

Department of Housing and Community Development



MISSION AND SERVICES

The Department of Housing and Community Development (DHCD) provides rental assistance, homeownership assistance, and community development services in order to improve the quality of life for low and moderate income County residents.

CORE SERVICES

- Construction and rehabilitation of affordable housing
- Homeownership preservation assistance
- Preservation of naturally occurring affordable housing
- Community development
- Expand homeownership opportunities

FY 2026 KEY ACCOMPLISHMENTS

- Provided funding support in the amount of \$47,050,000 and Payment in Lieu of Taxes(PILOTs) to support 2,667 units of affordable housing.
- Provided funding support in the amount of \$6,650,000 and PILOTs to preserve 431 units of affordable housing.
- Continued its strategic investment in foreclosure prevention by awarding Community Development Block Grant (CDBG) funds to three nonprofit housing counseling partners and funding housing counseling services for approximately 1,050 residents. The initiative aims to stabilize the local housing market. With program funding, it is

anticipated to result in 71 avoided foreclosures and 315 positive household outcomes, such as mortgage modifications and refinances.

- Provided \$123,000,000 in assistance to over 12,475 households that applied for emergency rental assistance.

STRATEGIC FOCUS AND INITIATIVES IN FY 2027

The Department's top priorities in FY 2027 are:

- Support the County's affordable housing production goals through the issuance of a Notice of Funding Availability (NOFA) for HOME Investment Partnerships Program, HOME American Rescue Program (ARP), Housing Investment Trust Fund (HITF), and Payment in lieu of Taxes (PILOT).
- Preserve naturally occurring affordable housing through increased funding of the Right of First Refusal (ROFR) program, to include the ROFR Preservation Fund, PILOTs, and through the ROFR developer roster.
- Strengthen support and enhance affordable homeownership through down payment closing cost assistance, rehabilitation programs, and the creation of affordable homes for sale.
- Strengthen the impact of the CDBG program by partnering with HUD to provide technical assistance to nonprofit organizations and developing a CDBG Dashboard that will provide a visual representation of the program's performance and trends, as well as insights to help guide future recommendations on how to use funds.
- Increase and strengthen programs and policies that support the creation and preservation of affordable housing opportunities.

FY 2027 BUDGET SUMMARY

The FY 2027 proposed budget for the Department of Housing and Community Development is \$35,276,200, an increase of \$694,700 or 2.0% over the FY 2026 approved budget.

Expenditures by Fund Type

Fund Types	FY 2025 Actual		FY 2026 Budget		FY 2026 Estimate		FY 2027 Proposed	
	Amount	% Total						
General Fund	\$5,464,480	15.1%	\$3,661,300	10.6%	\$3,624,700	14.2%	\$3,787,600	10.7%
Grant Funds	19,417,536	53.7%	10,752,200	31.1%	10,233,800	40.0%	10,270,500	29.1%
Special Revenue Funds	11,294,580	31.2%	20,168,000	58.3%	11,750,600	45.9%	21,218,100	60.1%
Total	\$36,176,596	100.0%	\$34,581,500	100.0%	\$25,609,100	100.0%	\$35,276,200	100.0%

GENERAL FUND

The FY 2027 proposed General Fund budget for the Department of Housing and Community Development is \$3,787,600, an increase of \$126,300 or 3.4% over the FY 2026 approved budget.

Reconciliation from Prior Year

	Expenditures
FY 2026 Approved Budget	\$3,661,300
Increase Cost: Compensation - Mandated Salary Requirements — Annualization of FY 2026 and planned FY 2027 COLA and merit salary adjustments	\$134,200
Increase Cost: Operating — Increase in training, contracts, membership fees, and other expenditures for agency operations	52,500

Reconciliation from Prior Year *(continued)*

	Expenditures
Increase Cost: Fringe Benefits — Increase in the fringe benefit rate from 31.0% to 31.9% due to anticipated healthcare and pension expenditures	36,000
Increase Cost: Technology Cost Allocation — Increase in OIT charges based on anticipated countywide costs for technology	2,000
Shift Cost: Compensation — Transfer a Community Developer position from the General Fund to the Housing Investment Trust Fund	(98,400)
FY 2027 Proposed Budget	\$3,787,600

GRANT FUND

The FY 2027 proposed grant budget for the Department of Housing and Community Development is \$10,270,500, a decrease of -\$481,700 or -4.5% under the FY 2026 approved budget. The Housing Authority of Prince George’s County has been removed from the organizational structure of the Department of Housing and Community Development. Major sources of funds in the FY 2027 proposed budget include:

Department of Housing and Community Development

- Community Development Block Grant (CDBG)
- Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Emergency Solutions Grant (HESG)
- Home Investment Partnerships Program (HOME)

Reconciliation from Prior Year

	Expenditures
FY 2026 Approved Budget	\$10,752,200
Enhance: Existing Program — HOME Investment Partnerships Program (HOME) Program Income	\$153,400
Reduce: Existing Program — Neighborhood Conservation Initiative (NCI)	(2,700)
Eliminate: Program/Service — Housing Affordability Planning Program (HAPP)	(50,000)
Reduce: Existing Program — Neighborhood Stabilization Program (NSP)	(50,700)
Reduce: Existing Program — Community Development Block Grant (CDBG) Program Income	(71,900)
Reduce: Existing Program — Maryland National Mortgage Settlement (MDNMS)	(159,800)
Eliminate: Program/Service — Pathways to Removing Obstacles to Housing (PRO Housing)	(300,000)
FY 2027 Proposed Budget	\$10,270,500

SPECIAL REVENUE FUNDS

Housing Investment Trust Fund (HITF)

The FY 2027 proposed Housing Investment Trust Fund budget for the Department of Housing and Community Development is \$21,218,100, an increase of \$1,050,100 or 5.2% over the FY 2026 approved budget.

Reconciliation from Prior Year

	Expenditures
FY 2026 Approved Budget	\$20,168,000
Increase Cost: Operating — Increase in costs for affordable housing contracts and agency operating expenditures	\$1,009,000
Shift Cost: Compensation — Transfer a Community Developer position from the General Fund to the Housing Investment Trust Fund	98,400
Increase Cost: Fringe Benefits — Increase in the fringe benefit rate from 42.6% to 43.7% to align with anticipated healthcare and pension costs	72,100
Increase Cost: Compensation - Mandated Salary Requirements — Annualization of FY 2026 and planned FY 2027 COLA and merit salary adjustments	51,800
Increase Cost: Technology Cost Allocation — Increase in OIT charges based on anticipated countywide costs for technology	18,800
Decrease Cost: Operating — Reduction in the number of workforce housing gap finance projects to close within the fiscal year	(200,000)
FY 2027 Proposed Budget	\$21,218,100

STAFF AND BUDGET RESOURCES

Authorized Positions	FY 2025 Budget	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27
General Fund				
Full Time - Civilian	29	19	18	(1)
Full Time - Sworn	0	0	0	0
Subtotal - FT	29	19	18	(1)
Part Time	0	0	0	0
Limited Term	0	0	0	0
Special Revenue Fund				
Full Time - Civilian	3	5	6	1
Full Time - Sworn	0	0	0	0
Subtotal - FT	3	5	6	1
Part Time	0	0	0	0
Limited Term	0	0	0	0
Grant Program Funds				
Full Time - Civilian	87	84	8	(76)
Full Time - Sworn	0	0	0	0
Subtotal - FT	87	84	8	(76)
Part Time	0	0	0	0
Limited Term	6	6	3	(3)
TOTAL				
Full Time - Civilian	119	108	32	(76)
Full Time - Sworn	0	0	0	0
Subtotal - FT	119	108	32	(76)
Part Time	0	0	0	0
Limited Term	6	6	3	(3)

Positions By Classification	FY 2027		
	Full Time	Part Time	Limited Term
Accountant	5	0	0
Administrative Aide	3	0	0
Administrative Specialist	2	0	0
Budget Management Analyst	1	0	0
Budget Management Manager	1	0	0
Community Developer	13	0	3
Community Services Manager	3	0	0
Compliance Specialist	1	0	0
Deputy Director	1	0	0
Director	1	0	0
Human Resources Analyst	1	0	0
TOTAL	32	0	3

Expenditures by Category - General Fund

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$3,465,274	\$2,636,200	\$2,607,000	\$2,672,000	\$35,800	1.4%
Fringe Benefits	1,051,625	817,200	799,600	853,200	36,000	4.4%
Operating	947,581	207,900	218,100	262,400	54,500	26.2%
Capital Outlay	—	—	—	—	—	—
SubTotal	\$5,464,480	\$3,661,300	\$3,624,700	\$3,787,600	\$126,300	3.4%
Recoveries	—	—	—	—	—	—
Total	\$5,464,480	\$3,661,300	\$3,624,700	\$3,787,600	\$126,300	3.4%

In FY 2027, compensation expenditures increase 1.4% over the FY 2026 budget due to mandated salary adjustments from prior years and those anticipated in FY 2027, partially offset by the transfer of a Community Developer position to the Housing Investment Trust Fund. Compensation costs include funding for 18 full time positions. Fringe benefit expenditures increase 4.4% over the FY 2026 budget due to an increase in the fringe benefit rate from 31.0% to 31.9% to align with projected healthcare and pension costs.

Operating expenditures increase 26.2% over the FY 2026 budget primarily due to an increase in contracts for affordable housing programs, vehicle maintenance, training, and membership fees.

Expenditures by Division - General Fund

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Administration	\$1,596,912	\$1,363,100	\$1,388,800	\$1,442,100	\$79,000	5.8%
Housing and Community Development	2,005,676	2,298,200	2,235,900	2,345,500	47,300	2.1%
Redevelopment	1,861,892	—	—	—	—	—
Total	\$5,464,480	\$3,661,300	\$3,624,700	\$3,787,600	\$126,300	3.4%

General Fund - Division Summary

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Administration						
Compensation	\$933,677	\$969,000	\$975,000	\$1,010,300	\$41,300	4.3%
Fringe Benefits	208,031	300,400	310,000	322,600	22,200	7.4%
Operating	455,204	93,700	103,800	109,200	15,500	16.5%
Capital Outlay	—	—	—	—	—	
SubTotal	\$1,596,912	\$1,363,100	\$1,388,800	\$1,442,100	\$79,000	5.8%
Recoveries	—	—	—	—	—	
Total Administration	\$1,596,912	\$1,363,100	\$1,388,800	\$1,442,100	\$79,000	5.8%
Housing and Community Development						
Compensation	\$1,337,285	\$1,667,200	\$1,632,000	\$1,661,700	\$(5,500)	-0.3%
Fringe Benefits	476,164	516,800	489,600	530,600	13,800	2.7%
Operating	192,227	114,200	114,300	153,200	39,000	34.2%
Capital Outlay	—	—	—	—	—	
SubTotal	\$2,005,676	\$2,298,200	\$2,235,900	\$2,345,500	\$47,300	2.1%
Recoveries	—	—	—	—	—	
Total Housing and Community Development	\$2,005,676	\$2,298,200	\$2,235,900	\$2,345,500	\$47,300	2.1%
Redevelopment						
Compensation	\$1,194,312	\$—	\$—	\$—	\$—	
Fringe Benefits	367,430	—	—	—	—	
Operating	300,150	—	—	—	—	
Capital Outlay	—	—	—	—	—	
SubTotal	\$1,861,892	\$—	\$—	\$—	\$—	
Recoveries	—	—	—	—	—	
Total Redevelopment	\$1,861,892	\$—	\$—	\$—	\$—	
Total	\$5,464,480	\$3,661,300	\$3,624,700	\$3,787,600	\$126,300	3.4%

DIVISION OVERVIEW

Administration

The Administration Division provides leadership and policy guidance in managing and guiding the achievement of the agency’s goals and objectives. This division performs all personnel and public information functions. The division also reviews local, State, and federal housing and community development legislation to identify potential impacts on agency programs and services.

- An increase in personnel costs due to the annualization of prior year salary adjustments and anticipated COLA and merit adjustments.
- Operating increases for office automation charges, membership fees, and vehicle maintenance.

Fiscal Summary

In FY 2027, the division expenditures increase \$79,000 or 5.8% over the FY 2026 budget. Staffing resources remain unchanged from the FY 2026 budget. The primary budget changes include:

	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27	
			Amount (\$)	Percent (%)
Total Budget	\$1,363,100	\$1,442,100	\$79,000	5.8%
STAFFING				
Full Time - Civilian	6	6	0	0.0%
Full Time - Sworn	0	0	0	0.0%
Subtotal - FT	6	6	0	0.0%
Part Time	0	0	0	0.0%
Limited Term	0	0	0	0.0%

Housing and Community Development

The Housing and Community Development Division (HCD) is comprised of three divisions within the agency: the Community Planning and Development Division (CPD), Housing Development Division (HDD), and the Accounting, Budget, Administration, and Loan Servicing Unit.

HCD is responsible for the direction, planning, implementation, and administration of programs under the federal entitlement programs, namely the Community Development Block Grant (CDBG), HOME, and HEARTH Emergency Solutions Grant (HESG) Programs. Additionally, the HCD Division coordinates with the Redevelopment Authority on programmatic, administrative, and financial matters.

The CPD is responsible for administering the CDBG sub-recipient program and developing the Annual Action Plan and Five Year Consolidated Plan.

The Housing Development Division (HDD) is responsible for administering the CDBG Single Family Rehabilitation Program, the HOME program, and the Housing Investment Trust Fund.

The Accounting, Budget, Administration, and Loan Servicing Unit provides support services for all real estate transactions executed under the development programs administered by the CPD and HDD divisions. The unit is also responsible for the formulation of the budget, tracking, monitoring, reporting of entitlement funds, and

servicing of County-distributed down payments, closing costs, and rehabilitation loans.

Fiscal Summary

In FY 2027, division expenditures increase \$47,300 or 2.1% over the FY 2026 budget. Staffing resources decrease by one from the FY 2026 budget. The primary budget changes include:

- A net increase in personnel costs due to prior year salary adjustments and anticipated COLA and merit adjustments, partially offset by the transfer of a Community Developer position to the Housing Investment Trust Fund.
- An increase in operating costs due to anticipated expenditures for affordable housing contracts, vehicle maintenance, training, and membership fees.

	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27	
			Amount (\$)	Percent (%)
Total Budget	\$2,298,200	\$2,345,500	\$47,300	2.1%
STAFFING				
Full Time - Civilian	13	12	(1)	-7.7%
Full Time - Sworn	0	0	0	0.0%
Subtotal - FT	13	12	(1)	-7.7%
Part Time	0	0	0	0.0%
Limited Term	0	0	0	0.0%

OTHER FUNDS

Housing Investment Trust Fund (HITF)

The Housing Investment Trust Fund supports the Workforce Housing Gap Financing Program and the Down Payment and Closing Cost Assistance Program. The Workforce Housing Gap Financing Program enables the County to develop viable, mixed-income communities of choice by providing gap financing for the development of decent and quality workforce housing for income eligible households. Additionally, the Down Payment and Closing Cost Assistance Program provides assistance to eligible first time homebuyers to purchase owner-occupied or vacant residential properties anywhere in Prince George's County.

Fiscal Summary

Total revenues increase \$1,050,100 or 5.2% over the FY 2026 budget. Recordation tax revenue remains unchanged from the FY 2026 budget. Program income decreases -\$103,300 or -60.0% under the FY 2026 budget. The appropriated fund balance increases \$1,153,400 or 11.5% over the FY 2026 budget.

In FY 2027, compensation increases 26.8% over the FY 2026 budget due to transferring a Community Developer position to the HITF from the General Fund and salary adjustments. Compensation costs include funding for six full time positions. Fringe benefit expenditures increase 30.2% over the FY 2026 budget due to salary adjustments and an increase in the fringe benefit rate from 42.6% to 43.7% to align with anticipated healthcare and pension costs. Operating expenses increase \$827,800 or 4.3% over the FY 2026 budget. Funding is provided for consulting contracts for real estate and legal services, general office supplies, training, and a portion of the OIT technology charge. Programmatic operating expenses consist of \$18,600,000 for the Workforce Housing Gap Financing Program.

Expenditures by Category

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$379,044	\$560,500	\$575,900	\$710,700	\$150,200	26.8%
Fringe Benefits	159,833	238,700	245,400	310,800	72,100	30.2%
Operating	10,755,703	19,368,800	10,929,300	20,196,600	827,800	4.3%
Total	\$11,294,580	\$20,168,000	\$11,750,600	\$21,218,100	\$1,050,100	5.2%
Total	\$11,294,580	\$20,168,000	\$11,750,600	\$21,218,100	\$1,050,100	5.2%

Fund Summary

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimated	FY 2027 Proposed	FY 2026-2027	
					Change \$	Change %
BEGINNING FUND BALANCE	\$27,039,610	\$29,651,311	\$29,938,075	\$28,256,175	\$(1,395,136)	-4.7%
Program Income	\$59,345	\$172,200	\$68,700	\$68,900	\$(103,300)	-60.0%
Recordation Tax	10,000,000	10,000,000	10,000,000	10,000,000	—	0.0%
General Fund Transfer (SLFRF)	4,133,700	—	—	—	—	0.0%
Appropriated Fund Balance	—	9,995,800	—	11,149,200	1,153,400	11.5%
Total Revenues	\$14,193,045	\$20,168,000	\$10,068,700	\$21,218,100	\$1,050,100	5.2%
EXPENDITURES						
Compensation	\$379,044	\$560,500	\$575,900	\$710,700	\$150,200	26.8%
Fringe Benefits	159,833	238,700	245,400	310,800	72,100	30.2%
Operating Expenses	955,703	568,800	544,300	1,596,600	1,027,800	180.7%
Workforce Housing Gap Financing	9,800,000	18,800,000	10,385,000	18,600,000	(200,000)	-1.1%
Total Expenditures	\$11,294,580	\$20,168,000	\$11,750,600	\$21,218,100	\$1,050,100	5.2%
EXCESS OF REVENUES OVER EXPENDITURES	2,898,465	—	(1,681,900)	—	—	0.0%
OTHER ADJUSTMENTS	—	(9,995,800)	—	(11,149,200)	(1,153,400)	11.5%
ENDING FUND BALANCE	\$29,938,075	\$19,655,511	\$28,256,175	\$17,106,975	\$(2,548,536)	-13.0%

GRANT FUNDS SUMMARY

Expenditures by Category - Grant Funds

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$1,423,430	\$1,087,100	\$895,500	\$947,700	\$(139,400)	-12.8%
Fringe Benefits	360,661	360,800	313,400	331,700	(29,100)	-8.1%
Operating	17,633,445	9,304,300	9,024,900	8,991,100	(313,200)	-3.4%
Capital Outlay	—	—	—	—	—	—
SubTotal	\$19,417,536	\$10,752,200	\$10,233,800	\$10,270,500	\$(481,700)	-4.5%
Recoveries	—	—	—	—	—	—
Total	\$19,417,536	\$10,752,200	\$10,233,800	\$10,270,500	\$(481,700)	-4.5%

The FY 2027 proposed grant budget is \$10,270,500, a decrease of -\$481,700 or -4.5% under the FY 2026 budget. This decrease is largely driven by the elimination of two programs, the Pathways to Removing Obstacles to Housing (PRO Housing) and the Housing Affordability Planning Program (HAPP).

Staff Summary by Division - Grant Funds

Staff Summary by Division & Grant Program	FY 2026			FY 2027		
	FT	PT	LTGF	FT	PT	LTGF
Housing and Community Development						
Community Development Block Grant (CDBG)	5	—	—	5	—	—
CDBG Single Family Rehab/Admin	2	—	—	2	—	—
Emergency Rental Assistance Program	—	—	1	—	—	1
Total Housing and Community Development	7	—	1	7	—	1
Housing Development						
Home Investment Partnerships Program (HOME)	1	—	—	1	—	—
Total Housing Development	1	—	—	1	—	—
Redevelopment						
CDBG: Pathways to Purchase Program	—	—	2	—	—	2
Total Redevelopment	—	—	2	—	—	2
Total	8	—	3	8	—	3

In FY 2027, funding is provided for eight full time and three limited term grant funded (LTGF) positions.

Grant Funds by Division

Grant Name	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Housing and Community Development						
Community Development Block Grant (CDBG)	\$5,915,393	\$5,806,800	\$5,806,600	\$5,806,800	\$—	0.0%
CDBG Single Family Rehab Revolving Loan Program Income	—	533,200	365,100	461,300	(71,900)	-13.5%
Hearth Emergency Solutions Grant (HESG)	437,555	493,400	493,400	493,400	—	0.0%
MD Emergency Rental Assistance 2	5,785,633	—	—	—	—	
HOME American Rescue Plan Act	866,727	—	—	—	—	
CRF Emergency Rental Assistance 2	3,787,712	—	—	—	—	
CDBG CARES CV-2	956,471	—	—	—	—	
Section 108 Community Development Block Grant Loan	177	—	—	—	—	
Pathways to Removing Obstacles to Housing (PRO Housing)	—	300,000	—	—	(300,000)	-100.0%
Housing Affordability Planning Program (HAPP)	—	50,000	—	—	(50,000)	-100.0%
Maryland National Mortgage Settlement Program (MDNMS): Program Income	—	262,900	262,900	103,100	(159,800)	-60.8%
Neighborhood Conservation Initiative Program Income (NCI): Program Income	—	4,200	4,200	1,500	(2,700)	-64.3%
Neighborhood Stabilization Program (NSP): Program Income	—	81,000	81,000	30,300	(50,700)	-62.6%
Total Housing and Community Development	\$17,749,668	\$7,531,500	\$7,013,200	\$6,896,400	\$(635,100)	-8.4%
Housing Development						
Home Investment Partnerships Program (HOME)	\$1,654,029	\$2,223,500	\$2,001,100	\$2,223,500	\$—	0.0%
HOME Loan Program Income	13,839	997,200	1,219,500	1,150,600	153,400	15.4%
Total Housing Development	\$1,667,868	\$3,220,700	\$3,220,600	\$3,374,100	\$153,400	4.8%
Subtotal	\$19,417,536	\$10,752,200	\$10,233,800	\$10,270,500	\$(481,700)	-4.5%
Total Transfer from General Fund - (County Contribution/Cash Match)	—	—	—	—	—	
Total	\$19,417,536	\$10,752,200	\$10,233,800	\$10,270,500	\$(481,700)	-4.5%

Grant Descriptions

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) -- \$5,806,800

The U.S. Department of Housing and Urban Development provides funding to support a broad range of physical improvements for those areas of the County designated for redevelopment and revitalization. Major programs support infrastructure improvements, public housing renovations and modernization, handicapped accessibility improvements, employment and educational training, job creation and retention for low and moderate income people and businesses, health care, and general assistance to immigrants, the elderly, and homeless.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM INCOME -- \$461,300

The CDBG program income portion is revenue received from prior years from the use of CDBG entitlement funds. This revenue supports eligible activities defined by the U.S. Department of Housing and Urban Development in areas of affordable housing, public services, public facilities/public infrastructure improvements, and employment opportunities for County residents while stabilizing and preserving County neighborhoods. The CDBG grant portion allocates program income to support the County's housing rehabilitation loan assistance program. Loans are awarded for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards including the elimination of all housing code violations and the removal of architectural barriers. This grant is allocated from the total CDBG grant.

HEARTH EMERGENCY SOLUTIONS GRANT (HESG) -- \$493,400

The U.S. Department of Housing and Urban Development provides funding via DHCD to the Prince George's County Department of Social Services to support the provision of emergency, transitional and supportive shelter assistance to the homeless, and other temporarily displaced county residents.

MARYLAND NATIONAL MORTGAGE SETTLEMENT (MDNMS): PROGRAM INCOME -- \$103,100

The State of Maryland Office of the Attorney General provides the funding in response to a nationwide epidemic of foreclosure abuses and unacceptable mortgage servicing practices. Funding will be used for individual payments to borrowers who are the victims of unfair bank practices and were foreclosed upon between January 1, 2008 and December 31, 2011. Additional services include loss mitigation programs, forbearance plans and short sales, refinancing for homeowners who are current in their payments with negative equity, and housing counseling.

NEIGHBORHOOD CONSERVATION INITIATIVE (NCI): PROGRAM INCOME -- \$1,500

The State of Maryland Office of the Attorney General provides funding used to assist communities in addressing abandoned and foreclosed homes in the neighborhoods that have been impacted by foreclosure sub-prime lending. Grant funds will also support comprehensive approaches to neighborhood revitalization, assisting targeted neighborhoods to become more stable, competitive, and better integrated into the overall community fabric, including access to transit, affordable housing, employers, and services.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP): PROGRAM INCOME -- \$30,300

The Neighborhood Stabilization Program (NSP) is a grant program under the Title III of Division B of the Housing and Economic Recovery Act (HERA), 2008. Title III of HERA appropriates funding for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties. Title III of HERA provides that, with certain exceptions, the amounts appropriated are to be considered CDBG funds. The County received NSP funds in the amount of \$10,883,234. DHCD used the funds for eligible costs associated with down payment and closing cost assistance, acquisition, rehabilitation, housing counseling, and planning and administration.

**HOME INVESTMENT PARTNERSHIPS (HOME) --
\$2,223,500**

The U.S. Department of Housing and Urban Development provides funding for the construction and/or rehabilitation of affordable housing units for low and moderate income persons. HOME funds assist first-time homebuyers in purchasing homes and aids non-profit organizations in their efforts to acquire and improve group homes for special populations. HOME funds also support community housing development organizations (CHDOs) to create and support housing opportunities for households of limited income. Pathways to Purchase homebuyer activities provide funding to support down payment and closing cost assistance to eligible homebuyers to purchase for sale, foreclosed, or owner-occupied short-sale residential properties in Prince George's County.

HOME LOAN: PROGRAM INCOME -- \$1,150,600

The HOME Program provides funding to support down payment and closing cost assistance to eligible homebuyers to purchase for sale, foreclosed, or owner-occupied short sale residential properties in Prince George's County.

SERVICE DELIVERY PLAN AND PERFORMANCE

Goal 1 — Increase the supply of affordable housing by supporting new construction and rehabilitation of affordable housing communities.

Objective 1.1 — Increase the number of new, available, and rehabilitated housing units for low to moderate income households in Prince George's County.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
26,075	14,075	14,443	16,360	18,410	↑

Trend and Analysis

This objective captures housing development projects underwritten and approved by DHCD, the County Executive Office, the County Council, and projections for new developments in DHCD's pipeline. The projects are supported by the HOME Investment Partnerships Program (HOME) and the County's Housing Investment Trust Fund (HITF), wherein DHCD provides "gap financing" to support affordable rental housing developments. These projects are also supported by Affordable Housing Payment-in-Lieu of Taxes (PILOT) Agreements. DHCD anticipates the completion of three pipeline projects by the end of FY 2026, including the Hillhouse at Beechfield, 150 senior units located in Bowie, Flats at College Park, 317 family units located in College Park, and the Fairmount Heights Net Zero homes, six energy-efficient single-family homes to be sold to income eligible first-time homebuyers. These numbers represent affordable units to be produced and do not include market-rate units. In addition, this includes FY 2027 projects estimating the completion of seven additional projects which include The Cassidy, 175 family units located in Capitol Heights; Hamlet Woods, 59 family units located in Bladensburg; Park Place at Addison Road Metro, 193 family units located in Capitol Heights; Bowie Commons, 36 renovated senior units located in Bowie; New Carrollton I, 102 senior units located in New Carrollton; The Highlands, 137 senior units located in Landover, and the Flats at Glenridge, 245 family units located in Landover Hills for an aggregate total of 957 units. Average household size is derived from the U.S. Census Bureau's American Community Survey (ACS) and is calculated by assuming 2.5 persons per household consistent with the Census subject definitions and HUD's Comprehensive Housing Affordability Strategy (CHAS) methodology.

Maryland State DHCD had a significant backlog which delayed several DHCD County Projects from closing and starting construction in FY 2025. The subsequent rise in units estimated to be added in FY 2026 and FY 2027 are attributed to the many projects in the pipeline to begin construction.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Resources (Input)					
Community developers/underwriters	5	5	5	4	4
Compliance monitors	4	4	4	5	5
Workload, Demand and Production (Output)					
Rental housing building projects started	4	2	3	10	6
Rental units available	4,839	5,630	6,668	7,141	8,098

Performance Measures *(continued)*

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Rental units added in fiscal year	240	791	147	473	957
Impact (Outcome)					
Low to moderate income senior citizens, families, and individuals placed in County housing	12,098	14,075	14,443	16,360	18,410

Objective 1.2 — Increase the number of low and moderate income households to obtain affordable housing under the Housing Choice Voucher Program.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
300	0	0	442	300	↓

Trend and Analysis

This objective captures the number of families removed from the Housing Authority's (HA) Housing Choice Voucher Program (HCV) waiting list. The HCV Program provides rental assistance to eligible low income families, the elderly, and disabled in obtaining affordable, decent, and safe and sanitary rental housing in the private rental housing market. Through the use of vouchers, program participants pay a minimum of 30% of their adjusted gross income for rent and utilities, and the HA subsidizes the remainder with federal funds. EHV - Emergency Housing Vouchers have limited funding, and vouchers holders were absorbed by HCV, a more stable funding source, reducing the total number of vouchers in FY 2026. In FY 2026, the HA estimated authorized voucher units totaled 5,900. The Housing Authority's projected number of authorized voucher units for FY 2027 will be 5,900. The target is 300 to be removed from the waiting list annually. However, the voucher program is managed by tracking both budget utilization and unit/voucher utilization. If the program budget is fully utilized, the program may not issue any additional vouchers to ensure the program does not go over budget. As rents rise, the budget costs also increase, but the number of families served within the budget may actually decrease. This is why zero families were removed from the waiting list and issued vouchers in FY 2024 and FY 2025. In December of calendar year 2025 (FY 2026), the waitlist reopened for pre-applications. This resulted in a considerable increase in the FY 2026 estimate for "Families on the waiting list."

Note: The Housing Authority now has it's own section of the budget book, independent of DHCD. This performance objective will be moved to that section in the coming years.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Resources (Input)					
Families on the waiting list	698	775	775	5,700	5,400
Rental specialists	13	15	15	18	18
Inspectors	4	4	4	4	4
Housing and Urban Development (HUD) voucher units	6,115	6,122	6,106	5,986	5,986
Workload, Demand and Production (Output)					
Annual inspections	3,191	5,719	6,228	5,974	5,974

Performance Measures *(continued)*

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Vouchers leased	5,737	5,655	5,525	5,866	5,866
Efficiency					
Inspections per inspector	798	1,430	1,557	1,494	1,494
Voucher families per rental specialist	441	377	368	326	326
Quality					
HUD Section Eight Management Assessment Program score	97	97	100	100	100
Impact (Outcome)					
Families removed from the waiting list and issued vouchers	129	0	0	442	300

Objective 1.3 — To support eviction prevention and housing stability through emergency rental assistance to low and moderate income senior citizens, individuals, and families within the County.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
0	673	923	154	0	↓

Trend and Analysis

This objective captures the Emergency Rental Assistance program (ERA), established in Fiscal Year 2020, for Prince George's County residents to assist with outstanding rental and/or utility payments for eligible tenant households whose income has been negatively impacted during the COVID-19 pandemic or due to, directly or indirectly, unforeseen COVID-19 triggered circumstances. Assistance is provided to help prevent outstanding rental arrearages and/or utilities, most importantly to prevent evictions. Funds are targeted to eligible households, with household incomes at or below 80% of the area median income (AMI), as published by HUD and adjusted for household size. Eligible applicants are required to provide supporting documentation, including validation of their household income, and proof of their financial hardship. DHCD assisted approximately 12,475 households by the time the program closed in September 30, 2025, inclusive of those households assisted in the prior fiscal years. In accordance with the U.S. Treasury ERAP guidelines and federal statute, the ERA program officially closed out on September 30, 2025.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Resources (Input)					
Rental assistance staff	25	24	19	10	0
Total federal funds received (millions)	\$1.2	\$0	\$0	\$0	\$0
Total State funds received (millions)	\$6.5	\$0	\$0	\$0	\$0
Total County funds received (millions)	\$0	\$0	\$0	\$0	\$0

Performance Measures *(continued)*

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Total funds received (millions)	\$7.7	\$0	\$0	\$0	\$0
Impact (Outcome)					
Total households assisted	5,345	673	923	154	0

Goal 2 — To preserve the County's existing, naturally occurring affordable housing supply.

Objective 2.1 — To preserve existing Naturally Occurring Affordable Housing (NOAH) in the County by converting unrestricted NOAH units to committed affordable housing.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
349	435	373	600	349	↔

Trend and Analysis

This objective captures the County's opportunity to preserve and maintain existing affordable housing opportunities for families at risk of being displaced in targeted areas. Current market conditions support a projection of approximately 600 rental units in FY 2026 based on the current pipeline and then 349 per calendar year, beginning with FY 2027 (based on the last three fiscal year actuals), in which the County will have the opportunity to utilize the ROFR Program and other public private partnerships to preserve existing affordable housing for County residents. Program activity stalled temporarily in FY 2024 due to increasing interest rates which led to a slowdown in the sale of multifamily rental properties in the County, regionally, and nationally. Interest rates began settling down and were more predicatable in FY 2025, leading to a significant increase in number of multi-family units available per Notices of Sales received.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Resources (Input)					
Financial underwriters	3	4	4	2	2
Workload, Demand and Production (Output)					
Number of multi-family units available per Notices of Sale received	4,993	574	2,092	2,943	2,943
Impact (Outcome)					
Affordable units preserved	239	435	373	600	349

Goal 3 — To provide homeownership assistance for new and existing County residents to promote new affordable homeownership opportunities and preserve the existing housing stock for low to moderate income County residents.

Objective 3.1 — Increase the number of County residents with low to moderate income who become homeowners.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
0	13	12	20	20	↔

Trend and Analysis

This objective captures program activity for the County's homebuyers' down payment and closing cost assistance program, known as the Pathway to Purchase (P2P) Program, funded under the HOME Investment Partnerships Program (HOME). The P2P Program provides down payment and closing cost assistance, up to \$25,000, to first time homebuyers purchasing a home in Prince George's County. In addition to the FY 2026 estimate of 20 loans to assist first time homebuyers, DHCD is projecting approximately 20 loans each fiscal year through FY 2031, assuming a \$1,000,000 allocation each year to continue program operations. The Department also anticipates establishing two new homeownership programs in FY 2027 (CB-075 & CB-099), and they will be supported by County HITF.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Resources (Input)					
Number of Community Developers/Underwriters	4	13	1	1	1
Workload, Demand and Production (Output)					
Housing settlements	3	2	12	20	20
Federal goal for the County's number of new homeowners for all programs	4	13	94	60	50
Federal homeowner goal met by agency	94%	94%	13%	25%	25%
Efficiency					
Loans issued per Community Based Partner	2	7	12	20	20
Impact (Outcome)					
New homeowners through County supported homeownership programs	4	13	12	20	20
New homeowners through all funding sources	0	0	12	20	20

Objective 3.2 — Preserve homeownership by increasing the number of loans and/or grants to existing homeowners to rehabilitate owner-occupied structures to comply with County building codes, improve energy efficiency, and provide accessibility.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
0	50	75	39	39	↑

Trend and Analysis

Through the Housing Rehabilitation Assistance Program (HRAP) funded under the Community Development Block Grant Program as well as the Housing Investment Trust Fund and the Homeowner Preservation Program (HOPP) funded with Housing Investment Trust Fund (HITF) dollars, the agency provides zero interest loans and grants to income eligible County homeowners whose homes require rehabilitation and modifications to comply with County building code(s) and improve energy efficiency and accessibility. Rehabilitation activities include but are not limited to the installation of energy efficiency measures, accessibility installations, repair/replacement of HVAC, electrical, and plumbing systems, as well as repair/replacement of items such as roofs and windows. DHCD will continue to administer the HRAP, using CDBG and HIFT, through a partnership with the Housing Initiative Partnership (HIP) and the Prince George's County Redevelopment Authority, as well as the HOPP Program through a partnership with Habitat for Humanity Metro Maryland, utilizing County HITF. In addition to the FY 2026 estimate of 39 loans/grants to income eligible homeowners in completing improvements to their home, DHCD is projecting approximately 39 loans/grants each fiscal year through FY 2031, assuming a \$1,000,000 allocation each year to each program to continue program operations.

Note: Years prior to 2026 were utilizing data computed by inspectors from community partners. The department is now computing projects initiated.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Resources (Input)					
Community Based Partner	46	50	5	2	2
Workload, Demand and Production (Output)					
Number of homeowner occupied projects initiated	3	5	300	39	39
Efficiency					
Average number of projects per Community Based Partner	4	14	38	19	19
Impact (Outcome)					
Owner-occupied homes preserved	61	40	75	39	39

Goal 4 — To improve the lives of residents with low to moderate income levels by utilizing the Community Development Block Grant (CDBG) to support Infrastructure, Economic Development, Public Facilities, Housing Rehabilitation, Public Services, Homeowner Assistance projects, and Foreclosure Prevention.

Objective 4.1 — To provide foreclosure prevention services to County residents to reduce the occurrence and lessen the consequences of foreclosures in the County.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
50%	40%	37%	30%	30%	↔

Trend and Analysis

Prince George’s County is one of the leading counties impacted by foreclosure events in Maryland, indicating a persistent need for prevention services, especially among low to moderate income residents. The Community Development Block Grant (CDBG) Program plays a pivotal role providing resources in partnership with local non-profits that provide legal assistance and are HUD-certified housing counselors. This objective captures the percentage of County residents utilizing housing counseling programs funded by CDBG entitlement funds to prevent foreclosure of their homes, resulting in a positive housing market outcome. The positive market outcomes are defined as: (1) the owner buys current mortgage; (2) the mortgage is refinanced at a lower interest rate; (3) the mortgage is modified; (4) the owner receives a second mortgage, and the owner enters a forbearance or repayment plan. The number of positive outcomes for FY 2025 was 300, which was a decrease from FY 2024. For FY 2025, there were a total of 68 foreclosure cases closed out. For the current fiscal year, DHCD awarded three housing counseling agencies through CDBG entitlement funds. DHCD anticipates funds for the CDBG housing counseling program activities will be available in future years; however, the department is not certain of the entitlement allocation for each fiscal year. Funding trends will be adjusted based on the needs of homeowners. The DHCD anticipates that federal, State agencies, and private entities will continue to convene foreclosure prevention seminars and financial literacy workshops. The significant decrease in closed foreclosure cases in Prince George’s County—from 157 in FY 2024 down to 68 in FY 2025—can be attributed to two primary factors: the timing of federal job losses and the immediate implementation of legal protections by the State and County.

While federal workforce reductions began in 2025, they did not coincide with the reporting period for FY 2025. Federal employees primarily began losing their jobs between late January 2025 and September 2025. In Maryland, the foreclosure process typically takes between six to nine months from the first missed payment. Due to job losses occurring toward the end of FY 2025, any legal proceedings would not have been completed by the June 30, 2025, cutoff. Additionally, the State of Maryland and Prince George’s County enacted emergency measures specifically designed to prevent a wave of foreclosures for the federal employees residing in the County. If there is a substantial impact, it will more than likely appear FY 2026 Actuals.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Workload, Demand and Production (Output)					
People counseled	32	40	818	1,050	1,050
Active cases/pending cases	608	899	191	200	200
Foreclosure cases closed	88	204	68	71	71

Performance Measures *(continued)*

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Impact (Outcome)					
Positive housing market outcomes	184	200	300	315	315
Positive market impact	197%	356%	37%	30%	30%

Objective 4.2 — Increase the percentage of CDBG projects completed within 18 months.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
60%	74%	47%	59%	59%	n/a

Trend and Analysis

DHCD can assist recipients in completing CDBG projects within 18 months by implementing strategies focused on project readiness, robust project management, and frequent communication. These strategies will prevent common delays and ensure that funds are expended in a timely manner. This process begins with the application process of prioritizing project readiness proposals. Funding shovel-ready projects, and assessing the capacity, minimizes delays and the ability for a project to be completed promptly. DHCD will also implement rigorous project management and oversight through training and certification. Ongoing management of projects is critical for keeping them on schedule and for quickly identifying and addressing potential roadblocks. Fostering a culture of open communication and transparency encourages recipients to communicate any potential delays to facilitate working together to find a solution.

For Fiscal Year 2025, 47% of the CDBG projects were completed within 18 months. recognizing that this is a 27 percentage point drop from the actual reported in FY 2024. Please note that there was a strategic decision made in FY 2024 to clear an inherited backlog leading to the team closing out numerous long-standing, open activities in addition to current year project. This inflated the completion percentage for that period. Subsequent completion rates for the years to follow are more in line with standard annual performance.

Please note that the total individuals anticipated to be served through public service, public facility, and infrastructure projects are referenced in the FY 2025/CFY 2026 Annual Action Plan. These projects, funded through the Community Development Block Grant (CDBG) Program Year 51, have been identified and qualified using beneficiary data outlined in their proposal, including standard census tract analysis.

Lastly, while the department reports zero "Homeownership and rental units preserved" for Fiscal Year 2025, it is anticipated that the projects that were underway during that year will be completed and included in the data for FY 2026.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Resources (Input)					
Number of subgrantees	10	34	34	41	41
Total funding provided to subgrantees (millions)	\$2.6	\$4.7	\$6.1	\$6.9	\$6.3

Performance Measures *(continued)*

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Workload, Demand and Production (Output)					
Homeownership and rental units preserved	174	4	0	92	92
Public facilities projects completed	0	0	1	2	2
Economic development projects assisted	2	2	1	2	2
Quality					
Environmental reviews approved	29	34	49	41	41
Impact (Outcome)					
Persons assisted with new or improved access to a facility or infrastructure	65	157	7,625	40,700	40,700
Low to moderate income persons assisted with new or improved access to service	3,198	22,505	4,099	9,477	9,477
Total number of households assisted by CDBG	13,690	10,765	0	150	150
Projects completed within 18 months	n/a	74%	47%	59%	59%
Jobs created and/or retained	105	226	66	80	80