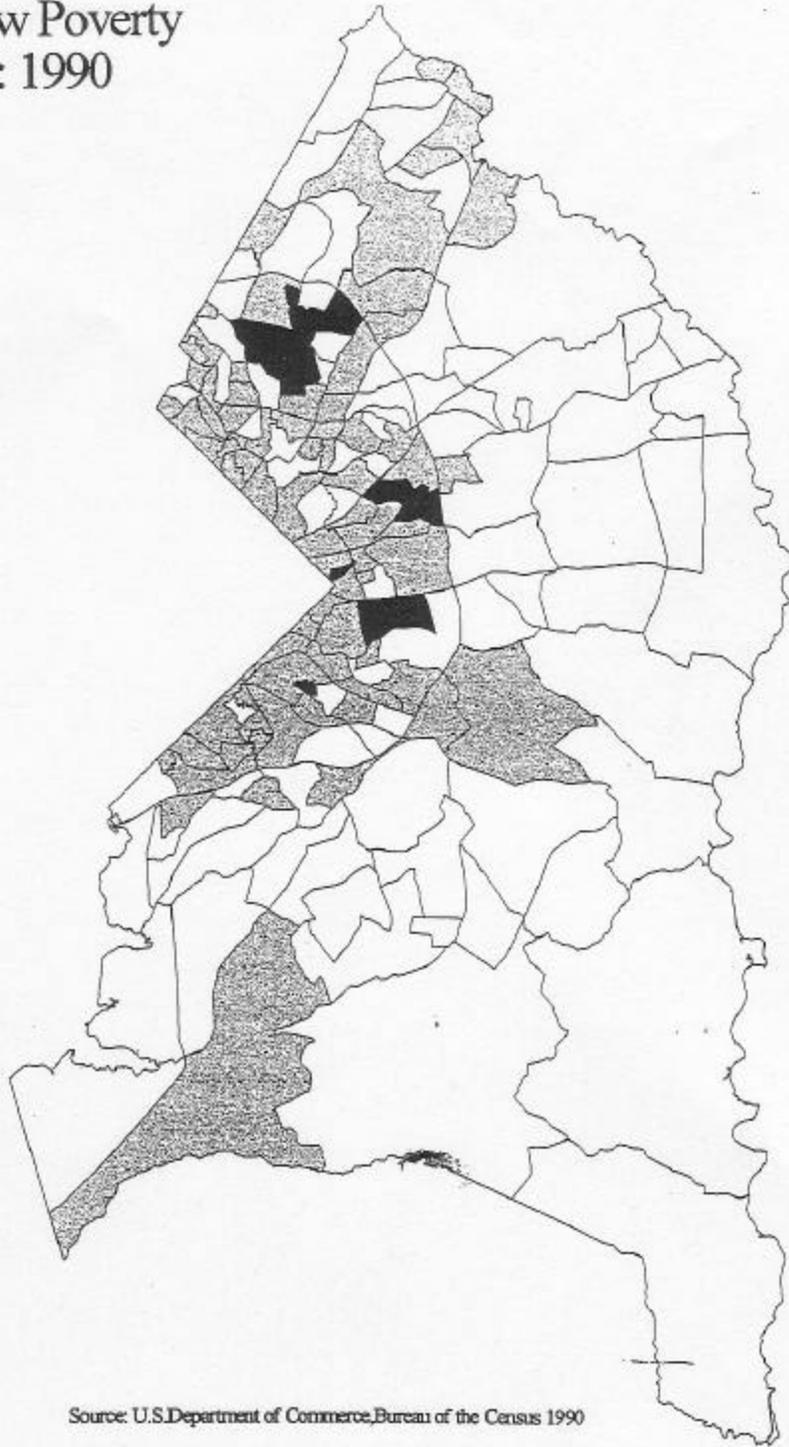
Exhibit 7 (see next page) shows those census tracts with the greatest number of persons in poverty. There are several census tracts inside the Capital Beltway where 15 percent or more of the total population have incomes below the poverty level. Most are found in the central portion of the County and to the northwest. The largest area shown (solid black pattern) includes census tracts where University of Maryland

Exhibit 7

Percent Below Poverty Per Tract: 1990

Persons

□	0-4%
▨	5-14%
■	⇒15%



Source: U.S. Department of Commerce, Bureau of the Census 1990

students reside. Student incomes are typically low; a large number of households with incomes below the poverty level are concentrated around the University.

Census tracts with the smallest percentage of persons in poverty (0 to 4 percent) are found mostly outside the Beltway, in north, central and south county. Supporting this data is a July 1999 report by the Brookings Institution Center on Urban and Metropolitan Policy that commented on growth throughout the Washington metropolitan region:

In this region, as in many others, poverty and race are intertwined. The areas with higher poverty rates and more school children receiving free or reduced-cost lunches are areas where Black and Latino families live.

Not all minority families in the region are poor--there is a thriving Black middle class in the portion of Prince George's County outside the Beltway. But it is true that Black families of all income levels tend to live in the eastern portion of the region while Whites live in the western half. Mitigating this division somewhat is the increasing numbers of minorities and recent immigrants living throughout the metropolitan area.⁹

A report from the Greater Washington Research Center, "Washington Area Growth and Change, 1998," shows that the population of Prince George's County residents in poverty declined 47.3 percent between 1990 and 1996. Nonetheless, the County has the most people in poverty, 21,774, in the suburban metropolitan region. (Only the District of Columbia has a higher number, with 80,016 people in poverty). Moreover, while welfare caseloads have declined overall, the County has the second highest concentration of families in the region receiving TANF (Temporary Assistance to Needy Families). The County has 15 percent of the region's welfare cases, representing 4,383 households.¹⁰

Another indicator of poverty is the number of public school students who qualify for lunch subsidies. To be eligible for reduced-cost lunches, family income level must not be above 185 percent of the Federal poverty level. In the 1999-2000 school year, children in a Maryland family of four are eligible for free meals if the family's income is no more than \$21,710. Families earning \$30,895 annually are eligible for reduced-cost lunches. Of the County's total public school population of 128,347 students, 40.8 percent, or 52,326 students, are eligible for free or reduced-cost lunches, according to 1997 data from the Prince George's County Board of Education. The Brookings Institution reports that Prince George's County has 19 public schools that draw between 54.2 percent and 73.5 percent of their students from poor families. At one school in Kentland, 75.2 percent of students are eligible for free or reduced-cost lunches.

⁹*The Gazette* newspaper. July 29, 1999.

¹⁰Brookings Institution Center on Urban and Metropolitan Policy, *A Region Divided, Welfare Caseloads, May 1999*, from data supplied by the Maryland Department of Human Resources.

Low and Moderate Income Households

Using the 1990 census, 8 percent of the County's household population is very low income; 10 percent earn between 31 and 50 percent of median income; 9 percent are of moderate income. The table below shows that nearly 30 percent of the County's households are low and moderate-income, 45 percent of the renter households are low and moderate-income; and 31 percent of all renter households have very low or low- incomes. These households require housing in a low or moderate price range so that no more than 30 percent of their incomes go toward housing. Various studies, including the County's 1996 Housing Policy Task Force Report and the 1996 M-NCPPC Household Survey Data, conclude that most owner households can afford higher-priced housing.

Table 11- Households by Income Category

Income Category	Percent of MFI	Owner Households	Renter Households	Totals	Percent of Households
Very Low Income	0-30%	6,529	14,004	20,533	8%
Low Income	31-50%	8,551	17,276	25,827	10%
Moderate Income	51-80%	9,173	14,924	24,097	9%
Other*	Over 80%	129,419	56,018	185,437	73%
Totals		133,672	102,222	255,894	100%

* Not targeted for assistance through Consolidated Plan programs.

Source: U. S. Bureau of the Census, 1990 Census Data.

MFI – Median Family Income; uses 1999 Census Data and 1999 Income Limits.

Several private organizations forecast demographic information. One of these, CACI Marketing Systems, has presented a 1998 update and 2003 forecast on households by income category. The CACI data compares the 1990 income data to 1998, and presents a forecast for 2003. The data indicates that 59 percent of the low and moderate-income households had incomes under \$50,000 in 1990; by 2003, that number will decrease to 42 percent of the population. The higher income population is steadily increasing. Population at poverty level, with incomes under \$15,000, will be reduced by nearly half, while those with incomes over \$100,000 will more than double.

In 1999, the four-person, very low household income limit was \$39,350; the low and moderate-income limit was \$47,800.

Table 12- Forecast of Households by Income Category

Households By Income	1990 Population	1990 Percent of Population	1998 Population	1998 Percent of Population	Projected 2003 Population	Projected 2003 Percent of Population
Under \$15,000	23,731	9%	17,532	6%	13,598	5%
\$15,000-\$24,499	32,170	12%	25,844	9%	21,083	7%
\$25,000-\$34,999	40,199	16%	35,981	13%	31,734	11%
\$35,000-\$49,999	56,681	22%	56,849	20%	54,311	19%
\$50,000-\$74,999	63,620	25%	75,351	27%	80,874	28%
\$75,000-\$99,999	27,073	11%	39,334	14%	48,505	17%
\$100,000-\$149,000	11,927	5%	22,690	8%	33,579	12%
Over \$150,000	2,288	1%	4,655	2%	8,112	3%

Source: 1990 Census of Population and Housing, CACI Forecasts for 1998/2003. Income is expressed in current dollars

In 1996, the median income for all Prince George's County was below \$50,000, putting it in a minority of jurisdictions in the region, according to a Brookings Institution study on median income trends in the Washington area. Lower income populations were concentrated in the areas bordering the District of Columbia. Median income averaged above \$60,000 outside the Capital Beltway, in the high growth areas to the west and south. There is a growing trend for middle and upper-middle class families to move out of poorer neighborhoods, often in search of better schools for their children. "This flight of middle class families from distressed schools only accelerates decline in the neighborhood overall, further weakening communities that are on the edge of instability," the Brookings Institution report warns.

Age of Housing Stock

In total, the current housing stock is comprised of 303,556 dwelling units, both single family and multi-family. In 1998, the County had 157,991 single family homes, 31,899 townhouses and 107,358 multi-family units.

As shown in Table 13, most home construction occurred after 1949. Only 13.2 percent of today's housing stock was built before 1950. The greatest number, 28.4 percent, was built from 1960 to 1969. Over half of all occupied dwellings were built before 1970.

Table 13- Age of Housing Stock

Period	Housing Units	Percent of Total
1939 or earlier	15,916	5.24%
1940 to 1949	24,278	8.00%
1950 to 1959	48,905	16.11%
1960 to 1969	86,278	28.42%
1970 to 1979	52,196	17.19%
1980 to 1989	44,517	14.67%
1990 to 1997	31,466	10.37%
Total	303,556	100%

Source: U. S. Department of Commerce, Bureau of the Census, 1980 and 1990 data; M-NCPPC, Information Management Division, Research Section

Publicly Assisted Rental Housing

Public Housing--Structure, Inventory and Programs

The Housing Authority of Prince George's County is a government entity with commissioners appointed for five-year terms by the County Executive and approved by the County Council. The executive director of the Housing Authority is also the director of the Department of Housing and Community Development. The Housing Authority manages the County's public housing inventory, constructed in the mid-1970s with Federal financing.

The Authority owns and manages 376 rental units of conventional public housing. Of these, 296 units are reserved for elderly, disabled and handicapped persons; 80 units are for families with children. The family units are located at Kimberly Gardens and Marlborough Towne. The Housing Authority can issue bonds to finance improvements, construction or reconstruction of private market housing to benefit people with low and moderate-incomes. The commissioners can propose capital improvements, development, demolition or disposition of public housing developments or other properties that benefit the public.

Table 14- 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
Owens Road	67	55	1	0	0	123
Marlborough Towne	0	33	25	5	0	63
Kimberly Gardens	0	0	14	26	10	50
Rollingcrest Village	0	40	0	0	0	40
Cottage City	56	43	1	0	0	100
TOTALS	123	171	41	31	10	376

Source: DHCD, Housing Assistance Division, August 1999.

The Housing Authority also owns McGuire House, a seven-story public housing high-rise in Oxon Hill, with 192 efficiency and one-bedroom apartments. It was closed in May 1995 when asbestos was discovered during rehabilitation. The interior was demolished to remove the asbestos and the building is currently a shell. A new plan is being developed to convert the building from primarily efficiency units to a more marketable mix of efficiency, one and two-bedroom apartments for elderly residents.

The Housing Authority serves as the management agent for the Marcy Avenue Homeowners Association and a 50-unit family complex of homeownership units, developed under the Federal Turnkey III program. Forty-seven units have been conveyed to residents. The County is helping the remaining three families purchase their units through long-term credit counseling. The County is also in the process of turning the management over to the homeowners' association.

The Housing Authority owns 16 townhouse units, Coral Gardens, in Capitol Heights; and 11 single-family homes, Sugar Hill, in Upper Marlboro. The Sugar Hill homes are deteriorating. Permission is being sought from HUD to dispose of the property.

Table 15- Number of Public Housing Units by Type of Occupant

Name and Location	Elderly and Handicapped*	Family
1100 Owens Road, Oxon Hill	123	
Cottage City Towers, Cottage City	100	
Rollingcrest Village, Chillum	40	
Marlborough Towne, District Heights	33	30
Kimberly Gardens, Laurel	0	50
McGuire House, Oxon Hill (vacant)	--	--

* Persons with disabilities occupy about 125 units in the senior citizen buildings.

As of August 1999, the demographics of households residing in public housing are noted in the table below.¹¹ Tenant population is 12 percent white, 86 percent black and 2 percent Asian. Seven percent of the residents are Hispanic.

Table 16- Public Housing Resident Demographics

Name	White	Black	Asian	Hispanic*	Total
Owens Road	7	111	0	1	118
Marlborough Towne	7	51	2	3	60
Kimberly Gardens	3	43	0	2	46
Cottage City	20	72	4	17	96
Rollingcrest Village	7	29	2	2	38
Total	44	306	8	25	358

Source: DHCD Housing Assistance Division, August 1999.

*Hispanics are not a race. Their numbers are included in the racial groups.

¹¹There were 18 vacancies at the time the demographic data was collected.

Recently, the Housing Authority acquired Manchester Square, a distressed property in Suitland, consisting of 44 low-rise buildings of 516 apartments. In 1999, the County received a \$1.5 million HUD Economic Development Initiative grant for the renovation or redevelopment of Manchester Square. The County will select a developer for this property through a Request for Proposals process.

The Authority owns and maintains over 60 surplus property sites throughout the County, including the vacant site of the former distressed Park 16 Apartments, in Oxon Hill, demolished on August 21, 1998. The Authority has acquired five buildings (20 units) in Suitland Manor for demolition and future construction of single family homes.

Relocation and Displacement

No relocation or displacement of public housing residents is expected over the next five years. The County anticipates some tenants will be displaced from private market apartment complexes where the owners are prepaying their mortgage and/or where the properties are distressed. The owners of the 287-unit Washington Heights Apartments in Landover notified HUD of intent to convert from 100 percent Section 8 project based assistance to market-rate rent. HUD will notify DHCD when tenant-based assistance is available for the residents. The Health Department or the Department of Environmental Resources could declare other complexes where the owners have received repeated housing code violations as unfit for human habitation. If buildings are closed by government action, tenants will be notified of their rights and helped to relocate to suitable, decent housing.

Public Housing Waiting List

In 1999, there were 1,369 households on the public housing waiting list. Of that number, 13 households are handicapped and need an accessible unit. Another 278 have some form of disability. Black families with two to four children comprise the largest group in need of public housing. Hispanics and Asians make up less than one percent of the households on the waiting list. Two and three-bedroom apartments are the most in demand, followed by efficiency units. Efficiencies and one-bedroom apartments are most needed by elderly and single, disabled adults. Demographics of people on the public housing waiting list are included on the following tables.

Table 17- Public Housing Waiting List, by Type of Unit

Unit Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	Total
Non County Resident	115	22	99	106	25	1	0	0	368
County Resident	222	60	371	277	63	1	0	7	1001
Total	337	82	470	383	88	2	0	7	1369

Source: DHCD Housing Assistance Division. August 1999

Table 18a- Public Housing Waiting List, by Household Type

Household Type	Family	Elderly	Disabled	Handicapped	Total
Non County Resident	229	69	60	10	368
County Resident	696	84	218	3	1001
Total	925	153	278	13	1369

Source: DHCD Housing Assistance Division. August 1999

Table 18b- Public Housing Waiting List, by Household Ethnicity

Household Type	White	Black	Am. Ind.	Asian	Hispanic*	Total
Non County Resident	23	338	1	6	2	368
County Resident	34	60	1	6	9	1001
Total	57	1298	2	12	11	1369

*Hispanics are not a race. Their numbers are included in the racial groups.

Source: DHCD Housing Assistance Division. August 1999

Public Housing Strategic Plan

The mission of the Housing Authority of Prince George's County is to expand access to a broad range of quality housing; create safe, well-planned, attractive residential communities and enable families to become self-sufficient and communities to become stable.

Restoration and Revitalization of Public Housing

The Federal government provides Comprehensive Grant Program funds for improvements at public housing sites. Over the past four years (1995 -1999), Comprehensive Grant funds were restricted to repaying HUD for emergency funds to renovate McGuire House and remove asbestos. The estimated cost of completing renovations at McGuire House is \$11.3 million. Over the next five years, the Housing Authority will carry out needed improvements to the five other public housing sites. Physical improvements will include landscaping, fencing, site lighting, electric panels, main water valves, air-conditioning for the units, installation of entry locks and construction of new entrance steps. CDBG funds will also be used for these physical improvements.

Improving the Living Environment

The Housing Authority operates a Drug Elimination Program to reduce drug-related crime in and around public housing developments. The Authority actively enforces the "One Strike and You're Out" initiative. Criminals are prosecuted and, if found guilty, are evicted from public housing. Over the next five years, the Authority will continue to use Drug Elimination Program funds to deter crime. Criminal background checks are conducted on all prospective public housing tenants.

The Authority also operates a Family Resource Academy at Kimberly Gardens and Marlborough Towne as part of the "Campus of Learners" program. The goal of Campus of Learners is to transform the social and physical environment of public housing sites by promoting economic self-sufficiency. Computer classes, job skills training, employment seminars and parenting classes are offered. Courses are available to both adults and children. Children participate in field trips to the circus, basketball and baseball games, special events and parties. The Authority also operates a summer youth employment program.

Encouraging Resident Initiatives

The Housing Authority supports resident initiatives. Each of the buildings has a resident council. One public housing resident is employed as a site manager trainee. Training for both part-time and resident managers encourages full knowledge of public housing operations. One resident at Kimberly Gardens has been hired to perform landscape jobs, and the Authority is helping him establish his own landscaping business.

Rental Assistance Program

In 1999, 4,306 County households were receiving rental assistance through the Federally funded Section 8 Housing Voucher program.¹² This represents about 10 percent of the 41,282 persons at or below poverty level, according to the 1990 census data.

Table 19- Demographics of Households Receiving Rental Assistance

White	Black	Am. Indian	Asian	Family	Elderly	Disabled	Handi-capped	Hispanic	Total
209	4084	3	10	3320	307	584	95	70	4306

*Source: DHCD Rental Assistance Division, August 1999; *Hispanic is not a race*

Section 8 Waiting List

Two Federally funded housing assistance programs in Prince George's County are Section 8 Rental Assistance and Public Housing. In 1998, the programs merged the application procedure. In June 1998, when the waiting list opened for the first time in eight years, approximately 17,000 applicants applied for housing assistance. Of that number, 3,000 were selected by lottery and placed on the Section 8 waiting list.

In October 1997, the Housing Authority Commission revised and adopted local preferences, a system whereby clients with greater need move higher on the waiting list. Previously, HUD had stipulated Federal preferences, which have since been suspended. The following are the local preferences for households receiving rental assistance:

- Head of household or co-head has paid employment for at least 30 hours per week;
- Head of household or co-head is 62 years of age or older;
- Head of household or co-head qualifies as handicapped or disabled;
- Any member of the household is medically verified as disabled or handicapped;
- Head of household or co-head has worked at least 20 hours per week for the past six months, is less than 62 years of age and is willing to participate in the "Campus of Learners Program" designed to end reliance on public assistance;
- Head of household or co-head is in a verified full-time training or educational program with the intent of securing employment within the next 12 months as a result of completing the

¹²HUD converted all Section 8 Certificates to Housing Vouchers. The program went into effect on October 1, 1999. A new certificate holder has two years before conversion occurs. All new rental assistance allocations are in the form of vouchers. This change eliminates separate bookkeeping and other administrative problems associated with maintaining two similar programs.

training or educational program;

Household has successfully completed a transitional housing program under the Prince George's County Continuum of Care program.

A second major policy decision adopted in 1998 was to limit the Section 8 waiting list to 3,000 applicants so that the waiting list could be reopened every two to three years. This would keep applicants from having to wait nearly a decade on the list, and would eliminate the administrative burden of maintaining such an extensive and dated waiting list.

In August 1999, the waiting list had 1,865 households. Only 15 to 20 percent of the poverty level population will ever receive rental assistance. However, improved economic conditions, along with more efficient training and employment of Section 8 clients may permit more low and moderate-income households to afford market rent. A majority of households can be expected to obtain jobs and become self-sufficient. Planning forecasters indicate a lower percentage of poverty households during the next decade.

Table 20- Section 8 Waiting List by Household Type

Household	Family	Elderly	Disabled	Handicapped	Total
Non-County Resident	353	12	22	0	387
County Resident	1325	27	126	0	1478
Total	1678	39	148	0	1865

Source: Housing Authority of Prince George's County. August 1999

Demographics show that small families with two to four children make up nearly 72 percent of the households receiving rental assistance, and 90 percent of the households on the waiting list. It is clear from these numbers that small families comprise the single group with the most overwhelming need for affordable housing. Ninety-eight percent of the households are black while less than one percent are Asian or Hispanic.

Table 21- Housing Units Assisted by Bedroom Size

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	Over 6	Total
10	778	1505	1590	367	48	7	1	4306

Source: Housing Authority of Prince George's County. August 1999

Section 8 certificate holders have traditionally paid no more than 30 percent of their

income for housing. Households that pay more than 30 percent of their income for housing are considered cost-burdened. In a change in HUD regulations, households with housing vouchers may pay up to 40 percent of their incomes for housing. By 2001, all certificates will be converted to housing vouchers.

As of May 1999, Prince George's County had 4,383 families receiving Temporary Assistance to Needy Families (TANF), more commonly known as welfare, administered through the Department of Social Services. This represents 445 fewer households than in February 1999. About 1,200 TANF recipients are also Section 8 households. Only about 20 percent, or 425 households, on the Section 8 waiting list receive welfare payments as their only source of income. Nearly half have full-time employment.

Section 8 Portability

"Portability" refers to the transfer of an individual household with a Section 8 certificate or voucher from one jurisdiction to another. The household decides whether to move. Prince George's County continues to receive the highest number of portability transfers in the metropolitan Washington region. As of June 30, 1999, 825 households brought portable housing vouchers into the County from elsewhere while only 29 "ported" out of the County; 63 percent come from the District of Columbia. Of the families that transfer from the District of Columbia, 68 percent have annual incomes less than \$10,000 and 40 percent have TANF as their sole source of income.

Welfare to Work Vouchers

The Department of Social Services (DSS) and DHCD launched a pilot welfare-to-work program in 1997 known as Family Self-Sufficiency Resource Initiative for Self-Empowerment (FSS-RISE). Clients with Section 8 rental assistance and TANF receive training and extensive case management to prepare for and secure employment. With a 90 percent success rate, families were able to achieve economic independence and self-sufficiency.

In 1999, HUD awarded the County an additional 469 Welfare-to-Work Vouchers valued at \$4 million, in part because of the success of the FSS-RISE program. These vouchers will assist TANF families on the Section 8 waiting list to make the transition from welfare to work. Tenant-based rental assistance is critical to the family's ability to successfully obtain and retain employment. DHCD, DSS and the Prince George's Workforce Services Corporation (WSC) will provide the families a comprehensive program of housing, case management, job training and job placement. WSC has a history of effectively transitioning welfare recipients into unsubsidized employment with long-term retention and career paths. The County expects the Welfare-to-Work program to result in long-term benefits to clients, diminished reliance on public assistance and a more efficient welfare system. Welfare-to-Work helps families to succeed, end generations of public assistance and achieve

economic self-sufficiency.

Rental Allowance Program

The Rental Allowance Program (RAP) provides fixed monthly rental assistance payments to eligible lower-income homeless residents and to households with critical and emergency housing needs. RAP is funded by the State of Maryland and administered through the Community Development Administration (CDA), a division of the Maryland Department of Housing and Community Development. Prince George's County is awarded approximately \$134,600 annually in RAP grants. All funds must be expended through RAP payments made on behalf of clients. The RAP Program in Prince George's County is administered by DHCD with no administrative fee. Program support costs are paid from Section 8 administrative fees. In partnership with the Department of Social Services (DSS), the County provides priority assistance to residents of emergency shelters placed in the DSS Transitional Housing Program (THP). RAP payments are used to "match" Federal funds received by the County for supportive housing programs. RAP plays a major role in funding the Continuum of Care for the homeless population.

Private Market Assisted Housing

The County has generated over 6,000 units of housing in the private market through tax-exempt bond financing. The Housing Authority uses its tax-exempt bonds to help private owners rehabilitate deteriorating multi-family homes or construct new ones. Several of the rehabilitated or new units are then reserved for low and moderate-income households. The bond program has been an effective way to improve the quality and affordability of housing for limited-income families.

HUD has given direct assistance, in the form of subsidized mortgages, to some private developers of rental housing. In return, all or some of the units receive a Federal Section 8 certificate or Choice Voucher. This type of subsidy is called "project-based" because the subsidy goes directly from HUD to the landlord, on behalf of the tenant. It is tied to the unit rather than to the tenant. If the tenant moves, the subsidy stays with the unit. The subsidy is based on the most current Fair Market Rent levels established by HUD. As of October 1999, HUD reported 3,604 assisted units in its inventory of multi-family housing properties in the private market. Another 13,286 units are in the inventory of HUD-insured properties. The units constructed under these insurance programs are often small and therefore may command lower rent; they are generally not considered "assisted" housing. The County does not become involved in administering private-market assisted housing unless there is a change in the contract between the Federal government and the property owner, such as the owner's decision to pay off the mortgage and end the subsidy. The County will, however, assist tenants who are displaced if their subsidized units are converted to market-rate housing.

Housing Conditions, Quality and Affordability

Dwelling units in Prince George's County are, on average, smaller than in other jurisdictions. According to the 1990 census, dwelling units in Prince George's County consist of 5.6 rooms; the median number of rooms for owner-occupied units is 6.8. M-NCPPC reports that smaller housing units lack dens, studies and separate dining rooms. While such housing may not be attractive to higher-income households, it remains affordable to low and moderate-income households. For example, the homes between \$80,000 and \$99,999 are likely to be older, smaller, single family, attached units or townhouses. Homes costing more than \$150,000 are more likely to be larger, detached single family units.

Detached, single family homes made up the majority of owner-occupied homes in 1990. They also were the dominant types in each price range. These units accounted for 41 percent of the owner-occupied units under \$80,000 and the majority of units in each of the higher price groups, with 69 percent in the \$80,000 to \$99,999 value range and 98 percent in homes priced over \$200,000. The 1990 median value for these owner-occupied, single family detached units were just over \$125,000. By 1998 the median value for owner-occupied, single family detached units was \$137,110. The 1990 median value for single family attached units, or townhouses, was just below \$100,000, with only 20 percent valued over \$125,000.

Table 22- Value of Owner-Occupied Units by Type of Unit, 1990 Census

Unit Value	Single Family Detached	Single Family Attached	Multifamily (5+ units) Condos	Other*	Total
Under \$80,000	9,666	6,684	5,540	1,572	23,462
\$80,000-\$99,999	18,523	6,853	1,244	223	26,843
\$100,000-\$124,999	26,849	6,884	349	113	34,195
\$125,000-\$149,999	26,770	3,797	0	119	30,686
\$150,000-\$199,999	24,266	1,332	0	100	25,698
\$200,000 and up	10,875	132	3	98	11,108
Total	116, 949	25,682	7,136	2,225	151,992
Percent	77%	17%	5%	1%	100%

*Includes houseboats, mobile homes and trailers

Source: M-NCPPC Research Brief on Home Ownership and Housing in Prince George's County, Vol. 2

Overcrowding

Overcrowding is an indicator of housing need and Prince George's County saw overcrowding increase by 27 percent between 1980 and 1990. Nearly 9 percent of all renters (9,199) and 2.6 percent of all owners (4,042) live in overcrowded conditions. Most overcrowding occurs in the very low, low and moderate-income renter households, and especially in households with large families. Of the 10,208 large families in the 1990 census, approximately 39 percent are living in overcrowded conditions. Fewer than 5 percent of very low-income owner households are overcrowded.

Distressed and Vacant Properties

Vacant properties exist in both the single family and multi-family housing market. In October 1999, the Department of Environmental Resources (DER) reported 2,000 vacant and boarded-up homes. These represent one percent of the total number of single family homes. Of the vacant homes, 900 are in the HUD inventory. Of the multi-family properties, 36 are on DER's distressed property report for September 1999. These represent 4,741 dwelling units or 4.4 percent of the total number of units; 1,317 (28 percent) of those units are on the HUD list of assisted or insured properties.

Affordability

Table 23- Rental Housing Survey

Bedroom Type	Average Rent	High Rent	Low Rent
Efficiency/Studio	\$490	\$695	\$350
1 Bedroom	578	877	300
1 Bedroom + Den	662	870	493
2 Bedroom	684	1,005	350
2 Bedroom + Den	767	1,005	525
3 Bedrooms	833	1,152	598
3 Bedrooms + Den	885	1,152	479
4 Bedrooms	808	1,004	549
4 Bedrooms + Den	920	1,200	641
Overall Average	\$652	\$996	\$476

Source: WAHP Rental Housing Survey, 1998

The Washington Area Housing Partnership (WAHP) conducted a rental housing survey in 1998. A questionnaire was sent to owners of all rental residential properties, in an effort to collect as much data as possible on the County's rental housing stock. There was a 61 percent overall response rate. Average, high and low rents were determined on the basis of bedroom type. Comparable 1998 fair market rents for the Washington Metropolitan Statistical Area are much higher than in Prince George's County.

Lead-Based Paint Abatement Program

The County has established a broad-based community effort to ameliorate health risks associated with lead-based paint hazards. 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 County has identified three target areas for a concentrated lead-based paint reduction program over the next several years. 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. Each is located in one of the revitalization focus areas and has the following characteristics:

- A residential population of nearly 1,000 children under the age of six
- 90 percent of the housing stock built prior to 1978
- 58 percent of the population at or below the County's median income level
- 21 percent of the households are single parent households
- 17 percent of the households are below the poverty level

Plan to Reduce Lead-Based Paint Hazards

The County's lead-based paint program is about five years old. The DHCD Housing Development Division has successfully operated the Lead Identification Fosters Treatment (LIFT) program, which consists of blood testing by the County Health Department, lead containment and housing rehabilitation. The priority is preventing and eliminating lead poisoning in children.

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 program 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 funding under lead hazard reduction and abatement rules. Families in the target areas with

children under six who have elevated blood lead levels receive highest priority.

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. Interim lead hazard reduction includes lead dust cleaning and paint stabilization.

Integration of Lead Paint Programs

The current lead paint abatement program is built on expertise developed through implementation of LIFT. DHCD's Housing Development Division has incorporated lead paint abatement into rehabilitation activities in the target areas. Two multi-family apartment complexes are slated for rehabilitation: Manchester Square in Suitland and University Apartments in Langley Park. Single family homes in Kentland, Palmer Park and East Columbia Park have been identified for improvement through the single family rehabilitation program. The Health Department will continue to test children in the target areas. The County also will work with CLEARCorps, a branch of Americorps, to provide interim lead hazard reduction.

The County is also running lead abatement and carpentry skills training programs for unemployed residents of the target areas. This is being done in partnership with Prince George's Community College; private firms, such as Aerosol Monitoring and Analysis; Inc.; and the Prince George's Workforce Services Corporation. Program graduates are eligible for lead abatement jobs throughout the State. Other partners in the County program 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. Federal lead paint funds will be leveraged with CDBG and HOME funds. 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.

Cost Burdened Renter Households

The average two-bedroom apartment in the Washington area rents for about \$812 per month, almost the average rent for a four-bedroom apartment in Prince George's County. The average overall rent in the Washington area is \$1,117, or \$465 more than in Prince George's County. County officials, therefore, only cautiously support additional units of affordable housing. While Prince George's County has some of the most affordable rents in the area, many very low-income and poverty level families cannot afford even these rent levels.

In 1998, the median household income in Prince George's County was \$61,938, according to CACI Forecasts. A family of four, spending 30 percent of their income for housing, could

still not afford the average priced, two-bedroom apartment in Prince George's County. A significant percentage of the population, 28 percent, earned less than half that amount and had low to very low-incomes. Only about 5 percent of the total low-income population is receiving Section 8 Vouchers, or some form of housing assistance, which means that many low and very low-income households are paying more than 30 percent of their incomes for housing. The 1990 census indicated that 25.39 percent of renter households paid more than 35 percent of their incomes for housing. About 37,055 renter households, or 14.4 percent, are considered cost-burdened.

CACI Forecasts estimate that by 2003 the number and percentage of low and very low-income households will decline from 28 percent to approximately 23 percent. The number of households in poverty is also expected to drop.

Table 24- Affordable Rents for Low and Very Low Income Households

Household Income	1998 Household Population	Percent of Household Population*	Affordable Rents at 30% of Income
Under \$15,000	17,532	6%	\$375
\$15,000-\$24,999	25,844	9%	\$625
\$25,000-\$34,999	35,981	13%	\$875
Total	79,357	28%	

*Based on total household population in 1998 of 291,796

Source: National Decision Systems for 1998 data.

Cost-Burdened Owner Households

Assuming that a family with a 1998 median income of \$61,938 can afford to purchase a house that is roughly triple its household income, or \$185,814, then nearly half of the County's existing ownership housing is affordable to both the median-income and moderate-income household. The 1998 average sales price for existing homes was \$141,539. The average sales price of a new home was \$208,929.

Prince George's County has 36 percent of all of the affordable ownership housing stock in the metropolitan area.¹³ While County officials view the supply as adequate to meet the

¹³ Prince George's County Housing Policy Strategic Plan, 1996. Figure is based on the number of ownership housing valued at or below the 1990 MSA median value of \$166,100.

needs of the majority of County residents, 28 percent of the County's housing stock is between 30 and 40 years old. Because of the age and condition of the housing stock, the County uses its resources to rehabilitate old housing, as well as to assist low-income families in purchasing existing housing.

Overall, cost-burdened households make up 7 to 11 percent of Prince George's County homeowners, or about 29,000 residents. Of the 50,343 seniors over the age of 65, approximately 7,229, or 14.4 percent are cost-burdened, paying more than 30 percent of their income for rent or a mortgage.

M-NCPPC reports that the average income of households moving out of the County is higher than that of households moving into the County. In other words, lower income households often replace higher income households.

HOUSING STRATEGIC PLAN

Prince George's County is rapidly growing, racially and economically diverse and confronted by many critical housing issues. In its "Housing Policy Strategic Plan," published in February 1996, a County Task Force observed an imbalance in the County's housing stock. On the one hand is a great deal of low and moderate-income housing; on the other, an insufficient supply of upscale, quality housing. The M-NCPPC 1998 study on growth management stated that:

While previous general plans called for targeted growth and contained many worthy goals, most of these were not implemented. These APF (Adequate Public Facilities) provisions are inconsistent and do not fully reflect the varying needs and opportunities of different parts of the County. Consequently, they may discourage desirable development. Further, until recently, the County did little to target growth or create incentives for growth in preferred areas. Finally, the Zoning Ordinance and the development review process have become confusing and cumbersome at best. There is a critical need to clarify and simplify the ordinance to achieve a more rational and predictable pattern of development.¹⁴

Housing Goals and Priorities

Two major themes guide the County's housing policy in the 21st century: reinvestment in the County's inner-Beltway communities and creation of a greater balance of housing types and values throughout the County. The demographic and housing market analyses show pockets of blight and deterioration due to an aging housing stock primarily in inner-Beltway areas. The County will encourage a 30 percent reduction in the density of low quality rental properties, rehabilitate good quality rental housing, and increase homeownership opportunities.

The County's housing goals and priorities build on the community revitalization that has been occurring for many years. They promote regional partnerships and public/private investment. They also reflect the economic development goal of more employment opportunities for low and moderate-income residents. The County's housing goals and priorities are stated below:

1. Create a greater balance of housing types and values throughout the County.

Strategies:

¹⁴ Managing Growth in the 21st Century. A Smart Growth Initiative in Prince George's County, June 1998. M-NCPPC document.

Assure that the County is able to expand its capacity for more executive “upscale” homes. These increase the value of the overall housing supply and create a better socio-economic balance in urban and suburban areas.

Create a system that better controls how many housing building permits are issued and gives priority to projects that are exceptionally well designed.

Rehabilitate existing single family and multi-family housing stock using a variety of Federal, State and local resources.

Implementation Mechanisms: Single Family Bond Program, HOME, CDBG, Lead Paint Reduction Program, State of Maryland first-time homeownership programs and private financing.

Number of Households to be Assisted Over Five Years: 200

2. Expand homeownership opportunities for all residents regardless of race, gender, color, national origin, age, familial status or disability.

Strategies:

Help households obtain mortgage financing. Assist with downpayments and closing costs toward the purchase of existing and newly constructed, single family homes.

Support mortgage-financing programs that are non-discriminatory and that ensure reasonable rates.

Implementation Mechanisms: Single Family Bond Program Mortgage Assistance, HOME Down Payment and Closing Cost Assistance, State of Maryland First Time Homebuyers Program, HOME single family rehabilitation program, Home Ownership Zone, Officer Next Door, State of Maryland Homeownership Initiative, PIONEER and private financing.

Number of Households to be Assisted Over Five Years: 800

3. Develop a range of quality housing for all residents including families, the elderly, persons with disabilities, the homeless, and those with HIV/AIDS.

Strategies:

Help households find better housing opportunities, especially those households with low, moderate, and fixed incomes.

Help residents afford quality rental housing.

Help residents secure mortgage financing to purchase existing single family homes.

Eliminate physical barriers to existing housing.

Encourage development of universal designs in housing that would allow people with special needs to live with dignity and independence.

Provide more housing that has services for special needs populations.

Promote self-sufficiency among residents at risk of becoming homeless through transitional and supportive permanent housing.

Promote fair housing policies and practices in the public and private housing market.

Implementation Mechanisms: HOME New Construction, State of Maryland Elderly Rental Housing Production, Housing Choice Vouchers, CDBG rehabilitation, State of Maryland tax exempt bonds, Tax Credits, State of Maryland Rental Allowance Program, Emergency Shelter Grant, Comprehensive Grant Program, Federal Emergency Management Administration, HOPWA, Supportive Housing for Persons with Disabilities, Supportive Housing for the Elderly, Welfare to Work Vouchers, Partnership Rental Housing, Rental Housing Production Program, Single Family and Multi-Family Rehabilitation Programs, Supportive Housing Programs, private financing and developer equity.

Number of Households to be Assisted Over Five Years:

Family Housing Rehabilitation:	2,000
Elderly Housing Rehabilitation:	900
Housing for Special Populations:	500
Housing for Persons with HIV/AIDS:	500

4. Reinvest in inner-Beltway communities through housing programs and choices.

Strategies:

Encourage high-quality and mixed-use residential and commercial development at highly visible “gateway” entrances to the County, in high-density urban areas, and especially, close to major transportation routes and Metrorail stations.

Develop, redevelop, construct and rehabilitate housing through infill development, adaptive reuse, acquisition, demolition and clearance and other approaches.

Upgrade the County's public housing stock to create safer, more attractive environments. Reduce the hazards of lead-based paint in the County's single and multi-family housing stock.

Implementation Mechanisms: HOME Single Family and Multi-Family Rehabilitation, CDBG acquisition, clearance and demolition; State of Maryland Housing Rehabilitation; Home Ownership Zone; Economic Development Initiative; CDBG Section 108 Loan Guarantee; State of Maryland Neighborhood Conservation and Smart Growth Programs; Weatherization Assistance Program; Lead Hazard Reduction; tax exempt bonds and private financing.

Number of Households to be Assisted Over Five Years: 500

5. Improve the quality of life for all residents by reducing the concentration of inferior quality, low value housing units.

Strategies:

Reduce high concentrations of distressed, low-income rental housing by 30 percent through public-private partnerships for acquisition, rehabilitation or demolition.

Offer residents of distressed housing alternative housing in existing and newly rehabilitated properties.

Implementation Mechanisms: HOME, CDBG, CDBG Section 108 Loan Guarantee and the Weatherization Assistance Program.

Number of Households to be Assisted Over Five Years: 1,000

6. Build and restore vibrant communities by creating safe neighborhoods where people want to live.

Strategies:

Improve the appearance and conditions of distressed inner-Beltway communities to encourage new economic and residential development.

Implementation Mechanisms: Revitalization Trust Fund, Enterprise Zones, HOME, CDBG, CDBG Section 108 Loan Guarantee, Weatherization Assistance Program, Economic Development Initiative, Lead Hazard Reduction, Industrial Revenue Bonds and the Housing Authority's loan and tax exempt bond programs.

Number of Households to be Assisted Over Five Years: 1,000

Benchmarks to Achieving Housing Goals and Strategies, by Number of Housing Units

Goals	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005
Rehabilitate single family ownership housing	300	300	325	325	350
Weatherization of single family housing – elderly	80	80	80	80	80
Rehabilitate multi-family housing	120	120	150	200	200
Expand homeownership Opportunities	200	200	200	200	200
Expand rental housing opportunities for elderly	150	150	150	150	150
Expand housing opportunities for special non-homeless populations	100	100	100	100	100
Provide rental housing for persons with HIV/AIDS	100	100	100	100	100
Reduce the number of substandard and abandoned housing – rental and ownership	200	200	200	200	200
Rehabilitate public housing	380	380	380	380	380
Redevelop McGuire House public housing	192	--	--	--	--
Redevelop Manchester Square – rental housing					
Redevelop Suitland Manor – homeownership					

Ongoing Projects in the Revitalization Focus Areas

Model Blocks Empowerment Program: This program renovates existing housing while simultaneously addressing social needs including health, continuing education, parenting and public safety. Projects include a health fair, homeownership workshop, parenting courses, safety fair, neighborhood cleanup, various street light improvements and a home repair workshop.

Suitland Manor Redevelopment: Suitland Manor is a 22-acre property containing 168 four-unit apartment buildings under multiple ownership. This complex has the highest density and highest crime rate in Suitland. Many of the buildings are either poorly maintained or vacant. The County has been purchasing buildings as they become available. These properties have been boarded up for security. The County’s plan for redevelopment includes: single family mixed income homeownership with units set aside

for people with low and moderate-incomes; senior housing and assisted living; a community center and new and redeveloped retail shopping. The total estimated cost for redevelopment is \$100 million.

Manchester Square Redevelopment: Manchester Square is a 516-unit apartment complex that had serious maintenance and management problems for many years. It was finally condemned and the tenants relocated. The U.S. Department of Housing and Urban Development ultimately transferred ownership of the property to the County. Redevelopment of this apartment complex will result in a 30 percent density reduction. Redevelopment will also create recreational and daycare facilities and resident services, including a computer lab and job training.

The County was awarded an Economic Development Initiative Special Congressional Appropriation of \$1.5 million for the redevelopment of Manchester Square. Redevelopment will have a positive effect on the neighborhood and will increase the potential for additional residential and commercial development in the community.

Resources to Address Identified Needs

Federal Resources

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 and commercial properties.

Comprehensive Grant Program, 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, support 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 Development Housing 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.

Lead-Based Paint Abatement, a competitive grant program, funds activities that eliminate or contain the toxic effects of lead paint in homes where children reside. Funds can be used for testing, rehabilitation, planning and operating costs.

Officer Next Door provides opportunities for law enforcement officers to purchase HUD-owned properties in revitalization areas at a 50 percent discount on the list price of the home.

Public Housing Drug Elimination Grant, a competitive program, funds a comprehensive drug prevention and elimination program in public housing projects. Specific aspects include a coordinator, tenant organization, drug free recreational opportunities, prevention education, treatment referrals, lease enforcement, physical improvements to enhance safety and security, and liaison with the police.

Regional Housing Opportunity Counseling Grant is a competitive, five-year demonstration program designed to increase mobility and choice among Section 8 housing assistance recipients through housing opportunity counseling. The goal is to increase awareness of housing opportunities in a broader geographic area, and to decrease the concentration of low-income households in communities with disproportionately high levels of poverty and Section 8 assistance.

Section 8 Rental Certificates and Vouchers provide 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 **Elderly Rental Housing Program** provides below market loans and deferred payment loans to developers for new construction or rehabilitation of housing for elderly persons. The program is used in conjunction with tax-exempt and taxable bond financing, as well as private, local and Federal loans.

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, senior assisted living, temporary housing facilities and other group homes that serve special needs populations.

The **Homeownership Initiative Program** is a new Statewide initiative that makes available 30-year, four percent fixed interest-rate mortgages with a maximum of two points,

in designated geographic target areas.¹⁵

The **Low-Income Housing Tax Credit Program** benefits nonprofit and for-profit developers of eligible housing projects. 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. The Federal law gives States an annual tax credit allocation based on population.

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

The **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.

The **Multi-Family Bond Program** offers tax-exempt and taxable bonds and notes to investors. 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. Rental housing may be new construction or acquisition and rehabilitation of existing housing, and must contain a minimum of five units.

The **Neighborhood Conservation and Smart Growth Program** targets State funds to "Priority Funding Areas." One purpose of the program is to revitalize existing neighborhoods where significant financial investment and infrastructure are already in place. Another purpose is to curb urban sprawl and save key agricultural, forest and other rural lands from development. Incorporated into this initiative are:

The **Rural Legacy Program to Preserve Farm and Forest Land**, which funds local government and local land trust efforts to purchase real property in Rural Legacy Areas.

The **Brownfields Program to Encourage Redevelopment** of abandoned and underutilized industrial sites by funding cleanup of contaminated areas.

The **Job Creation Tax Credit to Promote Revitalization** provides tax credits for businesses that create at least twenty-five jobs in Priority Funding Areas.

The **Live Near Your Work Program** encourages settlement in older urban areas

¹⁵ The County recently received \$5 million for mortgages to be made available in the Kentland and Palmer Park target areas. The Town of District Heights received \$1.7 million in State funds also.

by providing cash grants to homebuyers moving into targeted communities near their workplaces.

Common Sense and Efficiency in Government prevents the granting of a taxpayer subsidy for sprawling development that contributes to the loss of rural landscapes and productive agricultural communities. It promotes employment, industrial redevelopment, residential revitalization and stability in urban areas.

The **Neighborhood Business Development Program (NBDP)** funds small businesses and nonprofit organizations whose activities contribute to a broader revitalization effort. Projects include reuse of a vacant building or services to residents in a revitalization area.

The **Neighborhood Partnership Program** promotes partnerships between businesses and nonprofit organizations by allocating \$1 million in Maryland tax credits to support projects serving communities in designated neighborhoods. Projects include community services, redevelopment assistance, employment training and job placement, education and literacy training and community crime prevention.

The **Nonprofit Rehabilitation Program** provides nonprofit organizations and local governments low-interest mortgage funds to rehabilitate rental housing for low-income households.

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. The program operates through a partnership between State and local government.

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 Production Program** provides below-market and deferred payment loans to developers for new construction, acquisition and rehabilitation of rental housing for households with incomes 30 percent below median. The program is used in conjunction with tax-exempt and taxable bond financing.

The **Maryland Historical Trust** offers funds for acquisition of and capital improvements to historic real property under direct financial assistance programs.

The **Weatherization Program** provides assistance to eligible homeowners to make their homes more energy efficient.

The State of Maryland 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)**. The State also offers individual and business loans through three Maryland Day Care Financing Programs for developing, expanding and improving daycare facilities.

The **Maryland Energy Financing Administration (MEFA)** provides business loans related to energy conservation, and the **Maryland Department of Housing and Community Development, Division of Neighborhood Revitalization**, provides loans to small businesses starting up or expanding in designated revitalization areas.

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

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.

PIONEER offers first-time homebuyers the opportunity to purchase a newly constructed or rehabilitated home at about 75 percent of market value.

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.

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.

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.

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

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

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 five Community Housing Development Organizations (CHDOs) in the County: Housing Initiative Partnership, Prince George's Housing Development Corporation, St. Paul Community Development Corporation, First New Horizon Community Development Corporation and Melwood Housing Alternatives. 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 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.

Public Land as a Local Resource

In recent years, the County donated publicly owned land to encourage the construction of new housing for low and moderate-income households. The contribution of land substantially reduces the cost of housing development, thereby making the housing more obtainable to limited income households. The County retains the right to use public land for housing projects that provide a public benefit, including the construction of single family homes. The Villages of Hawthorne is a 40-unit, single family housing development now underway in Landover, on land acquired by the 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 10 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. Between 1980 and 1990, the number of townhouses in the County increased by 281 percent while single family detached homes increased by only 4 percent. Townhouse legislation passed in 1996 responded to this accelerated growth by advocating design guidelines and reduced densities as well as by 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. Therefore, the County has embraced the goal of reducing the number of distressed and low quality housing by 30 percent. 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. As a result, the County has adopted a housing policy that focuses on quality, upscale single family development for new construction projects, creating homeownership opportunities in older inner-Beltway neighborhoods, and rehabilitation of its existing housing stock.

In addition, the County is in the process of clarifying and simplifying its Zoning Ordinance to create growth in preferred areas and to achieve a more rational pattern for development. New 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 has adopted growth management policies that include the following:

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 in the 21st century. 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 it raises the construction costs.

Fair Housing Plan and Analysis of Impediments

Prince George's County, along with eight other local jurisdictions, contracted with the Metropolitan Washington Council of Governments (WASH COG) to prepare both a local Fair Housing Plan and a regional Fair Housing Plan. COG, in turn, contracted with the Fair Housing Council of Greater Washington to perform the research and prepare the draft *Analysis of Impediments (AI)* for the local jurisdictions and the region.

On February 12, 1997, the COG Board of Directors unanimously adopted the Regional *AI*. Prince George's County adopted a local *Fair Housing Analysis of Impediments* on July 26, 1996. It is filed in the DHCD, Community Planning and Development Division, and is available for review by the public.

A plan that includes remediation measures pertaining to the impediments was developed as part of the *FY 1998 Annual Action Plan*. This document outlines goals and actions to address the impediments identified in the *AI*. In 1999, the Housing Technical Committee of the Council of Governments, composed of senior-level staff from the area's housing and community development departments, agreed to assess the progress which local jurisdictions have made in removing barriers to fair housing choice within their boundaries and across the region. Prince George's County is part of this effort.

Additionally, the County's 27 municipalities are annually informed of their obligation to affirmatively further fair housing. Their efforts are monitored and reported. Towns have placed ads on local cable television and articles in local newspapers to educate citizens. Several County nonprofit organizations have housing components that address housing counseling, fair housing counseling, housing legal assistance, affordability and accessibility: CASA of Maryland, Inc., Housing Initiative Partnership, Inc., Independence Now, Inc., Korean Community Center, Inc., Mission of Love, Inc., Spanish Catholic Center, Inc., Spanish Speaking Community of Maryland, Inc., United Communities Against Poverty, Inc. and Boys and Girls Homes, Inc.

DHCD's Housing Development Division 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 advertisements. The County requires property owners and developers to comply with fair housing laws including posting of signs and symbols notifying clients of fair housing practices; providing verbal and written instructions to employees and informing applicants on DHCD waiting lists of available properties and vacancies. The County provides outreach in the housing market areas where residents are unlikely to seek housing. Religious groups, employment centers, housing counseling and referral agencies, social service agencies and organizations serving persons with disabilities are among the groups contacted.

The County's Rental Assistance Division carries out a number of fair housing activities. These include:

Landlord Initiatives

Prince George's County Department of Housing and Community Development will continue outreach to educate citizens about their rights under fair housing. Staff meets monthly with groups of Section 8 landlords and tenants to explain their rights under fair housing and what discrimination is and what it is not, particularly in relation to familial status and family size. Landlords are encouraged to be willing to make units handicapped-accessible.

Several new landlord initiatives were launched to improve communications with Section 8 landlords and to emphasize the County's policy to maintain tight Housing Quality Standards (HQS). The first was a List of Landlord Responsibilities which new landlords sign to ensure they fully understand and accept the Federal Section 8 provisions. This measure was originally instituted to avoid tenant damages claims, which had been covered under program costs prior to the Conforming Rule of October 1995. The List also spells out the landlord's requirements to maintain HQS.

The second initiative was a brochure to encourage landlords to join the Regional Opportunity Counseling (ROC) Program, specifically to attract participation in

neighborhoods not located in concentrated poverty areas. The brochure is brief and informative, spelling out the merits of "good business" practices achieved through Section 8 participation.

The third initiative was the creation of a newsletter called *Landlord Link*, mailed to 2,000 participating landlords to mirror the communications occurring through *Housing Link*, the newsletter for clients.

Regional Opportunity Counseling

The Regional Opportunity Counseling (ROC) Program promotes mobility throughout the region. To encourage this effort, HUD provided \$3.969 million to Prince George's County, as the lead Housing Agency. The County has cooperative agreements with eight other housing agencies in the region to participate in ROC.

One goal of ROC is to provide housing opportunity counseling to families participating in the Section 8 Certificate and Voucher Program. The ROC helps support the decision to move out of neighborhoods of concentrated poverty.

ROC partners with a non-profit agency, the Washington Metropolitan Council of Governments (COG) to provide much of the work done through the program. The local non-profit agency providing the opportunity counseling in Prince George's County is United Communities Against Poverty (UCAP).

Counselors help resolve the barriers or obstacles that people face when trying to move. Information is provided on how to arrange utility services, how to register children for school and how to contract for a moving van. In addition to providing opportunity counseling to families, ROC also encourages participation by more landlords. The ROC grant promotes greater cooperation among the various Section 8 programs in the region.

Counseling Resource Program

With funds from the Regional Opportunity Counseling grant, Prince George's County created a ROC Room where all clients can receive enhanced counseling services. Individualized counseling is offered on credit, homeownership and résumé preparation. Parenting skills training is available for families who have children with Attention Deficit Disorders.

Discrimination Complaints

Fair housing needs are discussed in the *Analysis of Impediments*. The single greatest fair housing concern is the need for housing affordable to low and very low-income households. The Fair Housing Council of Suburban Maryland reports that 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.

Baltimore Neighborhoods, Inc. (BNI) operates a statewide hotline for counseling and referral of tenants and landlords. BNI informs callers about the Maryland housing code, contractual problems and lease technicalities. Fifteen percent of the calls are from Prince George's County, where the top tenant complaint against landlords is failure to make apartment repairs such as fixing the air conditioning on hot summer days. A second major concern reported by tenants is the situation in which an entire apartment complex has become unsafe because a few of the tenants are involved in criminal or nuisance activities. Many callers speak Spanish or have other language barriers. CASA of Maryland, Inc. concurs with BNI's information.

Section 8 Home Ownership Program

The Section 8 Home Ownership Program (SHOP) was launched in January 1997 to help Section 8 families achieve homeownership. SHOP is an educational counseling incentive to encourage clients to graduate from Section 8 assistance. Direct mortgage funds are not reserved for SHOP clients. Lease-with-Option-to-Buy cannot be extended under Section 8. SHOP referrals are made to local lenders participating in various homeownership programs in Prince George's County to pre-qualify individuals.

Eighty percent of SHOP inquiries are from households with insufficient income or too much debt. Counseling aims at resolving past credit problems and holding credit records clear for seven years. Potential applicants receive introductory information on income requirements, credit and stability factors for mortgage qualification.

Family Self Sufficiency

Family Self Sufficiency (FSS) is mandated by HUD to help Section 8 families become economically self-sufficient. Each Section 8 family that voluntarily joins FSS develops a five-year plan or "contract." Each contract maps out a strategy to secure stable employment.

Any Section 8 client can participate in the Family Self-Sufficiency Program. The five-year plan is designed to remove reliance on all forms of assistance including Temporary Assistance for Needy Families (TANF). FSS provides case management and referrals to community resources. Once a Section 8 family achieves economic self-sufficiency, resources become available to other families in need.

An escrow account is also established for FSS clients. As a participant's earned income increases, household rent, based on income, also increases. However, for FSS participants, the increased rent is "matched" by a deposit into an individual escrow savings account. These funds are available to the family upon graduation or as needed to promote self-sufficiency during the five-year contract period.

Welfare to Work Initiatives

In September 1997, the Housing Authority entered into a Memorandum of Understanding with the Prince George's County Department of Social Services (DSS), to form a partnership for developing and implementing the Family Self-Sufficiency Resource Initiatives for Self Empowerment (FSS-RISE) Program. DSS administers the County's public welfare programs from the Maryland Department of Human Resources and the Temporary Cash Assistance (TCA) program. FSS-RISE is the first formal link between welfare and housing assistance. For more information, see "Welfare to Work Vouchers."

Criminal Background Checks

On September 23, 1997, the Housing Authority of Prince George's County adopted a Policy Resolution on Criminal Background Checks. This policy applies to all families who live in public housing or hold Section 8 certificates or vouchers in Prince George's County. Prior to the local resolution, a survey of area PHA's was completed which concluded that most of the larger programs in the region were already conducting criminal background checks before offering housing assistance to individuals and households.

Criminal background checks (CBCs) are records held by law enforcement agencies on individuals. In Prince George's County, CBCs are obtained for all persons 18 years of age and older prior to acceptance into housing assistance programs. CBCs are required of current participants in certain conditions. CBCs may be obtained to determine eligibility for program participation and/or program continuation.

Under the adopted CBC Policy Resolution, applicants and participants are required to sign forms that authorize law enforcement agencies to release information. Under continuing administrative policies, applicants and participants complete a Personal Declaration form, signed by all members of the household aged 18 and over, presenting self-reported information on the identities of household members; household income including assets; criminal activity other than traffic violations and fraudulent acts under Federally assisted housing programs. By signing the Personal Declaration, participants agree to report true and accurate information. The Personal Declaration informs the persons who sign that it is a felony to knowingly and willingly make false or fraudulent statements.

All existing participants aged 18 or older will sign a release. Although continuing

participants are required to sign a release, a CBC will not be processed at the time of annual recertification unless one of the stated conditions exists. By having a signed release in the case file, the Housing Authority will be able to obtain CBCs for investigations as necessary. Denial of housing assistance or termination of existing assistance is permitted under certain stated conditions.

In cases of criminal convictions, it is the policy of the Housing Authority of Prince George's County to deny housing assistance until the record is held clean for five years. The five year period runs from release of incarceration (or date of sentencing when incarceration does not occur) to date of initial interview for housing assistance. Any applicant denied or any participant terminated from assistance may request a review through established hearing procedures in accordance with Federal regulations.

Housing Assistance Priorities

Staff the Section 8 Homeownership Program. Assigned staff would help clients eliminate debt, resolve past credit problems, and become eligible for homeownership.

Continue to carry out FSS-RISE, the Family Self-Sufficiency Program for families receiving Temporary Assistance to Needy Families (TANF). The program's goal is to enable the families to afford private market housing.

Continue to manage the Regional Opportunity Counseling program. The program increases fair housing opportunities by helping low-income families find appropriate, desirable housing in various locations throughout the County.

Continue to work with landlords to promote fair housing opportunities, increase the amount and quality of housing available to assisted housing clients.

Perform Criminal Background Checks on new applicants for Section 8 Housing Vouchers and Public Housing.

Efficiently and expeditiously process clients on the waiting list for assisted and public housing.

Obstacles to Meeting Under-Served Need

The Federal government plays a vital role in funding the County's housing revitalization efforts, particularly in Suitland. The Federal presence in Suitland is considerable: the Suitland Federal Center, the U. S. Census Bureau, the National Oceanographic and Atmospheric Administration, the Office of Naval Intelligence and the new Smithsonian storage and research facility for the Museum of the American Indian. The County seeks Federal assistance with the development of a comprehensive revitalization plan for Suitland that would address housing needs, commercial development, improvements to open space, transportation, school construction, and anti-crime measures. The Federal government could be a partner in facilitating business creation and expansion in Suitland and other revitalization areas.

HUD's multi-family portfolio holds a significant number of County properties. The County successfully acquired Manchester Square for redevelopment with Federal assistance. Other Federally assisted properties also need rehabilitation or demolition. The County would like a voice in the approval of the project-based Section 8 Vouchers for these properties. This would promote the practice of dispersing the rental assistance throughout the County, creating a more balanced economic mix within neighborhoods.

HOMELESSNESS

Assessment of Needs

The Maryland Department of Human Resources *Annual Report on Homelessness in Maryland, Fiscal Year 1998*,¹⁶ presents data for Prince George's County. The number of bed nights measures the night occupancy of every shelter bed. The total number of bed nights in Prince George's County was 111,519, the third highest in the State, with Baltimore City in first place and Montgomery County in second. There were 2,918 people served by Prince George's County shelters, representing 7 percent of the State's total. Prince George's County had the third highest number of turnaways in the State with 1,548. Again, Montgomery County and Baltimore City were higher.

Table 25- Homeless Shelters and Beds

Prince George's County	Emergency Shelters	Transitional Shelters	Motels or Undesignated	Totals
Bed nights	58,260	53,043	216	111,519
Number of People Sheltered	2,617	218	83	2,918
Turnaways	--	--	--	1,548
Number of Shelter Beds*	248	154	76	548 **

*There are also 70 winter beds available

**This represents a decline of 98 beds from the previous year

Source: *Report on Homelessness in Maryland, Fiscal Year 1998*. Maryland State Department of Human Resources.

Age, household composition, gender and ethnicity are the four demographic characteristics collected from shelters. For Prince George's County, these demo-graphic characteristics are as follows:

Table 26- Number of Homeless Persons by Age Group

0-18 years old	18-30 years old	31-60 years old	61+ years old
	502	913	10

¹⁶ It should be noted that many homeless service providers, including the Department of Social Services, dispute the data in the State report. Providers indicate that the data reflects only the numbers reported by shelters receiving funds from the State and, of that number, only those who complete the survey. DSS and others feel that the turnaway number, for example, is much higher than reported by the State.

1,163			
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Table 27- Composition of Homeless Households

Individuals	Families	Percent Families
1,411	1,477	51%

Table 28- Gender of Homeless Adults

Men	Women	Percent Men	Percent Women
1,005	730	58%	42%

Table 29- Ethnicity of Homeless Persons

White	African American	Hispanic	Other
361	2,072	90	58

Source: Maryland State Department of Human Resources, Report on Homelessness in Maryland, Fiscal Year 1998

Table 30- Inventory of Existing Homeless Facilities

Agency	Available Services	Capacity/ No. Beds	Men Alone	Women Alone	Children Alone	Women and Children	Men and Children
Homeless Hotline	Referrals						
Shepherd's Cove (DSS)	Emergency Shelter	100 beds		X		X	
Prince George's House (DSS)	Emergency Shelter	48 beds	X				
Family Emergency Shelter (DSS)	Emergency Shelter	9 apts. 27 beds				X	X
Warm Nights (DSS) (winter only)	Emergency Shelter	50 beds in churches	X	X		X	X
Family Crisis Center, Inc. (DFS) (abused women with children)	Emergency Shelter	26 beds		X		X	
Dept. of Social Services (DSS)	Transitional Housing	32 apts. 122 beds	X	X		X	X
Southern Area Youth Services (SAYS)	Emergency Youth, 13-17	7 beds			X		
Help By Phone (winter only)	Safe Haven Emergency	15 beds	X				
Laurel Advocacy and Referral Services	Winter Haven Emergency	20 beds	X				

	Transitional Housing	15 apts. 68 beds	X	X		X	X
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Agency	Available Services	Capacity/ No. Beds	Men Alone	Women Alone	Children Alone	Women and Children	Men and Children
Reality, Inc.	Transitional Housing	14 beds— Transitional; 16 beds— 28 day stay	X	X			
Salvation Army (adult men with substance abuse)	Transitional Housing	150 beds (50 beds for PGC)	X				
St. Matthew's Housing Corp.	Transitional Housing	5 beds	X	X		X	
Talbot House (substance abuse)	Transitional Housing	4 beds	X				
Champ House (substance abuse)	Transitional Housing	6 beds	X				
American Rescue Workers	Jericho House Transitional	70 beds	X				
	Priscilla's Place Transitional	3 apts.			X		
Health Dept. (substance abuse)	Residential Treatment	40 beds	X	X		X	X
Second Genesis (substance abuse)	Residential Treatment	24 beds				X	
Shelter Plus Care--DFS (ex-offenders with mental illness)	Long Term Housing	20 beds	X	X		X	X

Agency	Available Services	Capacity No. Beds	Men Alone	Women Alone	Children Alone	Women and Children	Men and Children
Trans Housing for Youth-DFS (youth exiting residential rehabilitation)	Housing and services	10 beds			X		
Faith-based (one church, one family)	Transitional Housing	10 churches 35 beds				X	
Act II (substance abuse)	Transitional Housing	7 beds	X				
Youth Resources Center	Longworthy House	9 beds			X, 15-18		
	Second Mile House	7 beds			X, 12-17		
Whitman-Walker Clinic (HIV/AIDS)	Housing and support services	100 housing vouchers	X	X	X	X	X

Source: Prince George's County "Continuum of Care," June 1999

Continuum of Care for the Homeless

The Prince George's County Continuum of Care is supported by a rich variety of organizations that provide support services and housing needs to individuals experiencing homelessness. This group of agencies has organized to create the Homeless Services Partnership (HSP), an umbrella coalition that reviews and establishes priorities to be addressed annually by various service providers. HSP provides technical assistance to agencies to build their capacity to fill identified gaps in the Continuum. Partnership agencies include private, nonprofit, government and faith-based agencies with a mission to address homelessness, as well as agencies that serve the populations most at-risk for homelessness.

Homelessness, although concentrated in the County's more urban areas, is not confined to limited geographic areas within the County. Although individuals in need of services are more likely to congregate within the central corridor of the County, the southernmost, and more rural area, contains the less visible portions of the homeless population – individuals residing in tents, sleeping in cars, tobacco barns and the woods. The rural areas lack adequate transportation, which presents an added barrier to achieving stability in housing. If an individual does not own a functioning and reliable car, he has difficulty obtaining and maintaining employment. Rural homelessness, like that in more urban areas, is best remedied with access to job opportunities, affordable housing and community services.

Process for Developing a Continuum of Care Strategy

Prince George's County began to implement community procedures to address the needs of homeless individuals and families as early as 1989. Both formal and informal organizational structures have been used since that time to advocate and develop strategies that address these needs.

Key Organizing Groups: The official advisory board to the County Executive on homelessness issues is the Prince George's County **Homeless Services Partnership (HSP)**. The HSP is an incorporated coalition of over 30 agencies that represent a broad spectrum of service providers. The HSP works collaboratively to identify, implement, expand and support effective services and programs that assist homeless individuals and families achieve graduated levels of economic independence. An ad hoc committee of the HSP, the Continuum of Care working group, facilitates the annual point-in-time survey that provides a point-in-time approximate count of homeless people in the County.

The Homeless Services Partnership includes agencies dealing exclusively with special populations like individuals with mental illness or substance abuse, veterans, advocacy

groups, State and local government agencies and others. The Partnership meets monthly to provide networking opportunities for groups and individuals that share the common goal of eliminating homelessness. Under the HSP bylaws, a representative from the government and nonprofit sectors share chairmanship of the group.

Team Prince George's is one of five competitively-selected jurisdictions nationwide, organized to assist the County's nonprofit and government leaders in developing strategic approaches that will be transferable to homeless issues. The group meets quarterly to assess progress in the action plan developed during the 1997 one-week intensive training sponsored by the U. S. Departments of Housing and Urban Development and Health and Human Services. Team Prince George's developed goals and actions to address the needs of homeless individuals and families with multiple diagnoses of mental illness, substance abuse and/or HIV/AIDS.

Community Ministry of Prince George's County, Inc. works closely with the faith community to coordinate homeless service delivery with about 68 area churches. Quarterly meetings provide a forum to tell individual congregations about homelessness issues and services. Churches in the community are moving toward the development of increased transitional services concurrently with the trend in this direction on Federal, State and County levels. Community Ministry organizes and manages the Warm Nights Winter Shelter Program, by which homeless shelters are rotated among churches during the winter.

Other key groups include the **Substance Abuse Focus Group**, which provides ongoing evaluation of substance abuse services and collaboration among providers; and the Management Information Systems working group which is developing a computerized system to track services to homeless people.

Strategies to Fill Priority Gaps in the Service Delivery System

The County recognizes the importance of coordination and collaboration between public and private stakeholders in the Continuum of Care for residents experiencing homelessness. On December 13, 1999 the County Council passed CR-68-1999 recommending the continuous engagement of the citizens to further develop a seamless service delivery system among County agencies, community-based organizations and faith-based service providers.

To integrate services, which is an important task, the County is:

1. Improving the way providers serve the individuals who have already entered the system by:

Providing ongoing technical assistance;
Making more resources available for homeless service providers through regular case manager's training and meetings;

Implementing an outreach and education effort focused on eviction prevention;

Monitoring subcontractors frequently to make corrections in policies and procedures before they become a problem.

2. Improve the integration and coordination of homeless services offered by:

Increasing division representation on existing coordinating councils and task forces;

Overseeing the creation of a centralized intake system that does a better job learning about the client, assessing his or her particular needs, and referring the client to the most appropriate resources;

Collaborating with service providers to move clients more successfully through the Continuum of Care.

Fundamental Components of the Continuum of Care System

Homelessness Prevention

Prince George's County has been working for several years to prevent homelessness. The County's system of care includes outreach and assessment, emergency shelter, transitional housing, permanent housing, and other services to prevent homelessness. The County responds to identified needs and data on its homeless.

Financial assistance and counseling are given to individuals at risk, through the Homelessness Prevention Program, funded by the State of Maryland and administered by the Department of Social Services, Housing and Homeless Services Division. The program served 441 households in 1998, 363 of which received either counseling, mediation and/or referral services. An estimated 150 households received cash assistance for emergencies through this source of funding and Maryland Emergency and Transitional Housing and Services Program funding during FY99.

More than \$300,000 of FEMA funds are distributed to County nonprofit agencies through the Emergency Food and Shelter Program. This money goes to programs that help distribute food, prevent evictions, pay utilities and provide emergency shelter.

The Interfaith Eviction Relief Fund is funded by County general funds and contributions from

the faith community. It provides housing counseling and financial assistance to approximately 250 family households annually, and is run by the United Communities Against Poverty. The Sharing Fund operated by Community Ministry provides a small amount of money in the form of loans to prevent evictions.

Through funding from the State of Maryland Service Linked Housing Program, families at risk of homelessness received such eviction support services as money management, job search, transportation, and referrals. These families also are given a comprehensive list of social services that can help them find more stable housing.

Outreach and Assessment

Residents can access four emergency shelter locations by calling the Homeless Hotline. This service is available 24-hours a day, is a toll-free call and is widely publicized in libraries, churches, government agencies and among citizens. Currently, Hotline staff conducts a brief, non-invasive screening and refers the caller directly to an available emergency shelter bed. Effective July 1999, the Homeless Hotline and the Department of Social Services will implement a pilot project, Operation Intervention, to provide crisis intervention resources other than emergency shelter. Emergency shelter will be the last resort for most households in crisis. These interventions will include comprehensive case management and access to homelessness prevention dollars; counseling in tenants' rights and responsibilities; alternative placement options, such as shared housing; reconciliation with family and friends; and various mainstream programs designed to address the needs of many sub-populations.

Mental health outreach workers, the police and the fire department also do outreach and assessment of homeless individuals' needs. These agencies can refer people to shelters and the Homeless Hotline. The Department of Housing and Community Development receives approximately 2,000 calls annually for information on homelessness. Callers are referred to the Hotline for shelter information.

In certain areas, clients directly establish contact with Community Ministry of Prince George's County. This agency provides screening assessments and access to faith-based shelters. Clients are generally not admitted to these shelters without first participating in this assessment.

The Prince George's County system of intake and assessment, although able to determine the needs of individuals who are homeless, often requires multiple entry points for an individual. Network computers were installed at the Homeless Hotline in 1999 to enable staff to evaluate data collected and offer more information about the status of callers seeking shelter.

Community Outreach and Treatment Services (COATS) is an agency within the Health Department that provides outreach and assessment for chronically and seriously mentally ill. Although some of the County's homeless are known to reside in wooded areas of Hyattsville and around the Laurel racetrack, accurate counts of these numbers have not been possible. During FY 2000, COATS will work more closely with the HSP to identify sites where individuals are likely to congregate and to help make intervention plans for these locations.

Emergency Housing and Services

Two hundred and sixty-five (265) emergency shelter beds are available in Prince George's County, administered by a variety of nonprofit, faith-based and government agencies. Another 70 beds are available during winter months only. The 26-bed Family Crisis Center is specifically designed to address the needs of women in abusive relationships. During an average month, the Homeless Hotline receives between 300 and 400 calls for housing and/or services, finds shelters for 100 to 200 households and turns away an equal number of households. The reasons for turning away households vary from a lack of shelter vacancies to people turned away because of residency requirements.

Prince George's County Freezing Weather Plan, known locally as the Warm Nights program, is implemented continuously throughout the winter months, November 30 to March 31. The program provides 12-hour shelter, based on need rather than weather conditions. Individuals get clean, safe places to sleep through a rotation of area churches, two meals daily, counseling services, physical and mental health screening and linkages with other appropriate support services. Each year, more churches participate and more support services are offered, demonstrating the increased cooperation in providing shelter space, security, volunteer staffing, transportation, food, outreach and supportive counseling. During 1999, 72 churches participated in shelter and service provision through the Safe Haven, Warm Nights and Winter Haven, Family Support and Single Family programs.

Transitional Housing and Services

The County has 391 transitional housing beds. Services vary among the several transitional housing programs available but, generally, individuals are offered comprehensive case management, substance abuse and mental health counseling, education, employment, childcare and transportation assistance. These services are usually delivered through a model that includes life skills, parenting training and substance abuse relapse prevention services. Length of stay in these shelters can vary from eight months, for some programs, to 24 months for others.

There are 10 youths that participate in transitional housing through a three-year HUD Supportive Housing grant for transition age youth. The Department of Family Services contracts with GUIDE Incorporated to implement the program.

In Year 2000, through technical assistance from the State of Maryland Department of Human Resources, the Department of Social Services, Division of Housing and Homeless Services, will identify and strengthen linkages to mainstream resources that can best help clients achieve self-sufficiency, increase income and remain permanently housed.

Permanent Housing and Services

The County has a limited number of permanent housing options for homeless individuals and families. The Mental Health Authority, through its managed care system, offers case management services to individuals who have serious mental illness and are in permanent housing. HUD funding through the Shelter Plus Care Program provides permanent housing to 20 individuals with serious mental illnesses and forensic histories.

Some developers and nonprofit groups have helped create more options for those in Prince George's County who are overcoming homelessness. RPJ Housing developed 45 low-cost rental and homeownership units in 1999. DSS, the Mission of Love, Inc., Community Ministry, Catholic Charities and United Communities Against Poverty (UCAP) all help the homeless find low-cost rental options and broker rental agreements with participating landlords. Mission of Love, Community Ministry and UCAP use CDBG funds to provide counseling and/or case management. Housing Initiative Partnership (HIP) has developed and maintains 20 units of permanent housing. Referrals for this housing come from several sources including the County's Transitional Housing Program (THP), Shepherd's Cove, the Family Emergency Shelter and Prince George's House. Services provided on-site to residents include case management, life skills development and employment assistance.

The 1999 set-aside designation of Welfare-to-Work (WTW) Vouchers has given Prince George's a unique opportunity to bridge housing with welfare reform and the Continuum of Care for homeless households. Of the 450 WTW vouchers dedicated to Prince George's County as a set-aside site, 400 will be used to serve eligible households who currently are on the waiting list. The remaining 50 vouchers will provide permanent housing to homeless families assessed as appropriate by the Transitional Housing Review Board (THRB).

Homeless Support Services

Employment

Jobs for Homeless People, Inc., (JHP) a community-based nonprofit employment organization, is providing employment and training opportunities to homeless people with 1996 HUD Supportive Housing Program funds. JHP services provided at the County's Transitional Housing Program include job readiness, job training and job placement. This program expects to train and place 300 individuals over a three-year period.

The Prince George's County Department of Social Services (DSS) contracts with several vendors under its Welfare-to-Work program to offer employment services. In future years, the County's DSS anticipates serving people who live in emergency and transitional shelters.

Food

Many homeless providers in the County also offer meals or a food pantry. During 1998, the Salvation Army provided an average of 170,000 meals to the County's homeless residents. On any given day, about 65 to 75 individuals visit the Community Place Café in Hyattsville, a program operated by Community Ministry of Prince George's County. The Warm Night shelters offer either an evening and/or a morning meal, and the County-run emergency shelters provide meals to their residents. Fish of Laurel provides a hot evening meal, seven days per week, for about 35 to 50 people. Food pantries are operated by Help by Phone, Ltd., Laurel Advocacy and Referral Services and SAYS House.

Transportation

Transportation in the greater Washington, D. C. metropolitan area may seem adequate for most residents. It is insufficient or, too expensive, to get many individuals and families to education, training and other support services that they need. The lack of transportation is most severe in the northern and southern, more rural, areas of the County.

During the winter, two vans are used to transport individuals and families to emergency shelters. The Department of Public Works provides one and the DSS/Transitional Housing Program provides the other. In addition, some of the employment programs, such as Community Ministry's Step Up program, Jobs for Homeless People and Transitional Housing Programs all have limited funds available for transportation for job seekers and job holders within the shelter. Welfare avoidance grants, which are linked to the County's Homelessness Prevention Program dollars, can also be used for employment purposes.

The Prince George's County Continuum of Care has been bolstered over the years to now deliver a broad menu of services for outreach, assessment, emergency shelter, transitional housing, permanent housing and prevention. But capacity for these services is still limited. People find these resources through hotline or faith community referrals. Transitional and permanent housing options are accessed through the THRB. Direct referrals are also made by agencies that serve at-risk individuals.

Needs of Special Homeless Sub-populations

Several State and County programs serve homeless with special needs, but these services do not meet the demand. The Prince George's County Homeless Services Partnership is working with mainstream resources to address the needs of these

underserved individuals.

Chronic Substance Abusers

In late 1997, the State of Maryland awarded the County a grant for services to individuals with substance abuse issues who were also homeless. This Homeless Substance Abuse Project funds detoxification and long-term treatment. The grant also funds a project coordinator who is playing a pivotal role in the design of a “mini-continuum” to address the needs of homeless individuals with substance abuse problems. Substance abusers need better access to residential treatment, employment and training, transportation, health care and housing.

Treatment and counseling for substance abusers also is offered by the Prince George’s County Health Department, Division of Addictions. In addition, a Substance Abuse Recovery Network and Substance Abuse Aftercare Program is operated by the Catholic Charities of Washington, D.C. Comprehensive Alcohol and Drug Counseling Services (CADCS) provides counseling and treatment for substance abusers at the Shepherd’s Cove emergency shelter and the County-run transitional housing program.

The County has no inpatient or outpatient treatment facilities. The Prince George’s County Homeless Substance Abuse Project buys 30 treatment units from Montgomery County for short-term detoxification. Intermediate and long-term care units are available in Calvert County. Limited transitional housing is available for women with children who have undergone initial inpatient treatment through the Second Genesis Program. Only one program accepts referrals for transitional housing for single men who have received substance detoxification services. HSP will work with this facility, run by American Rescue Workers, to integrate it more fully into the County’s Continuum of Care.

During FY 2000, the Homeless Substance Abuse Project will identify ways to address barriers to treatment for women with dependent children. Many women in need of treatment report that they are delaying decisions to seek treatment because of fear that they will lose their children to Protective Services. Providers in the Homeless Services Partnership, the Homeless Substance Abuse Project Task Force and the Department of Social Services will be identifying respite care options for women substance abusers.

Seriously Mentally Ill Persons

Prince George’s County has 128 sites that provide housing and services in residential rehabilitation programs to 422 individuals with mental illness. This program expanded by 29 beds during 1997. An additional 82 clients are in 37 supported housing sites. About 80 people with mental illness are on a waiting list for housing, with the Department of Family Services (DFS) Mental Health Authority. This number grows by about eight new referrals weekly.

However, not all individuals placed in housing stay there. Those who are dually diagnosed with substance abuse and mental illness often need additional support that is not available in the system. DFS provides residential services, including but not limited to, transitional housing, supportive living units, housing for young adults ages 18 to 22, housing for elderly, families, persons with dual diagnoses, domiciliary care, board and care homes, single room occupancy units and foster care. Seven private nonprofit and government groups are involved in addressing the housing needs of the seriously mentally ill. There are 10 youths living in transitional housing for a three-year period through the HUD Supportive Housing grant for transition-age youth.

The Crisis Response System addresses the emergency psychiatric needs of Prince George's County citizens through a single point of access: the Prince George's Hotline and Suicide Prevention Center. The Matrixx Mental Health Alliance, consisting of four behavioral health providers, coordinates this system. This new system's main goal is to help individuals who are in crisis remain in the community, and to avoid unnecessary hospital admission or removal from their homes. When a call is received, Matrixx either resolves the crisis by phone or dispatches a Mobile Crisis intervention Team to triage the situation on-site. Linkage to needed resources occurs after the crisis is stabilized.

Prince George's Hospital Center has three 24-hour mental health crisis beds to which individuals are admitted and stabilized. This option ensures that services are available in the least restrictive environment and gives people a place to go in a temporary crisis.

Many people who are mentally ill are also substance abusers and may have criminal records. These people are known as the forensic population. It is estimated that 30 percent of Maryland's Division of Corrections' population has a major mental disorder. Inmates with mental illnesses are frequently homeless with few natural supports, thereby reducing opportunities for community release and increasing liability and risk factors for community-based programs. Currently, the Federal Shelter Plus Care program is the only one designed for the homeless forensic population. The Shelter Plus Care program offers 18 subsidized residential placement beds. This subsidy program is at full capacity and maintains a waiting list. There continues to be a significant need to increase the availability of housing options for this population.

Persons with HIV/AIDS

Most people who have AIDS in Prince George's County are single, although the number of HIV-infected single mothers with two or more school-age children is increasing. AIDS among the African American and Latino populations is also increasing. Of the 3,072 people with AIDS, an estimated 21 individuals and 5 families are in need of homeless services. These clients all encounter the same difficulties as those with other disabilities in paying rent on their homes. Those receiving SSI, SSDI and meager pension payments cannot afford private market rents. Many are near homeless and living in tenuous situations.

A client profile performed in 1998 by the Whitman-Walker Clinic, which serves five Maryland suburban jurisdictions, shows that 70 percent of the area's HIV/AIDS population live in Prince George's County. In FY99, the County's HOPWA program served 39 single individuals and 92 families with children with rent subsidies and emergency assistance. During that same period, there were 110 individuals, 40 of whom are defined as Category 1, with more severe stages of illness, who were on the waiting list. Many providers feel that there are many more HIV cases than are reported.

The HOPWA program seeks to prevent and eliminate homelessness among people who have HIV/AIDS and who have low incomes. The County's HOPWA funds go toward short-term housing and emergency services for homeless people with HIV/AIDS and those at risk of homelessness. During 1999, the Whitman-Walker Clinic received \$622,365 in HOPWA funds for services targeted to individuals with HIV/AIDS.

Persons with Dual or Multiple Diagnoses

Two groups are studying the needs of those with dual and multiple diagnoses of mental illness, substance abuse and HIV/AIDS. The GAINS task force and Team Prince George's are both assessing how successfully services are delivered to this special needs group. Team Prince George's is developing a plan for the next two to three years, while the GAINS task force is concentrating on how to provide for people with multiple diagnoses that are in the criminal justice system. Both processes call for a thorough inventory of services available, a review of gaps in services and the development of services to fill those gaps. Several members belong to both GAINS and Team Prince George's, which will help consolidate their efforts. The groups are also working closely with government agencies and nonprofits to identify public and private sources for services to this special needs group. Team Prince George's also intends to pursue multiple sources of funding, including private foundation funding, to expand the capacity of present providers. The existing service system lacks the coordination needed to deal effectively with all issues of this population.

Victims of Domestic Violence

Prince George's County ranks second in the State of Maryland for the number of cases of domestic violence. In 1997, 3,799 cases of domestic violence were filed in the courts. Also in 1997, the Prince George's County Police responded to 27,054 calls for assistance related to domestic violence. In 1998, the calls increased to between 30,000 and 40,000. At the 2000 annual Memorial Service, the Maryland Network Against Domestic Violence reported that out of 72 individuals in the State who were killed due to domestic violence, 12 (17%) were Prince George's County residents.

The need is great for shelter and treatment programs for both batterers and victims of domestic violence. In 1999, County HOME funds purchased and rehabilitated the County's

only 27-bed domestic violence shelter operated by the nonprofit Family Crisis Center, Inc. of Prince George's County. Staffed 24 hours a day, seven days a week, the shelter provides a 60-day stay with two additional stays per year offered as needed. From July 1, 1998 to June 30, 1999, 108 women and 155 children resided in the shelter. If the residents have not been able to stabilize their lives by the time they must leave the shelter, they may have to stay with relatives, go to other shelters for the homeless or be forced to return to their abusers. A longer period of transitional housing with support services is often needed.

Youth

Second Mile House is an emergency shelter for homeless and runaway youth in Prince George's County. In addition to this emergency shelter, Boys and Girls Home of Maryland (BGHM) offers nine slots for long-term transitional housing for youth ages 13 to 18, and 10 units of scattered-site, permanent housing for youth ages 16 to 20. BGHM services also include referrals to other community organizations that enhance the social service system for Prince George's County's youth. Programs provide ongoing supervision, substance abuse prevention and mental health counseling for youth and their families. Appropriate referrals to services and housing for youth come from a variety of social service providers throughout the community.

Southern Area Youth Services (SAYS) was funded in the 1998 Supportive Housing Program Competition to house 16 youth in transitional housing over the three-year grant period. Youth will not require custodial care or be in need of substance abuse treatment services. Youth will access education and employment training services through partnerships with the Prince George's County Workforce Services, Inc. (formerly the Private Industry Council). Intensive case management will help youths return to their families or develop skills to live independently. This program is anticipated to expand the limited options presently available for the County's homeless youth.

Veterans

The Metropolitan Washington Coalition of Homeless Veterans represents veterans on the Homeless Services Partnership. This District of Columbia-based organization conducts outreach efforts in Prince George's County. While there are many veterans groups in Washington, D.C., outreach by these groups into Prince George's County has been minimal. Therefore, Prince George's County has looked to the District's Veterans' Re-Integration Project to bring expertise to the discussion regarding the County's Continuum of Care.

Movement of Homeless Persons through the System

Placement in emergency shelter occurs through Hotline referrals to the various emergency

shelters in the County and through Hotline referrals to Community Ministry of Prince George's County. Until recently, Community Ministry provided the intake and assessment function for each church participating in the shelter programs. Recently, however, some churches are making their own intake assessments from a select number of contacts. At the present time, a centralized system is being developed in Prince George's County to expedite referral and intake into the County's multiple nonprofit and government managed shelters. Individuals may be required to contact a number of different sources to locate housing on an emergency basis.

Emergency shelter case managers make referrals to transitional housing programs for households assessed as good candidates. Each household is presented to the Transitional Housing Review Panel to get an objective assessment on its readiness for entry into one of two transitional housing programs.

The Transitional Housing Review Panel consists of representatives from several public and private agencies. The panel was created to ensure objective and fair decision making regarding clients most in need of transitional housing. Clients who are not accepted by County transitional housing programs are referred to other transitional housing programs operating in the County, including American Rescue Workers, Housing Initiative Partnership, church-based and Robert P. Johnson (RPJ) transitional housing programs.

For people moving from transitional into permanent housing with services, options have increased over the past year. However, finding affordable permanent housing for households coming out of homelessness continues to be a significant issue in Prince George's County. The HSP identified permanent housing as the number one priority in the 1999 Continuum of Care Request for Concept Papers process.

In the 1998 round of the HUD Supportive Housing Program competition, Rehabilitation Systems, Inc., was funded to offer six permanent housing options for people with mental illness as their primary disability. The Housing Authority, in partnership with the DSS and the Workforce Services Corporation will implement the Welfare-to-Work Voucher program. This project increases the permanent housing options for people coming from transitional programs that have participated in Temporary Assistance to Needy Families within the last two years.

Movement from one component to the next has not reached the desired level of coordination in Prince George's County. Services are not sufficiently integrated between all shelter providers to assure a seamless delivery system. The primary goal of the Management Information System working group is to facilitate a more coordinated Continuum of Care system.

Continuum of Care Gaps Analysis

A point-in-time survey conducted during February 1999 was the first step of a multi-tiered process to identify the most pressing needs and gaps for funding of homeless services in Prince George's County. The survey documented how many homeless were served, which services were provided and how many of those homeless included special sub-populations. The survey took a shelter-by-shelter count of all individuals served during a 24-hour period, factoring in that it was a mild winter during 1998-1999. Survey data was then compared with data collected during previous years, as well as with data collected from other sources, including surveys from the Maryland Department of Human Resources (DHR), Office of Transitional Services, and statistics from the Homeless Hotline. Unmet need was determined by how many people were turned away from shelters each year, according to the Homeless Hotline and DHR's data collection, which includes a larger number of shelter providers.

The "Gaps Analysis Inventory" (See Summary Table 1A) was calculated based on how many beds were available on the day that the point-in-time survey was conducted. The need for emergency shelter was determined by comparing how many people used the shelter and how many calls were made to the Homeless Hotline on the day of the survey. The need for transitional beds was determined by how many people in emergency shelters could be categorized as chronic substance abusers, seriously mentally ill, dually-diagnosed, and victims of domestic violence. History has shown that these sub-populations often need more time before they move back into their communities.

For the first time since the Welfare Reform initiative began, a link can be drawn between families and the Continuum of Care. Many of the supportive service needs for families are being met by mainstream Welfare to Work projects. Welfare Reform specifically is having impact on the areas of job training, case management and life skills. Managed Care is playing a significant role in making substance abuse treatment and mental health services more available to families covered by Medicaid.

Continuum of Care Priorities

A group of Continuum of Care stakeholders, including members of the HSP, developed a long-range Continuum of Care Strategic Plan during a three-day retreat held in July 1999. The five-year vision focuses on three goals:

1. Adequate Affordable Housing

Quality, affordable housing options need to be available and funded in a variety of ways.

Permanent affordable housing for homeowners and renters must be expanded through a mix of creative development and financing options, as well as targeted subsidies.

Affordable housing must be integrated geographically throughout the County.

Increased options for temporary housing and support services must include emergency shelter and outreach services, complemented by a greater emphasis on transitional housing and services associated with such programs.

2. Integration and Coordination of Services

Establish several multi-service centers around the County as “single point-of-entry facilities.” These would be easy for citizens find and provide emergency services such as meals, showers, telephones, etc., as well as case management and other practical help.

Increase services for homeless people with substance abuse or health problems, or who have HIV/AIDS, or who have special needs that may have been overlooked or “screened out” by service providers. Children and whole families need specialized services.

Establish an effective referral and information infrastructure that is accessible to all.

Support more homeless prevention services such as: job creation, permanent housing, follow up with recently homeless people, etc. Providers must cooperate with elected officials and funding organizations to resolve the root causes of homelessness.

Work to reduce the possibility of formerly homeless people becoming homeless again, and measure the impact of this effort.

3. Strong Administration and Advocacy

Create a strong, coordinating entity such as a public-private partnership to raise the profile of homeless issues. Promote greater unity among service providers and greater political will to work on homeless issues.

Diversify funding sources to increase organizational capacity and to strengthen programs.

Priorities for Homeless Sub-populations

Permanent and transitional housing for all sub-populations are high priorities in the County’s Continuum of Care. Job training and case management services are high priorities for singles, but a lower priority for families because many families with children

may access services through Welfare-to-Work programs.

The long-range Continuum of Care Strategic Plan incorporates a number of specific priorities for sub-populations of homeless. These priorities include:

Increasing the quantity of permanent housing units with supportive services for people with disabilities.

Increasing targeted transitional housing programs for families with children, dually-diagnosed persons completing substance abuse treatment, recovering substance abusers, mentally ill persons and veterans.

Increasing supportive services in the following areas:

Case management for mentally ill, homeless people so they will stay linked to mainstream programs,

Employment placement services that not only find jobs for people who are unemployed but also help homeless who are underemployed,

Professional social workers for clients at church-based shelters.

Continuum of Care Goals

1. Address the Need for Adequate Affordable Housing

Enact legislation to lower the criteria for evictions.

Develop affordable housing and Single Room Occupancy dwellings; reduce the number of shelters.

Reassess current preferences for Section 8 recipients.

Provide resident services in apartments.

Offer fewer subsidized rentals, but more permanent housing.

Develop more homeownership opportunities for people leaving transitional housing.

Develop more Countywide affordable housing.

Increase funding for affordable housing and housing vouchers.

Increase options for temporary housing and support services.

Develop more community shelters and apartments.

Seek additional funding for transitional housing.

View emergency shelters as only the first step toward permanent housing.

Provide more street outreach.

2. Address the Need for More Effective Services

Establish more multi-service centers.

Establish from four to six point-of-entry facilities.

Establish a triage system or a centralized intake point.

Have a safety net for people in crisis.

Co-locate services and deal more effectively with red tape.

Provide adequate placement and backup.

Focus on prevention, the root causes of homelessness, and more prevention policies, a national living wage and adequate follow-up.

Encourage self-sufficiency, and provide training, follow-up and holistic Countywide services.

Provide Countywide education, accurate information and referral, quarterly street newspapers, easy access to resource information, and a central database.

Increase funding for substance abuse and mental health services.

Provide specialized services for co-occurring diagnoses.

Provide more services for children, from infancy to 18-years-old.

Provide a single point of entry for domestic violence victims.

Provide specialized facilities for special populations.

3. Address the Need for Stronger Administration and Advocacy

Establish an entity to administer homeless services.

Foster active participation on boards, coalitions and partnerships.

Establish mandatory evaluation and status reports on government involvement.

Clarify who actually administers homeless services.

Increase nonprofit and government partnerships.

Provide better pay equity for case managers.

Diversify funding sources.

Fund specialized, alternative transitional services.

Diversify funding to increase organizational stability, strengthen programs.

Other Key Initiatives

The Homeless Services Partnership also developed a Continuum of Care model in which the following major strategies were adopted. These initiatives are to be accomplished over the first two years:

Create a 501(c)(3) organization to administer homeless services.

Develop an Information and Tracking System for homeless services.

Improve the quality of support services.

Educate and strengthen the Partnership.

Explore joint funding or partnering on specific efforts.

Increase public awareness.

Strengthen advocacy efforts.

Resources to Help Homeless Persons Transition to Permanent Housing and Independent Living

State of Maryland, Department of Housing and Community Development, Rental Allowance Program payments to eligible households.

Federal Emergency Management Administration for homeless prevention.

HUD grants for Supportive Housing, CDBG, HOME and Shelter Plus Care.

State of Maryland, Department of Human Resources for Emergency and Transitional Housing Services, the Women's Crisis Shelter, Homelessness Prevention, Maryland Emergency Assistance, Service Linked Housing, the Statewide Nutrition Assistance Program, Emergency Assistance for Families with Children, Maryland State Department of Education for Education for Homeless Children and Youth.

Addressing the Continuum of Care Goals

The priorities identified from the Gaps Analysis (Summary Table 1A) for Homeless and Special Needs Populations will be accomplished through the following programs:

Permanent Housing for Persons with Disabilities. The Department of Housing and Community Development is requesting Supportive Housing Program funds to provide permanent housing, supportive services and rental subsidies to homeless persons who have disabilities. Program participants will be recruited through the Transitional Housing and Shelter Plus Care programs. Each household will receive an average of \$650 per month in rental subsidies. Approximately 19 households will be served in three years.

Transitional Housing and Support Services for Recovering Substance Abusers. Laurel Advocacy and Referral Services (LARS) will provide transitional housing and supportive services for single, homeless women with children who have a history of chronic substance abuse. Emphasis will be placed on substance abuse treatment, family unification, job training and employment, life skills and parenting training and other relevant supportive services. The goal is to serve approximately 25 homeless women with 54 children in three years.

Employment Services for Homeless People. Jobs for Homeless People (JHP) will provide comprehensive training and employment for homeless people residing at emergency shelters and transitional housing programs in the County. The project will serve all homeless residents at County emergency shelters.

Case Management and Substance Abuse Services. Urban Behavioral Associates Cares, Inc. will provide comprehensive case management and substance abuse services

to homeless persons residing at winter only and church-based transitional shelters. The project will serve 200 persons.

Out of Poverty Employment Program. Catholic Charities will provide training to change attitudes and behavior of the hard-to-serve population. Major efforts will be made to reach out to long-term recipients of public assistance, substance abusers, mentally ill and dually diagnosed. This program will serve 300 homeless people.

Permanent Housing for Persons with Disabilities. Rehabilitation System, Inc. will provide permanent psychiatric, rehabilitation, supportive services for homeless families with children. The program will facilitate access to jobs, housing, mental health services, recreation and other activities that will help them function in the community. The program will fill the gap in services for the homeless system's capacity to meet the needs of the seriously mentally ill for permanent housing with support. It will serve six households for three years.

Victory House Transitional Housing Programs. Victory Drug Center will convert two private homes into transitional housing facilities for two homeless families in Capitol Heights and Forestville. Case management and supportive services will be provided to enable families to gain self-sufficiency and homeownership within two years.

Transitional Housing for Ex-Offenders. Restoration Development Center will provide residential rehabilitation and supportive services for homeless ex-offenders, substance abusers and veterans as well as those that are mentally ill or dually diagnosed.

Obstacles to Meeting the Underserved Needs of the Homeless

Restrictions associated with grants, legislation and internal administrative procedures that create "red tape" for clients and focus services away from those that providers want to offer.

Competing priorities of government and business.

Difficulty in dividing a provider's time between the delivery of services and the need to coordinate services. This sometimes causes poor communication, ambiguous priorities, and cynicism about working together.

Dealing with the stigma of the homeless as outcasts, with the negative impact on housing and zoning.

Bringing the homelessness issue back into focus when many people view the homeless as

invisible and the issue is no longer “en vogue.”

Having to seek funding from private grants to expand services and becoming involved in the broader issues of housing.

Speaking as one voice to make an impact on policy.

Benchmarks for Permanently Housing Homeless Families

Goals	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005
Assist homeless families with permanent rental housing	100	105	110	115	120

SPECIAL NEEDS POPULATIONS

Senior Citizens

Demographic Profile

Senior citizens are generally considered those over 65 years of age. M-NCPPC provided a demographic profile of the County’s senior citizen population based on the results of the *1996 Prince George’s County Household Survey*, which updated the 1990 census. Presently, those over age 65 comprise 10 percent of the County’s total population of 759,804 residents. That population is expected to double within the next 10 years. 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. Seventy-seven (77) percent of them are women. In 1996, 0.7 percent of the population was age 85 or older. Within the decade, the majority of residents 65 and over will be increasingly non-white, more educated, report a higher income, more technologically literate, own their own home and will either live alone or with an extended family. Over the next 20 years, the older half of the age structure is predicted to grow at a much faster rate than the younger half.

Geographic Concentrations

In 1990, County seniors were concentrated primarily within the Beltway and outside the Beltway, in the northern and southwestern parts of the County. 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, with concentrations occurring south of Central Avenue along the Route 301 corridor.

Income Characteristics of Seniors

For all seniors reporting income in 1996, 19.5 percent reported less than \$10,000, and 46.4 percent reported \$25,000 or more. The median personal income for all seniors reported was \$23,000. Women had a much lower median income of \$18,000 per year, compared to men whose median, annual income was \$26,000. The median household income for seniors is between \$30,000 and \$34,000, 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, Aging Services Division, and the Department of Social Services. DSS serves frail elderly who are at risk of neglect or abuse. DFS has comprehensive programs serving both elderly and frail elderly. These include:

Elder Abuse Prevention and Treatment, an interagency program coordinated by DFS. The program uses County general funds, CDBG, Federal Title III funds and State DHMH rollover funds.

Foster Grandparent Program for physically, mentally and emotionally handicapped children.

In home services for seniors with physical or mental disorders.

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 Health Insurance Program providing fee 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, 89.8 percent of residents 65 years and over do not require day care. Of those that do, the majority receives unpaid care, and report that no paid care is currently needed. However, the supply of family caregivers (children born to "baby boomers") will decline, as 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.

Senior Housing

According to the 1996 Prince George's Household Survey, nearly 73 percent of senior citizens in the County own their own homes, 11 percent more than the overall percentage of County residents. More than one quarter has lived in their housing unit since the 1960s. Most seniors live in single family detached homes, and the median price of these homes is \$124,000 to \$149,999. Those in rental units pay a median rent of \$550 to \$649 per month.

Forty-three percent of those 65 years and over live alone. While more women currently live alone than men do, as life expectancy increases for both genders, older men will comprise a growing segment of the population living alone. In a 1998 survey conducted by the University of Maryland Survey Research Center, the majority (91 percent) of the respondents were satisfied with their housing. Widowed respondents were more satisfied than married respondents were; separated respondents were the least satisfied. Educated respondents were more satisfied than less educated. Among 52 respondents who were not satisfied with their current housing, 66 percent preferred a different house, 16 percent preferred remodeling their present house, and 10 percent would choose a retirement community.

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 1996, 9.9 percent of County households 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.

In 1999, there were 17 private market senior residences, a total of 2,298 units, located in the County. The number of units, length of waiting list and addresses of the individual senior apartment facilities are included in the following table:

Table 31- Private Market Senior Housing

Facility	Address/Location	No. of Units
Bowie Commons	3909 New Haven Court, Bowie	36
Cameron Grove**	100 Cameron Grove Blvd., Largo	126
Council House	3940 Bexley Place, Suitland	162
Emerson House	5999 Emerson Street, Bladensburg	220
Friendship Arms	5808 42 nd Avenue, Hyattsville	150
Gateway Village	505 Suffolk Avenue, Capitol Heights	84
Horizon House I	9603 Glen View Drive, Clinton	4
Horizon House II*	3600 Maywood Lane, Suitland	10
Independence Court	5821 Queens Chapel Rd., Hyattsville	135
Largo Landing Fellowship House	1077 Largo Road, Upper Marlboro	105
Manor Apartments	4907 Eastern Avenue, Hyattsville	150
Park View Manor	5030-5044 38 th Avenue, Hyattsville	54
Parkview Apartments	Briar Croft Lane, Laurel	258
Mrs. Philippines House	6482 Bock Road, Oxon Hill	73
Pin Oak Village	16010 Excalibur Road, Bowie	220
Prince George's Manor**	Rickey Avenue, Temple Hills	148
Rainier Manor Apartments	3001 Queens Chapel Rd., Mt. Rainier	104
Rollingcrest Commons	6060 Sargent Road, Chillum	140
Selborne House	429-437 Main Street, Laurel	126
Spellman House	4711 Berwyn House Rd., College Park	140
St. Paul Senior Living Center**	1217 Addison Rd. S., Capitol Heights	150
Vistas at Lake Largo	500 Harry S. Truman Dr., Landover	110
The Willows	42202 58 th Avenue, Bladensburg	101
Willow Oaks	7400 Blk Old Sandy Spring Rd., Laurel	60
Woodside Village	6801 Bock Road, Oxon Hill	110
Total Units--Private Market		2,976

*Elderly and Transitional Housing

**Under construction in 2000

Source: Prince George's County Dept. of Family Services 11/98 and Dept. of Housing and Community Development

There are several publicly owned apartment complexes for senior citizens, in addition to the private ones. The Housing Authority of Prince George's County owns four buildings with 295 units (a fifth building, McGuire House, is currently closed for redevelopment) and two municipalities, College Park and Greenbelt, have two buildings with 208 units. 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 2,802 units of senior housing. There are also approximately 2,715 units of senior, assisted and congregate living facilities in the County which provide a range of supportive services such as meal preparation and housekeeping.

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.

Table 32- Publicly-Owned Low Income Senior Housing

Facility	# of Units
Cottage City 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 – 8639 Glenarden Pkwy, Glenarden	16*
Green Ridge House - 22 Ridge Road, Greenbelt	100
Attick Towers - 9014 Rhode Island Ave., College Park	108
Total	504

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

Source: Prince George’s County Dept. of Housing and Community Development.

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 and 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.

Table 33- Type of Housing Unit by Age of Householders

	Future Seniors 55-64 yrs.	65-74 yrs.	75-84 yrs.	85 yrs.	Seniors- 65+ yrs.
Single Family Detached	63.5%	60.1%	65.3%	55.3%	61.1%
Single Family Attached	8.2%	7.3%	9.5%	0.0%	7.5%
Low Rise Apt.	23.0%	14.7%	14.3%	41.5%	16.0%
Mid-Rise Apt.	3.5%	8.1%	2.3%	3.2%	6.4%
High Rise Apt.	1.5%	6.6%	7.6%	0.0%	6.5%
Mobile Home	0.1%	2.5%	0.0%	0.0%	1.7%
Other	0.2%	0.6%	1.1%	0.0%	0.7%
TOTAL POPULATION	40,079	29,278	11,370	2,274	42,922

Source: Prince George's County Planning Dept., M-NCPPC, 1996 Prince George's County Household Survey.

Strategic Plan for Senior Citizen Housing

In its March 1999 report, the "Task Force on Senior Citizens Housing and Services" stated that one of the goals of the DFS Aging Services Division is "to ensure that seniors are able to age in place and maintain a good quality of life." This would require that community-based services as well as other alternatives to institutional care be provided. The task force recommended that senior citizen housing be constructed in the County with amenities and services for both independent seniors and those with physical handicaps.

The goal of the Department of Housing and Community Development 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. In this way, seniors with limited incomes take advantage of the same services and amenities as higher income seniors. Specific goals are included in 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.

Streamline the Zoning Ordinance to encourage the County's provisions of housing alternatives for seniors and encourage developers to provide age-appropriate services as part of a development package.

Provide subsidized units 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.

The Elderly Housing Task Force recommended specific changes to the Zoning Ordinance to improve definition and terminology consistency that will encourage the development of senior citizen housing options such as assisted living facilities and independent living housing. "Changes to the Zoning Ordinance and development of senior housing alternatives must be made in a timely manner, in order to address the needs of the County's emerging and future seniors who are currently or will soon be making retirement decisions," the report states.

Congregate living facilities for more than eight residents, and care homes, generally require the approval of a special exception. The Zoning Ordinance should be changed to eliminate this special exception requirement, so more assisted living facilities can be approved. Such facilities generate little traffic flow. Changes are recommended in the Zoning Ordinance to permit comprehensively planned residential retirement communities with a mix of dwelling unit options to include single family, multi-family and assisted living facilities. The Task Force recommends the elimination of language in the Zoning Ordinance that permits only efficiencies and one-bedroom apartments in R-10A zones. This is very restrictive and detrimental to the construction of a mix of housing types.

The Frail Elderly: A Demographic Profile

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 the investigations were for self-neglect, and 26 percent had been previously investigated.

The average age of the client population is 77.

The average monthly income is \$1,235 or \$14,820 per year.

Racial characteristics are evenly divided between white and black: 44 percent are white; 45 percent are black; 11 percent are other races.

The average client is 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 home 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 home or nursing home placement.

Health Care and Service Needs of the Elderly

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.

Table 34- Disability Status of Seniors

	Future Seniors 55-64 yrs.	65-74 yrs.	75-84 yrs.	85 yrs.	Seniors - 65+ yrs.
No Disability	89.0%	79.5%	74.7%	37.6%	75.9%
Physical	9.3%	16.4%	17.3%	15.6%	18.7%
Mental	0.7%	1.1%	1.2%	0.0%	1.1%
Hearing	0.5%	0.8%	3.0%	9.2%	1.8%
Visual	0.5%	2.2%	3.7%	1.6%	2.5%
Total	76,711	47,841	19,167	5,632	72,640

Source: Prince George's County Planning Department, M-NCPPC). 1996 Prince George's County Household Survey

Senior Housing Programs and Priority Needs

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. Woodward Estate in Bowie provides assisted living for 86 residents.

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 also offer Senior Assisted Housing.

The third type of senior residential facility is Senior Assisted Housing, formerly known as sheltered housing, in which the State provides a subsidy for residential care in assisted living or congregate homes. Senior Assisted Housing is certified by the Department of Family Services. The 81 congregate living and senior assisted housing facilities together serve 524 residents.

A 1999 survey conducted by the Department of Social Services identified the following housing needs of the frail elderly population:

Assisted living where residents have their own apartments with on-site and contracted support services, such as meals and in-home aides.

Congregate care facilities, such as group homes, in which residents have their own rooms but share common areas with supportive services provided 24-hours on-site.

Adult foster care and Project Home facilities, in which residents live with families in the community. A subsidy is needed for training and supervision of care providers.

Assisted-living arrangements, in which residents live in hotel-style rooms and have 24-hour on-site supports.

Life care communities, which provide a range of living accommodations so people, can “age in place.” Residents can move to a more supported environment if they need to do so.

Senior Service Needs and Priorities

1. **In-home aide services.** Currently there are long waiting lists for programs. In-home services can make the difference between maintaining someone in a community setting versus moving the person to a more restrictive environment.
2. **Meal programs.** More Countywide programs are needed that are available seven days a week.
3. **Grants or subsidies to help pay bills.** Older people need help with paying property taxes, utility bills and purchasing medicines. The inability to afford some of these basic items has forced some people out of their homes.
4. **Transportation.** A Countywide expansion of the escort service is needed to take people from their home to appointments and grocery shopping.
5. **Outreach services.** An expansion of outreach services is needed to monitor people in their own homes. This service includes telephone reassurance and visitation.
6. **Home repairs and/or modifications.** Assistance is needed for people with disabilities and others who need minor repairs performed.

Persons with Disabilities

People may have different kinds of disabilities, but they all share a need for safe and affordable permanent housing. Affordable housing is essential for people to live independently. Lack of affordable housing may cause a person with disabilities to live in overcrowded or substandard conditions. A lack of affordable housing may send someone to a nursing home, or an institutional or residential treatment setting, beyond the period of need. Homelessness may also occur.

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.

There are 679 households for people with disabilities that are receiving a rental subsidy in the form of a Section 8 certificate, now called a Choice Voucher, under the County's Rental Assistance Program. This represents 15.7 percent of the total number of households receiving rental assistance. In August 1999, there were 148 individuals with disabilities on the Section 8 waiting list, representing 8 percent of the total number on the waiting list.

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. Prince George's House for single men is fully accessible to people with physical impairments and the Family Emergency Shelter has one accessible unit.

The Prince George's County Housing Authority has applied for another phase of the HUD Mainstream Program. Under this program, there would be an additional 75 rent subsidy vouchers to serve mentally ill and physically disabled individuals and their families.

Housing for Developmentally Disabled Persons

In October 1999, the nonprofit service provider, Arc of Prince George's County, reported that there were 516 people with developmental disabilities waiting for residential services and 446 people waiting for Individual Support Services (ISS). Of those people on the waiting list, 186 have caregivers 70 years old or older; 85 are seeking residential services.

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 for a greater number of individuals with disabilities. Service providers for individuals with disabilities also propose using HOME Investment Partnership resources for rental assistance.

Self-determination is a compelling theme among housing advocates for the disabled. It empowers individuals and their families to determine who will provide services and how those services will be delivered. Individuals and their families should be given control over the financial allocation provided by the State. They could then secure the supports and services they need to function independently in the community.

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 and without adequate housing are more apt to be living at home with aging parents, in crowded homeless shelters, in nursing homes, in "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 1990 census, the County's population was 728,553 (current population is 776,267). In 1990, 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 6 percent increase in people with disabilities in the general population since 1990. Thus, applying that 6 percent increase to the number of people with disabilities affecting mobility, there are approximately 8,640 such persons living in the County.

The data, however, does not include children and youth under the age of 16, the large population of elderly persons who also have accessibility needs, nor the population which is institutionalized. As of June 30, 1999, Prince George's County had 336 people with

physical disabilities living in nursing facilities, according to the Maryland Department of Mental Health and Hygiene.

During the 10 months, from December 1, 1996 to September 30, 1997, 97 people called Independence Now, Inc.; the center for independent living that serves people with disabilities in Prince George's County. Of those callers, 41 needed accessible and subsidized housing and 56 needed subsidized housing without accessibility features. During a similar period in 1998, 102 callers sought accessible, subsidized housing and 143 were seeking subsidized housing without accessibility features.

Civil rights laws, such as the Americans with Disabilities Act, have created unprecedented opportunities for people with disabilities. Yet, accessible rental housing in the County is in very short supply. In fact, only 25 complexes in the County have one or two accessible units.

Housing Needs of Persons with Mental Illness

The County's Department of Family Services/Mental Health Authority Division (DFS/MHAD) serves as the State of Maryland mandated Core Service Agency (CSA) in 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 18,500 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 1999, the Mental Health Authority Division monitored 348 people who used its Residential Rehabilitation Programs at 129 sites; 77 clients were in supported housing; 18 were in Shelter Plus Care and seven were in domiciliary beds. Even with this rate of placement, there is a waiting list of approximately 200 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 be the community placement that diverts 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 struggling to maintain not only mental stability but also employment, family living arrangements, and possibly homelessness. There are presently no specialized housing services for those who are mentally ill and married or heads of households with dependent children. Their economic plight indicates a need for housing subsidy and services.

One special-interest disabilities population is youth ages 17 to 22 years. They are called Transitional Age Youth (TAY) because they exited the treatment system for children and entered the adult service system. These youth require intensive transitional programs that emphasize adult independent skills for self-sufficiency to bridge the gap from the custodial care facilities. In FY 1998, HUD awarded DFS/MHAD a \$1 million grant for services to TAY covering the cost of housing, case management and support services. Guide, Inc. and Community Residence contracted with DFS/MHAD to provide psychiatric, residential and rehabilitation services to prepare ten youth for a less restrictive self-sufficient environment.

Strategic Housing Plan for People 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 and their Families

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.

Strategic Plan for Persons with HIV/AIDS

In its "Healthy 2000" plan, the Health Department listed a number of prevention strategies for people with HIV/AIDS and other sexually-transmitted diseases. These include: working to reduce the number of adolescents who engage in sexual intercourse, encouraging increased condom use by people who are sexually active, increasing drug abuse treatment programs for drug abusers, decreasing the number of intravenous drug abusers who share needles, increasing awareness and providing effective instruction in HIV/AIDS and other sexually-transmitted diseases.

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 medical and substance abuse needs of persons and families with HIV/AIDS are discussed in Section V, Community Development.

Annual Plan for Persons with HIV/AIDS--Specific Objectives

Provide 70 individuals and 60 families with emergency assistance and rental assistance annually.

Continue to provide case management services for approximately 100 individuals and families with HIV/AIDS.

Domestic Violence

A discussion of domestic violence is included in the section on "Homelessness."

COMMUNITY and ECONOMIC DEVELOPMENT

DHCD used the CDBG Needs Public Forum and other forums to determine the priorities in this section. The County Executive's office, the Economic Development Corporation (EDC), the M-NCPPC and DHCD have met with many interest groups, business leaders, banking interests, Federal, State and local government officials, and a host of other agencies, planners, nonprofit groups, citizens organizations to articulate and develop a strategic plan for economic development.

Economic development and inner-Beltway revitalization activities are the basis for investment of County resources from the Federal, State and local levels. For example, the EDC sought Federal EDI funds to support its Commercial Building Loan Fund to address the commercial property revitalization needs identified by the residential community and commercial property owners in low and moderate-income neighborhoods. Other economic development reports included the "Economic Development Strategic Plan" prepared for the M-NCPPC by consultants Hamer, Siler, George Associates in January 1999.

DHCD staff met with a number of community development providers about public services to determine priorities related to health, transportation, crime, and youth services.

Priorities and Objectives

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. The needs addressed in this section include economic development and revitalization, public facilities and public services. Annual CDBG entitlement funds are leveraged with other Federal, State, local and private funds to carry out community development activities.

Employment Data

Between 1980 and 1990, the Prince George's County job base increased by 35 percent. In 1980, there were 213,181 jobs in the County. By 1990, the County had 310,352 jobs. Nearly 70 percent of the jobs were in the private sector and 25 percent were in the public sector. The remaining 5 percent were classified as self-employment.

Job growth slowed between 1990 and 1997. This decline is attributable to the dramatic decline in the amount of commercial and industrial development seen locally and nationally starting in late 1989 and early 1990. As construction growth declined, fewer new jobs were created. An economic recession existed between 1990 and 1991, which decreased

employment in some sectors and held down job growth in others. By the late 1990s, economic growth began to surge.

By the year 2020, total employment in the County is forecast to reach 449,120, an increase of 138,768 or 44.7 percent. More than 80 percent of future employment gains are expected to be in the private sector. The public sector will remain an essential component of the local economy although it will contribute only 16 percent of the County's job growth. 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. Retail business, the Federal government, State and local government and the self-employed sectors follow, in that order.

Table 35- Trends in At-Place Employment

Sector	1980	1990	1997	Numeric Change 1980-1990	Numeric Change 1990-1997	Percent Change 1980-1990	Percent Change 1990-1997
Retail Trade	49,596	67,207	64,677	17,611	-2530	36%	-3.8%
Services and Other	34,355	68,671	78,262	34,316	9591	100%	14.0%
Construction	16,950	25,176	23,235	8,226	-1941	49%	-7.7%
Manufacturing	10,773	12,160	11,213	1,387	-947	13%	-7.8%
Wholesale Trade	9,458	14,714	14,991	5,256	277	56%	1.9%
F.I.R.E. ¹⁷	9,285	13,950	12,787	4,665	-1163	50%	-8.3%
T.C.U. ¹⁸	7,408	17,238	16,067	9,830	-1171	133%	-6.8%
Federal Govt.	26,981	27,177	23,590	196	-3587	1%	-13.2%
State/Local Govt.	48,375	41,756	44,359	(6,619)	2603	-14%	6.2%
Total	213,181	288,049	289,181	74,868	1132	35%	0.4%

Source: Maryland Office of Planning

The "Employment Change" map (see next page) shows locations in the County where employment is expected to increase in the period to 2005. The significant growth will occur along major transportation corridors such as I-95, Route 50, and the Capital Beltway.

¹⁷ Fire, insurance and real estate

¹⁸ Transportation, communication and utilities

In these areas, employment will be concentrated in office and industrial parks. Areas showing a loss of employment are scattered throughout the County in older neighborhoods and in the more rural areas bordering Anne Arundel County.

Anti-Poverty Strategy

The focus of the County's Anti Poverty Strategy is its economic development and revitalization initiatives in the inner-Beltway. Specific programs include:

1. **Business development:** Creating a greater mix of businesses and enhancing existing businesses.
2. **Employment:** Generating more and better jobs, and employment training.
3. **Housing:** Eliminating troubled apartment complexes and abandoned housing.
4. **Environment:** Cleaning up the river pollution and trash.
5. **Safety:** Increasing crime prevention programs; improving environmental design and lighting.
6. **Transportation:** Improving the bus system and the at-grade railroad crossing in Bladensburg.
7. **Programs and services:** Increasing youth programs, especially after school programs; improving educational opportunities; providing services for the homeless and increasing drug prevention programs.

Another important part of the Anti-Poverty Strategy is the Welfare-to-Work program. The County launched its Welfare-to-Work Program in 1997. Known as Family Self-Sufficiency Resource Initiative for Self Empowerment (FSS-RISE), clients receiving Section 8 assistance and Temporary Assistance for Needy Families (TANF) receive training and extensive case management services to prepare for and secure employment. The job placement and retention rate for FSS-RISE is 90 percent. Job retention is key to the ultimate goal of welfare reform.

The County's Transitional Housing Program has increased its services to homeless families by offering ongoing support and services after clients leave the formal part of the program. Assistance with daycare or employment helps the family become more stable and to transition from homelessness to self-sufficiency.

DHCD also works closely with the Workforce Services Corporation (WSC) to provide job placements for Welfare-to-Work clients. Through the leveraging of resources and collaborations in the public and private sectors, WSC also offers affordable housing, dental care, clothing and mental health counseling in addition to jobs and training. The President's Welfare Reform Work Group visited WSC's customized Job Readiness Workshop, citing it as a model for local program effectiveness.

The Office of Child Support Enforcement has increased its efforts to ensure that non-custodial parents contribute to the support of their children. Mandatory child support has greatly increased the ability of families to transition to greater independence.

With a strong economy and greater emphasis on economic development and welfare reform initiatives, the next five years should significantly reduce the number of families on welfare and seeking housing assistance. Governmental assistance will still be needed for public services such as afterschool care and medical care.

The County is a leader in operating the Regional Opportunity Counseling (ROC) Program. ROC provides counselors that help families overcome barriers to move to better neighborhoods, arrange for utility services, register children for school and provide other services. ROC helps families move from areas of high poverty to reduce concentrations of people living in subsidized housing. Neighborhoods then become more stabilized and are able to return to natural market conditions.

Economic Development and Revitalization Strategy

Prince George's County has embarked on a comprehensive plan for economic development and revitalization in the inner-Beltway communities. The goals are to expand employment opportunities for County residents, retain and expand established businesses, attract new businesses, and achieve higher rates of entrepreneurship. The plan represents a collaborative effort between the public and private sectors, including residents, government representatives, business owners, and nonprofit community-based organizations. The strategy will create greater private sector employment, retain and strengthen existing commercial and industrial businesses, and make better use of excess commercial and industrial space.

Several initiatives and programs in the County promote the economic revitalization of inner-Beltway communities. The strategy is to direct services and incentives to stabilize the communities and attract new investment. Economic development projects are aimed at the already existing revitalization focus areas, priority areas designated by the County for concentrated revitalization efforts. Revitalization areas are designated in the north, central and south of the County, inside the Capital Beltway. The North focus area, also known as the Port Towns, includes Bladensburg, Colmar Manor and Cottage City. The Central focus area includes Fairmount Heights, Seat Pleasant and the Landover Road Corridor while the South focus area is Suitland.

The County is seeking a CDBG Neighborhood Revitalization Strategy Area designation for an area of Suitland contained within Census Tract 8020.02. The area has a median household income that is nearly half that of County residents in general, according to the

1990 Census, while the poverty rate is three times the County rate. The per capita income of the largely black population is 16 percent lower than the County's. The housing stock is predominately multi-family, and much of it is in deteriorating condition. In addition to poverty, the population suffers from lack of adequate transportation, daycare and employment opportunities. There is a high vacancy rate in commercial buildings, a poor mix of goods and services available and a high crime rate.

While conditions are deplorable, the market for providing significant improvements exists. The Federal Center located in the area has 8,000 employees who generally stay inside their gated community during the day. A new Metro Station will be located within the area. The County has purchased seven buildings with 28 units in Suitland Manor.

North Revitalization Focus Area: The Port Towns

The three Port Towns are the adjacent, incorporated jurisdictions of Bladensburg, Colmar Manor and Cottage City, all of which lie along the shores of the historic Anacostia River. Colmar Manor and Cottage City are primarily residential with some commercial. Bladensburg has a more diversified mix of residential, commercial and industrial land use. Consequently, more commercial and industrial development has been targeted to the Town of Bladensburg. The Anacostia River is an important factor in the economic development of the Port Towns and much of the commercial revitalization is focused on redeveloping the Waterfront Park and marina.

Through public workshops and forums, citizens, private organizations, businesses and government agencies developed a strategy to improve the Port Towns' economy. A community-wide vision statement¹⁹ was developed by the Port Towns and approved at a community meeting. It contains the following statement on the Annapolis-Bladensburg Road Commercial Corridor and Transportation:

“ . . . The Annapolis-Bladensburg Road Corridor is an aesthetically pleasing, safe and attractive corridor which projects a positive image of the town it serves. Its easy pedestrian access links historical neighborhoods to high quality retail establishments, creating a vibrant town center and commercial corridor, where people congregate, shop and recreate . . . ”

This vision forms the foundation of the strategy to achieve economic vitality in the Port Towns. Goals and objectives were developed from the vision.

¹⁹Port Towns Revitalization Action Plan - Bladensburg, Colmar Manor, Cottage City. Spring 1996. Port Towns Revitalization North Team, M-NCPPC Neighborhood Revitalization Division.

Goal 1: Redevelop and revitalize the commercial corridor along Bladensburg and Annapolis Roads.

Strategies:

Create focal points along the highway corridor to draw customer attention by encouraging redevelopment of the Peace Cross area, holding events on marina grounds to attract visitors and shoppers, and developing a Town Center along Annapolis Road.

Establish and promote “Historic Bladensburg” as an architectural and marketing theme for the community. This would help emphasize local history and evoke historical images.

Establish a unified and coordinated program for identifying and promoting Bladensburg's existing historic properties; reuse historic structures in ways compatible with their long-term preservation.

Link commercial corridors with the Waterfront corridor and associated recreation activities.

Create and promote special sales events around recreational and ecology-oriented activities held along the river or at the Historic Bladensburg Waterfront Park.

Develop signage linking the corridor to the waterfront, and then back from the waterfront to the corridor.

Improve pedestrian linkages between the waterfront and Port Towns' businesses and residences.

Extend bike paths into and out of the waterfront area.

Sponsor and promote boat trips to the aquatic gardens and arboretum.

Sponsor local sculling and rowing teams.

Develop a secure corridor by improving the way crime activity data is compiled, shared and reported; increase police presence, establish business watch and crime prevention programs and develop an anti-graffiti program of education and prevention.

Create a business awareness education program for schools by establishing partnerships with key educational facilities.

Goal 2: Satisfy retail needs of commercial corridor area residents.

Strategies:

Provide incentives to keep area businesses and encourage new ones to relocate to the commercial areas. This could be done through a focused business retention and expansion program.

Strengthen the shopping area by retaining desirable existing businesses and attracting desirable new ones to the community.

Establish and distribute recruitment goals.

Work with local real estate brokers and property owners to target businesses directly.

Improve the mix of goods available to residents.

Use market studies to encourage businesses to add new goods.

Use market studies to determine best opportunities.

Promote the corridor as a shopping area by organizing a business association; create an effective organizational and management structure for the operation of economic development in the Port Towns.

Goal 3: Develop an effective relationship with the Waterfront Park, tourists and other visitors to establish the park as an important market for local retail businesses.

Strategies:

Market the Anacostia River and the Waterfront Park as assets to establish a theme for the Port Towns and create an attraction for visitors.

Develop strategies for the revitalization of the Anacostia Bladensburg River Historic Park.

The Port Towns, in partnership with the County, business and community leaders, have begun implementing some of the projects. In addition, the U. S. Department of Housing and Urban Development has awarded the County a \$1.5 million economic development initiative grant in FY 2000, to be matched by State, local and private sector dollars. These funds support streetscape and façade improvements along the entire Route 1 corridor. They also will enhance pedestrian and bicycle access along the route, design and implement a “signage” program directing motorists and bicyclists to Heritage area tourist attractions along the Anacostia Heritage Trails system.

Ongoing Projects in the Port Towns

The Bladensburg Local Development Corporation is engaged in a concerted effort to implement its commercial revitalization initiatives.

Port Towns Shopping Center at Colmar Manor: EDC is working with the owners of this shopping center to develop a strategy to retain the anchor store, Shoppers Food Warehouse.

Renovation of Port of Bladensburg Shopping Center: This shopping center was purchased by the owner of the Americana Grocery Store, one of the tenants of the shopping center. The Economic Development Corporation and the Redevelopment Authority are helping the owner structure the financing to renovate the shopping center.

Business Attraction and Retention at Bladensburg Shopping Center: This 33,713 square-foot shopping center is owned by Douglas Corporation. The Prince George's County Economic Development Corporation is assisting the owners in marketing the center for new retailers.

Central Revitalization Focus Area: Landover Area

The Central Revitalization Focus Area includes the Landover Road Corridor and the municipalities of Fairmount Heights and Seat Pleasant. Two of the County's three Enterprise Zones, Capitol Heights and Cabin Branch, also are located in the Central Revitalization Focus Area.

Landover is strategically located within the Cabin Branch Enterprise Zone adjacent to U.S. Route 50 inside the Capital Beltway. It is home to the Redskins Stadium that has a potential attendance of 780,000 per year for home games, and an additional 80,000 per event for other attractions.²⁰ The construction of the stadium has opened numerous opportunities for economic development and community revitalization.

The Landover Revitalization Coalition is made up of Landover residents, civic leaders, property owners, business managers and County government staff. The group's task is to identify the needs and community concerns regarding the areas surrounding the Landover Road Corridor, from MD Route 704 to U.S. Route 50.

²⁰"Prince George's County, Maryland, Promotional Brochures." Prepared by the Maryland-National Capital Park and Planning Commission, Neighborhood Revitalization Division, and the Prince George's County Economic Development Corporation.

The plan for Landover is a comprehensive revitalization program and economic development program, in response to community concerns raised at workshops and meetings. The goals and strategies identified in the following plan responds to the community's chief concerns.

Goal 1: Preserve neighborhood and destination retail shopping along the Landover Road Commercial Corridor by stimulating reinvestment and guiding needed modernization.

Strategies:

Reduce numbers of inappropriate establishments by supporting challenges of liquor renewal licenses and stronger enforcement codes.

Attract retail businesses to fill voids, as found by conducting market studies, and publicize financial incentives.

Develop a comprehensive business recruitment plan.

Develop business assistance and retention programs for existing businesses.

Goal 2: Establish a special identity and positive image that will make the Landover Road Corridor a better place to live and work.

Strategies:

Eliminate negative (mis)perceptions about the area by including civic associations, Redskins representatives and community leaders in a systematic, publicity campaign to chain retailers and the media.

Ensure that there is continued police effort to crack down on drug and other criminal activity.

Improve the appearance by better signs on its businesses and storefronts, cleaner streets, and a tidier landscape. Work with commercial owners to redesign, re-stripe and landscape existing parking facilities. Complete streetscape improvements on public roads. Provide design assistance for renovations and facade improvements. Develop signage to identify Landover.

Goal 3: Create a strong business and community partnership to guide revitalization efforts.

Strategies:

Establish a Landover Road Business Association.

Support existing organizational efforts, establish uniform business hours, promote joint advertising, promotional campaigns and special events.

Create a neighborhood and business coalition.

Appoint members from civic associations to work with the business association.

Ongoing Projects in the Central Revitalization Focus Area: Landover

Infrastructure Redevelopment of MD Route 202: This activity includes landscaping, addition of speed bumps and pavers, improvements to the public right-of-way and new sidewalks in three phases. Phase I is complete, Phase II is near completion and Phase III is under design. Local efforts are coordinated with the State Highway Administration Landscaping Project along MD Route 202 from U.S. Route 50 to MD Route 704.

Landover Metro Station Pedestrian Access: Phase I of a five-phase approach to the redevelopment of the Metro station area will improve pedestrian mobility to and from the station.

Smaller Proposed Projects include: Rehabilitation of the Cattail Branch, Dodge Plaza improvements, a vacant housing program, Glenmore and Hunter's Ridge apartment complex rehabilitation and redevelopment, and various commercial marketing programs.

South Revitalization Focus Area: Suitland

Suitland is a well-established community in southern Prince George's County that has experienced the closing or relocation of several businesses and institutions over the last several years. The loss of private investment in the community has resulted in fewer jobs, lower labor market participation for neighborhood residents and more limited access to needed services and products.

The Suitland Revitalization Focus Area is primarily residential but encompasses a central business district. The commercial area is plagued by a high incidence of crime, high vacancy rate and negative image. The condition of the business district and the image it presents of Suitland are considered essential to the revitalization of Suitland.

In 1995, residents of Suitland, business owners and other stakeholders came together to develop a strategy for creating a positive community image, enhancing the economic

vitality of the commercial strips, and making services and programs available to the residents. The following goals and objectives are the culmination of several community meetings.²¹ Residents and merchants came together to create an action plan to develop linkages where common goals exist and so that activities can be coordinated for greatest impact.

Goal 1: Increase business retention and attraction by providing incentives for local businesses to remain and new ones to relocate in commercial areas.

Strategies:

Improve the physical appearance of the business district.

Encourage area stakeholders to participate in commercial revitalization.

Develop a business association.

Develop and implement an aggressive marketing strategy for the area.

Assist existing businesses to be successful and grow.

Fill vacant retail spaces with desirable ones.

Goal 2: Increase employment opportunities for residents both in the neighborhood and in the larger metropolitan area.

Strategies:

Encourage local business and institutions to hire neighborhood residents, particularly people that have low and moderate-incomes.

Help local residents find jobs in the larger metropolitan area.

Recruit appropriate new businesses.

Goal 3: Improve the ability of residents to qualify for and find employment in jobs that will support their families.

Strategies:

Provide local job training and employment services.

²¹Suitland Revitalization Action Plan. Maryland-National Capital Park and Planning Commission, Neighborhood Revitalization Division. Second Edition. 1997.

Create local employment centers through targeted redevelopment.

Encourage local businesses and major employers to advertise local jobs to community.

Link unemployed people to companies with vacancies.

Ongoing Projects in the South Revitalization Area: Suitland

New Metro Station in Suitland: A new Metro station in Suitland is currently under construction and is scheduled to open in 2001. The new service is an extension of the Metro line and will facilitate travel to the District of Columbia and Virginia for employment. This new service is also expected to bring more potential shoppers to the neighborhood.

Silver Hill Road Intersection and Streetscape Improvements: Streetscape improvements currently underway on Silver Hill Road are scheduled to be completed by 2001 and include: intersection widening, sidewalks, street trees and crosswalks which will be coordinated with, and in support of, the new Suitland Metro station currently under construction. Funding source: State Highway Department. Estimated cost is \$3.5 million.

Suitland Corner Streetscape and Facade Improvement Program: Improvements underway at the corner of Suitland and Silver Hill Roads include new storefront windows, doors, awnings and signage, new curbs, decorative sidewalks, pedestrian lighting and landscape. Estimated cost is \$700,000. Funding sources: Community Development Block Grant, Maryland-National Capital Park and Planning Commission, State of Maryland Neighborhood Revitalization, business owner participation.

Neighborhood Retail Center: The Suitland Family and Life Development Corporation is developing the Neighborhood Retail Center. The nonprofit organization acquired the old Dino's restaurant, a dilapidated commercial building and is now rehabilitating it.

The Neighborhood Retail Center will have a business incubator facility and a technical assistance program. The new facility will contain office space for four businesses, a computer repair business, a café operated by Job Corps culinary students, a Workforce Services Corporation satellite office and a Conference room. The Technical Assistance Program will provide business planning and other assistance for existing businesses and for new ventures starting up in Suitland. Expansion and continuation of micro- enterprise training and development program began in the summer of 1999.

Supportive services for entrepreneurs, such as securing childcare, life skills development and parenting training will also be provided. Funding sources: Maryland Neighborhood Business Development Grant and local Community Development Block Grant. The ultimate goal is ten business start-ups and expansions per year.

Mechanisms for Achieving Economic Development and Revitalization Goals

Revitalizing the older, inner-Beltway communities has been a priority of Prince George's County for the last several years. The County developed many strategies and new programs to achieve its economic development and revitalization goals that include:

- Establishing the Redevelopment Authority
- Expanding the State of Maryland Enterprise Zones
- CDBG Neighborhood Revitalization Strategy in Suitland
- The Small Business Growth Fund
- Revitalization Tax Credit Program
- SBA-504 Loan Program
- Prince George's County Revitalization Loan Fund
- Commercial Building Loan Fund
- High Technology Growth and Development Incentive Package
- Job Training and Placement Services
- ACE-Net Program

Redevelopment Authority of Prince George's County

In April 1997, the Redevelopment Authority of Prince George's County was created to respond to the need to rebuild communities through residential, commercial, industrial, social and economic development and redevelopment. A nine-member Community Advisory Committee was appointed to assist and advise the Redevelopment Authority.

The members of the committee have the authority to carry out the following actions:

Acquire by legal means (including the exercise of eminent domain), land or property for development and redevelopment.

Develop or redevelop land or property for residential, commercial or industrial purposes.

Dispose of land or property for residential, commercial or industrial development or redevelopment.

Issue bonds to finance or refinance the cost of acquisition, development and/or redevelopment.

Accept grants from, make loans to, and enter into contracts with Federal, State or local agencies, or private entities or parties.

The mission of the Redevelopment Authority of Prince George's County is to contribute to the creation of a diverse and vibrant economy and living environment for Prince George's

County by using community-building techniques and providing responsible and responsive development and redevelopment designed to enhance quality of life and create diverse sustainable communities. The agency's mission will be guided by sound principles of community building to improve living conditions, expand opportunities and sustain positive changes within communities.

Expansion of State of Maryland Enterprise Zones

A State Enterprise Zone is a defined geographic area where economic incentives are made available to new and existing businesses that expand through capital investment and/or job creation. The Prince George's County Economic Development Corporation is the administering agency for the County's three Enterprise Zones. The goal of the Enterprise Zone is to retain and strengthen the existing commercial and industrial businesses, attract new businesses, and enhance and cause the re-use of under-utilized and vacant commercial space.

The County filed a new application on October 15, 1999 to the State of Maryland to expand the current Enterprise Zones and to add several new areas. The proposed Enterprise Zone encompasses 6,625 acres inside the Capital Beltway and includes portions of the following municipalities: Bladensburg, Capitol Heights, Cheverly, Colmar Manor, Cottage City, District Heights, Edmonston, Fairmount Heights, Glenarden, Landover Hills, Morningside, New Carrollton and Seat Pleasant. The proposed Zone primarily encompasses land zoned for commercial and industrial uses.

Businesses locating or expanding within an Enterprise Zone could receive special incentives for up to ten years and may be eligible to receive the following incentives:

- Revitalization Property Tax Credit
- Enterprise Zone Property Tax Credit
- State Income Tax Credits
- State Income Tax Credits for hiring disadvantaged workers
- Accelerated Permitting Process
- Assistance with marketing and promotion
- Special promotional rates from participating public entity companies.

CDBG Neighborhood Revitalization Strategy in Suitland

Prince George's County is developing a Community Development Block Grant Neighborhood Revitalization Strategy (NRS) for the economic empowerment of low and moderate-income people. The proposed NRS area is located in the Suitland Revitalization Focus Area and comprises one census tract with a population of approximately 2,767. Once HUD approves the designation, the targeted area will have greater flexibility in the use of CDBG funds for job creation and retention activities, housing and economic development activities. The designation also provides exemption from the

public service cap for services carried out in the area by a community based development organization. The designation will help to make the Suitland goals a reality.

Small Business Growth Fund

The Financial Services Corporation, a nonprofit affiliate of the Prince George's County Economic Development Corporation, administers the Small Business Growth Fund. The fund provides financial assistance to for-profit companies with 25 or fewer employees. It was designed primarily to assist existing businesses in their expansion efforts. Start-up businesses are considered on a case-by-case basis. Loan amounts range from \$25,000 to \$250,000 and are guaranteed by the United States Small Business Administration under its 7(a) program.

Prince George's County Revitalization Tax Credits

Tax credits are available to businesses in all inner-Beltway census tracts where the median household income is below that of the County. Tax credits provide a reduction in real property taxes for five years available for new construction, reconstruction or extension of nonresidential buildings. The implementing agencies are the Prince George's County Office of Finance, Treasury Division, and the Prince George's County Economic Development Corporation.

SBA 504 Loan Program

This program provides existing, viable small businesses with long-term below market rate financing for the acquisition of land and buildings, machinery and equipment, construction and renovation which result in job creation. The Prince George's County Financial Services Corporation, a subsidiary of the Economic Development Corporation, administers this program and determines the ability of a small business to secure and repay loan proceeds. Only creditworthy firms are eligible for assistance under the 504 loan program.

Prince George's County Revitalization Loan Fund

Loans are available to companies with 25 or fewer employees located in inner-Beltway areas. Loans range between \$10,000 and \$25,000 but can be as much as \$250,000 with an SBA loan guarantee. Proceeds may be used for machinery or equipment, building renovation, leasehold improvements or working capital. The implementing agency is Prince George's County Financial Services Corporation. Funding sources are the Consortium of Commercial Lenders, the Small Business Administration and Prince George's County.

Commercial Building Loan Fund

The Commercial Building Loan Fund (CBLF), a multi-faceted building renovation, reuse, and construction program, assists property owners to rehabilitate commercial properties

and attract quality tenants. The CBLF stimulates private sector revitalization by making interest rates affordable and accessible.

The County was awarded a \$1 million Economic Development Initiative grant to support the CBLF and has applied to the U.S. Department of Housing and Urban Development for a \$10 million Section 108 loan that establishes the Commercial Building Loan Fund. The Fund increases leveraging opportunities and encourages public-private partnerships for the revitalization of distressed neighborhoods. Four CBLF projects are identified for the Section 108 loan and the EDI grant. Those projects are:

Redevelopment of Eastover Shopping Center (Phase II): Redevelopment includes building renovation, installation of a new transformer, interior mall repair, parking lot and tenant improvements. The total project is estimated at \$1,825,000 and is expected to create 50 new jobs.

Safeway Warehouse and Distribution Center, Landover: This facility will be redeveloped for several individual business tenants. Improvements could include site acquisition, renovation of the dry warehouse and the produce warehouse, demolition of the refrigeration warehouse and construction of a new warehouse area. The total project is estimated at \$25.5 million and will create 210 new jobs.

Oxon Hill Shopping Center: This shopping center will be redeveloped to include the construction of a new Shoppers Food Warehouse and the relocation of Trak Auto. The cost for demolition, construction and tenant lease-up is \$5.2 million and will create 50 new jobs.

Prince George's Plaza, Hyattsville: Sears, Roebuck and Company will renovate and construct a new, full line department store at Prince George's Plaza. Estimated total project cost is \$18 million and will create 60 new full-time jobs and 120 part-time jobs.

High Technology Growth and Development Incentive Package

Prince George's County has about 900 high technology companies that employ more than 33,500 highly trained workers.²² Most of these companies are located in the Prince George's County High Technology Triangle, in the northern half of the County. The County designed an incentive package to encourage the private sector to relocate within the Triangle. The incentive package consists of:

Real Property Tax Credit: The tax credit may be granted on real property constructed or substantially improved by, or for expanding or relocating, high-technology companies. The credit decreases over five years.

²²Prince George's County Economic Development Corporation. Summer 1999.

Personal Property Tax Exemption: Companies are offered a 100 percent tax exemption from personal property tax for certain property used in research and development.

Fast-Track Commitment: The County offers a “Fast Track Site Development Plan Process” which expedites approval of site development plans for qualified high technology projects.

Job Training and Placement Services

A Workforce Partnership Network has been formed to coordinate all of the employment and training opportunities offered through community colleges, government agencies and nonprofit organizations in the County.

The Workforce Services Corporation (previously the Private Industry Council) is the primary service provider with offices located in Landover. Services include:

- Vocational training
- GED Training
- Job readiness training and counseling
- Access to information about job openings
- Training programs for specific retailers including CVS, Giant Food and Safeway
- Employment Referral

Suitland Family and Life Development Corporation, Inc., provides job readiness counseling and placement services to teen parents in the Suitland community.

ACE-Net

The Angel Capital Electronic Network is an Internet-based securities listing service that makes it possible for small business owners to identify investors of equity financing in the \$250,000 to \$3 million range. Entrepreneurs can reach accredited investors (called “angels”) with a net worth exceeding \$1 million or annual income greater than \$200,000. The Financing and Business Assistance Division of the Prince George’s County Economic Development Corporation help entrepreneurs use the online service and register for the program.

Economic Development and Revitalization Benchmarks

Goals	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005
Expand employment opportunities for County residents	100 residents	125 residents	150 residents	150 residents	150 residents
Retain and expand established businesses in	5	5	10	10	10

focus areas	businesses	businesses	businesses	businesses	businesses
Attract new businesses and achieve higher rates of entrepreneurship	10 new businesses				

PUBLIC FACILITIES and INFRASTRUCTURE

Goals and Priorities for Public Facilities and Infrastructure

Prince George’s County uses CDBG funds for improvements to its aging infrastructure. Street improvements, accessibility improvements, rehabilitation, acquisition and demolition have been among the chief capital projects the County has financed with CDBG funds over two decades. CDBG funds are being leveraged with State of Maryland and other funds in a comprehensive manner to address the issues of growth management. County Executive Wayne Curry has stated that “we cannot afford for the inner-Beltway to be a net revenue drain.” In 1998, the County Council created a Biennial Growth Policy plan to provide the framework for future growth management and planning. The Smart Growth Initiative is linked to the development of a sound infrastructure. Planners and elected officials recognize that as the County enters the 21st century, the health and safety of communities and neighborhoods are essential to the efficient use of the existing infrastructure. Thus, County’s policies include:

Growth and investment should be targeted, managed or limited;

Growth and investment should be linked;

Growth should pay for growth, except where infrastructure exists or will be enhanced by public investment;

The County must build on its assets;

The County’s neighborhoods, resources and character must be conserved and enhanced;

Public-private partnerships are essential;

The County should regularly reassess its growth management goals and re-evaluate its success in attaining those goals.

While past master plans have emphasized opportunities for new employment areas and new communities outside of the Beltway, current plans include revitalization of older inner-Beltway areas as a key to economic growth. Over the next five years, the County is encouraging public improvement projects in several Revitalization Focus Areas. These

are Suitland, Fairmount Heights/Seat Pleasant, the Landover Route 202 corridor and the Port Towns of Bladensburg, Colmar Manor and Cottage City. In addition, the majority of towns within the inner-Beltway are designated as Revitalization Tax Districts and State Revitalization Areas. The County Council and the County Executive have stated that these areas should receive priority for funding and special consideration to encourage future development and redevelopment. In addition, these areas are automatically included in the State's definition of Priority Funding Areas in the Smart Growth legislation.

Benchmarks for Public Facilities and Infrastructure

Goals	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005
Street lighting	50	50	50	50	50
Resurfacing streets	90,000 linear ft.				
Sidewalks	30,000 sq. feet				
Curb and gutter	11,000 linear ft.				
Driveway aprons	3,000 sq. yds.				
Water, sewer, storm drains	1,200 linear ft.				
Renovations to public buildings i.e. senior centers, health facilities	3 bldgs; 2,000 people				

Strategic Plan for Public Facilities and Infrastructure

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 serve to strengthen and preserve existing communities and improve public facilities Countywide. Specific public facility improvements include:

Storm water improvements;

Reconstruction of streets, sidewalks and parking areas;

Improvements in street lighting as a crime deterrent;

Rehabilitation of community centers and other buildings used to provide services to the public;

Accessibility improvements that remove architectural barriers to public facilities such as streets, 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 and at-risk children, infants and youth. 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 number 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 needy.

Elderly and Frail Elderly Services

The Task Force for Senior Citizens Housing and Services identified the need for a number of services for the elderly. Among these are adult daycare centers, nursing homes, assisted living facilities, congregate living facilities and care homes.

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.

Children and Youth Services

The Department of Social Services recognizes that one of the first steps in the journey to self-sufficiency is child support and childcare. Toward this end, DSS has initiated strong child support procedures to identify absent parents, establish paternity, resume court orders and follow up on collections. Childcare assistance is another critical area for the transition from welfare to work. With the success of welfare reform, the need for childcare assistance has increased. DSS is also studying the need for sick child daycare; evening, weekend and overnight care; and daycare for special needs children. Daycare subsidies and daycare providers may need to be increased in order for employment programs to be effective and families to achieve full self-sufficiency.

During Fiscal Year 1999, the Prince George's County Department of Social Services conducted 3,137 investigations of child abuse and neglect. There were 1,540 allegations of physical abuse, 430 allegations of sexual abuse and 1,167 allegations of neglect. The County's Child Advocacy Center, in the Department of Social Services, is comprised of social workers who specialize in the investigation of allegations of child sexual abuse. The social workers team with the police, the State's Attorney's Office, and a physician to work

on cases and reduce the re-victimization of the children. The team works to increase the number of convictions for offenders.

Children and families involved in child abuse appear to share certain demographic characteristics. Of the victims, 40 percent are from infancy to 6 years of age; 37 percent are 7 to 12 years of age; and 23 percent are teenagers. Of the children, 58 percent are black; 29 percent are white; 11 percent are Hispanic and 2 percent are of other races.

In 50 percent of the cases, the alleged perpetrator is a relative; 31 percent of the cases, the alleged perpetrator is a parent or step parent; 11 percent of the cases, the alleged perpetrator is the parent's boyfriend or girlfriend; 7 percent of the cases, no perpetrator is identified.

Strategic Plan to Reduce Abuse

Reduce the number of families who are victims of domestic violence and abuse through education, treatment and prosecution.

Prevent re-victimization of women and children.

Provide safe havens for families, especially women and children, who are victims of abuse.

Provide treatment to programs for victims and their families.

Health Care Services

Health Prince George's 2000, Healthy People in a Healthy Community²³ sets forth a systematic approach to protecting health and promoting wellness, as well as to fostering and assuring living conditions under which people can be healthy. Successful, long-term implementation of this approach depends on the creation of partnerships among community groups, concerned citizens and other health professionals. Objectives into the Year 2000 are health protection, prevention services and health promotion.

The top health care problem²⁴ in Prince George's County today is the high infant mortality rate, which has increased gradually in recent years and is significantly higher among blacks. Maternal use of illicit drugs is the highest causal factor, but other key factors include the need for prenatal care and general health care for women. Each year more than 500 women walk into a hospital emergency room in labor having had no prenatal care whatsoever. Other factors contributing to the high infant mortality rate are unplanned

²³ Prince George's County Health Department, December 1994.

²⁴ Interview with Michael Fuller, Chief, Directorate of Addictions, Prince George's County Health Department, July 1999.

and teen pregnancies, poor nutrition and smoking. Women need to be better informed about their own health.

The County currently identifies life-threatening conditions among the medically indigent, and the under-insured population. Breast cancer is an issue of particular concern to the County, as well as the high cost of cardiac drugs for those who are diagnosed with cardiovascular disease, before they are eligible for Medicare.

Strategic Plan to Reduce Infant Mortality

To reduce the infant mortality rate, the County should more effectively deliver services to the black community. Services combined specifically to affect the infant mortality rate would be women's health care, including but not limited to pregnancy and prenatal care, mental health services and substance abuse services.

The Health Department should establish two apartment-based locations in the County, one to the north and one to the south. The multi-service centers would draw patients from both the immediate neighborhood and the surrounding community. The Health Department often surveys clients as a way to determine client preferences. Results suggest combining services in an apartment-based multi-service center for parents and pre-school age children would be well received. Several advisory groups and a Community Coalition for Prevention Programs also offer opportunities for citizen participation.

Health services should be more convenient to patients so that transportation is not an issue. This might be done by combining services at one or two high-demand locations, in addition to, or to replace freestanding services that are currently at more remote locations in the County.

Substance Abuse Services

National studies show that only a small number of those needing drug and alcohol treatment are actually in treatment programs -- perhaps fewer than 25 percent. Of the 32,948 adults (approximately 4.2 percent of the population) estimated in need of substance abuse treatment in the County, only about 2,000 are in treatment each year.

The County is providing much more outpatient drug treatment for adolescents, women and children. In particular, in 1997, 17 percent of mothers followed by the Health Department's "Infant At Risk" program were reported as having a substance abuse problem. The "Infant At Risk" program is based at Prince George's Medical Center and works extensively with mothers who have infants in the Neonatal Intensive Care Nursery.

Ninety percent of HIV/AIDS cases in the County are related to the use of illegal drugs. AIDS cases are still mostly male but the number of women drug users testing positive for HIV has been increasing since 1997. Because of the new therapies, people who have HIV no longer necessarily develop full-blown AIDS. While the number of HIV cases is increasing, the number of AIDS cases remains the same.

Thanks to the latest drug therapies, people with HIV are living longer. Their primary issues are no longer imminent death, guardianship for children, settling estates, etc., but rather coping successfully with a serious, chronic illness that requires strict adherence to a difficult medical regimen. The Whitman-Walker Clinic of Suburban Maryland²⁵ is the largest provider of comprehensive services to persons with HIV/AIDS in Prince George's County. The Clinic is working toward a seamless continuity of care addressing the needs and priorities of HIV/AIDS patients. Main components along the continuity are medical services, affordable housing and substance abuse counseling. Medical services are essential to life and health and include medications, case management, and emergency pharmaceuticals. Affordable housing is the second priority because without stable residence, patient health needs cannot be addressed. Substance abuse counseling has become the third priority service as the population of AIDS patients shifts toward drug abusers. At least 30 percent of Whitman-Walker clients have substance abuse problems.

Establishing priorities and allocating Federal funds for persons with HIV/AIDS through Ryan White Title I and Title II and through the Housing Opportunities for Persons With AIDS (HOPWA) program are carried out by the Metropolitan Washington Planning Council, the Regional Work Group, the Community Planning Group and the HIV/AIDS Consortium of Suburban Maryland. These groups include persons with AIDS, service providers, nonprofits and government administrators from the County and the neighboring jurisdictions of the Washington Eligible Metropolitan Area.

Strategic Plan for Substance Abuse Prevention

The Strategic Plan for substance abuse prevention, education and treatment involves increased funding, primarily through the Health Department.

Employment Training Services

With a currently strong economy and low unemployment rate (3.6 percent in the first quarter of 1999), 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

²⁵Interview with Mr. Michael Holder, ACSW, CSWM, Executive Director and Ms. Kara Peters, LCSW-C, Associate Director and Director of Clinical Services, Whitman-Walker Clinic, Inc. July 30, 1999.

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 national welfare reform or Welfare to Work, known in Maryland as the Family Investment Program. In 1999, DSS developed a Family Investment Program Plan²⁶ for the years 2000 to 2002 to address the mission:

“...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 has collaborated 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.

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. In the summer of 1997, DSS began Project AWARE, 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 was established to cultivate a partnership with the Spanish -speaking community and to address issues specific to the Latino community.

Employment Strategic Plan

Youthbuild provides Federal funds for job training. The County's DHCD established a partnership with Southern Area Youth Services (SAYS); a nonprofit housing developer, ARCH of Washington, D. C. and the nonprofit Housing Initiative Partnership to train low income young adults, 16 to 24 years old, in the housing construction and rehabilitation trades. Many of the young people are receiving Section 8 assistance and welfare payments. Youth from revitalization areas are specifically targeted for the training. Training includes classroom instruction and hands-on learning followed by job placement.

Employment training in target areas is further discussed under the section on Economic

²⁶Prince George's County Department of Social Services. *Family Investment Program Plan*. Charlene R. Gallion, Deputy Director. Family Investment Administration. 1999.

Development.

Crime Prevention and Elimination Services

Efforts to control and eliminate crime are focused on the County's public housing sites. The Housing Authority is developing its own five-year plan using Drug Elimination Program funds. Funds will be used to reduce or eliminate drug-related crimes in and around public housing sites. Under the Campus of Learners program, the County is expected to transform the social and physical environment of public housing sites.

Transportation Services

Transportation is also essential to making economic independence possible for families. The County is exploring alternative ways to transport individuals between employment centers and childcare facilities. Such alternatives include taxicab vouchers, a system of bus tokens and others.

Housing Services for Persons with Disabilities

Service needs for persons with disabilities are linked to their housing needs. These include:

Support for nonprofit groups who update databases and disseminate information on affordable 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.

Benchmarks for Public Services, by Numbers of People Served

Goals	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005
Employment Training	400	400	400	500	500
Housing Counseling	5,000	5,000	5,000	5,000	5,000
Elderly and Frail Elderly	250	250	250	300	300
Public Housing Services	50	50	50	100	150

Health Care	4,000	4,000	4,000	4,000	4,000
Transportation Services	425	425	450	500	500
Homeless Services	4,500	4,500	4,500	5,000	5,000
Disabilities	200	220	220	250	300
Children and Youth	400	400	400	400	400

INSTITUTIONAL STRUCTURE

The County will use many of its major agencies to implement the strategies presented in *The Plan*. These include:

The Department of Housing and Community Development (DHCD), which administers the three Federal entitlement programs, CDBG, HOME and ESG. Two divisions within DHCD carry out the rental assistance and public housing functions. DHCD is the lead agency in overseeing the development of *The Plan*.

The Housing Authority of Prince George's County issues bonds and provides financing for housing revitalization activities; the executive director of the Housing Authority is the director of DHCD.

The Redevelopment Authority of Prince George's County is a quasi-government agency; the executive director is the director of DHCD. The agency's goal is to act as a facilitator of redevelopment in partnership with other private and public sector development. The Authority will be the catalyst in facilitating projects that enhance the quality of life in communities.

The Economic Development Corporation will work in the areas of job development, providing a variety of financing alternatives and assistance programs available from Federal, State and local agencies.

The Department of Social Services administers key elements including provision of services to homeless persons and frail elderly.

The Department of Family Services provides services for special needs populations and the elderly.

The Departments of Public Works and Transportation, Environmental Resources and the Maryland-National Capital Park and Planning Commission are the primary County agencies that implement revitalization goals and priorities.

Nonprofit and for-profit developers, banks and lending institutions participate with the County in construction, rehabilitation and mortgage lending programs.

Scores of nonprofit agencies are involved in the delivery of public services. Approximately 20 nonprofit agencies receive public service funds annually through the Federal CDBG program.

DHCD used the CDBG Needs Public Forum and other forums to determine the priorities in this section. The County Executive's office, the Economic Development Corporation (EDC), the M-NCPPC and DHCD have met with many interest groups, business leaders, banking interests, Federal, State and local government officials, and a host of other agencies, planners, nonprofit groups, citizens organizations to articulate and develop a strategic plan for economic development.

Many of the County's Federal, State and local resources are invested in economic development and inner-Beltway revitalization. For example, the EDC sought Federal EDI funds to support its Commercial Building Loan Fund to address the commercial property revitalization needs identified by the residential community and commercial property owners in low and moderate-income neighborhoods. Other economic development reports included the "Economic Development Strategic Plan" prepared for the M-NCPPC by consultants Hamer, Siler, George Associates in January 1999.

In terms of public services, DHCD staff met with a number of community development providers of services to determine priorities related to health, transportation, crime, and youth services.

CITIZEN COMMENTS

There was a 30-day comment period, March 17, 2000 to April 17, 2000. A public hearing was held on April 17, 2000. No comments were received, either verbal or written.