

Housing Authority



MISSION AND SERVICES

The Housing Authority of Prince George’s County (HAPGC) is a semi-autonomous governmental agency charged with the provision of housing assistance services via the Section Eight Housing Choice Voucher Program, Section Eight Moderate Rehabilitation Program, Rental Assistance Program, and Housing Authority-owned public housing. The HAPGC has the capacity to issue bonds to support the construction and rehabilitation of housing for low and moderate income individuals.

CORE SERVICES

- Rental assistance through the administration of the Housing Choice Voucher Program
- Housing assistance through the administration of the Public Housing Program
- Community development

FY 2026 KEY ACCOMPLISHMENTS

- Launched the Affordable Housing Bond Program to assist in the new construction or preservation of affordable housing in the County.
- Began process of repositioning Cottage City--projected to be completed by the fall of 2026.
- Received a Housing and Urban Development (HUD) certified Section Eight Management Assessment Program (SEMAP) rating of high performance--100%.
- Cleared the Housing Choice Voucher waitlist for the first time in five years, sending notifications to over 770 families to reconfirm their interest and eligibility. This laid the foundation for the reopening of the waitlist in December 2025 to applicants who are currently in need of assistance.

STRATEGIC FOCUS IN FY 2027

The agency's top priorities in FY 2027 are:

- Seek strategies to increase lease up of the Housing Choice Voucher Program through the use of the Project Based Voucher Program.
- Reposition HAPGC in order to access new funding sources and in turn, stabilize the current housing inventory and preserve affordable housing.
- Increase the level of customer service provided to program participants through the initiation of the customer service department.

FY 2027 BUDGET SUMMARY

The FY 2027 proposed budget for Housing Authority is \$115,891,800, an increase of \$4,233,300 or 3.8% 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						
Grant Funds	\$118,034,045	100.0%	\$111,658,500	100.0%	\$118,034,000	100.0%	\$115,891,800	100.0%
Total	\$118,034,045	100.0%	\$111,658,500	100.0%	\$118,034,000	100.0%	\$115,891,800	100.0%

Reconciliation from Prior Year

	Expenditures
FY 2026 Approved Budget	\$111,658,500
Enhance: Existing Program — Section Eight Housing Choice Voucher	\$2,800,000
Add: New Program — Statewide Voucher Program	2,157,800
Enhance: Existing Program — Coral Gardens	41,000
Enhance: Existing Program — Family Self-Sufficiency Program	7,400
Enhance: Existing Program — Public Housing Modernization	7,400
Enhance: Existing Program — Homeownership - Marcy Avenue	200
Reduce: Existing Program — Conventional Public Housing	(132,500)
Reduce: Existing Program — Bond Program	(648,000)
FY 2027 Proposed Budget	\$115,891,800

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	\$6,176,118	\$6,018,700	\$6,176,100	\$6,911,800	\$893,100	14.8%
Fringe Benefits	2,038,119	2,287,100	2,038,100	2,419,100	132,000	5.8%
Operating	109,819,808	103,352,700	109,819,800	106,560,900	3,208,200	3.1%
Capital Outlay	—	—	—	—	—	—
SubTotal	\$118,034,045	\$111,658,500	\$118,034,000	\$115,891,800	\$4,233,300	3.8%
Recoveries	—	—	—	—	—	—
Total	\$118,034,045	\$111,658,500	\$118,034,000	\$115,891,800	\$4,233,300	3.8%

The FY 2027 proposed budget is \$115,891,800, a 3.8% increase from the FY 2026 budget. This change is largely driven by an increase in the Section Eight Housing Choice Voucher program.

Staff Summary by Division - Grant Funds

Staff Summary by Division & Grant Program	FY 2026			FY 2027		
	FT	PT	LTGF	FT	PT	LTGF
Housing Authority						
Client Services	4	—	—	5	—	—
Development	2	—	1	2	—	1
Financial and Administrative Services	8	—	—	8	—	—
Housing Assistance	8	—	—	9	—	—
Housing Authority Administration	13	—	—	11	—	—
Rental Assistance	41	—	2	41	—	2
Total Housing Authority	76	—	3	76	—	3
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The FY 2027 funding provides for 76 full time and three LTGF positions. Staffing resources remain unchanged from the FY 2026 approved budget.

Grant Funds by Division

Grant Name	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Housing Authority						
Conventional Public Housing	\$3,938,868	\$2,918,800	\$3,938,900	\$2,786,300	\$(132,500)	-4.5%
Family Self-Sufficiency Program	265,630	103,800	—	215,000	111,200	107.1%
Coral Gardens	153,133	106,000	153,100	147,000	41,000	38.7%
Homeownership - Marcy Avenue	11,200	11,000	11,200	11,200	200	1.8%
Public Housing Modernization/ Capital Fund	257,124	257,100	257,100	264,500	7,400	2.9%
Total Housing Authority	\$4,625,955	\$3,396,700	\$4,360,300	\$3,424,000	\$27,300	0.8%
Rental Assistance Division						
Bond Program	\$108,000	\$758,000	\$108,000	\$110,000	\$(648,000)	-85.5%
Family Self-Sufficiency Program	—	103,800	265,600	—	(103,800)	-100.0%
Section Eight Housing Choice Voucher (HCV)	111,142,311	107,400,000	111,142,300	110,200,000	2,800,000	2.6%
Statewide Voucher Program	2,157,779	—	2,157,800	2,157,800	2,157,800	
Total Rental Assistance Division	\$113,408,090	\$108,261,800	\$113,673,700	\$112,467,800	\$4,206,000	3.9%
Subtotal	\$118,034,045	\$111,658,500	\$118,034,000	\$115,891,800	\$4,233,300	3.8%
Total Transfer from General Fund - (County Contribution/Cash Match)	—	—	—	—	—	
Total	\$118,034,045	\$111,658,500	\$118,034,000	\$115,891,800	\$4,233,300	3.8%

Grant Descriptions

CONVENTIONAL PUBLIC HOUSING -- \$2,786,300

The U.S. Department of Housing and Urban Development provides funding to support management of the County's public housing sites: Owens Road (123 units), Marlborough Towne (63 units), Kimberly Gardens (50 units), and Rollingcrest Village (40 units). Project managers are assigned to each housing site with senior citizens to assist residents and ensure that the building is properly maintained.

CORAL GARDENS -- \$147,000

The U.S. Department of Housing and Urban Development provides funding for rent to support the maintenance and management of 16 Housing Authority townhouse units located in Capitol Heights.

HOMEOWNERSHIP - MARCY AVENUE -- \$11,200

The U.S. Department of Housing and Urban Development provides funding to support rental income generated from one unsold unit remaining from the Turn Key III Program. There were originally 50 units in the program.

PUBLIC HOUSING MODERNIZATION/CAPITAL FUND -- \$264,500

The U.S. Department of Housing and Urban Development provides funding to support physical improvements and upgrades at public housing sites. These expenditures are non-routine and include costs such as modernizing heating and cooling equipment and/or improving parking lots at public housing facilities. This program was formerly called the Modernization Program.

BOND PROGRAM -- \$110,000

The Bond Program receives revenue from the interest earned from the sale of bonds sold by the Housing Authority of Prince George's County. This revenue will support various rehabilitation and revitalization activities associated with single and multi-family housing units.

FAMILY SELF-SUFFICIENCY PROGRAM (FSS) -- \$215,000

The U.S. Department of Housing and Urban Development provides funding for program coordinators to support management of the FSS program. The FSS Program is designed to assist public housing participants with achieving economic independence.

SECTION EIGHT HOUSING CHOICE VOUCHER -- \$110,200,000

The U.S. Department of Housing and Urban Development provides funding to support voucher programs where the participants pay a minimum of their adjusted gross income for rent, and the federal government, through the use of a voucher, pays the remainder. Participating families are able to select the housing of their choice, provided the rent is reasonable and falls within the program's guidelines.

STATEWIDE VOUCHER PROGRAM (SVP) --\$2,157,800

The State of Maryland allocates funding to provide vouchers and housing assistance payments for low-income families that are currently applicants on the Housing Choice Voucher (HCV) Program waiting list. The SVP, modeled after the HCV Program, would provide rental assistance for a maximum of five years as families await to receive notification of selection and are determined eligible for admission to the HCV Program.

