





April 18, 2025

FISCAL AND POLICY NOTE

TO: Jennifer A. Jenkins
Council Administrator

Colette R. Gresham, Esq.
Deputy Council Administrator

THRU: Josh Hamlin 
Director of Budget and Policy Analysis

FROM: Shalene Miller-Whye 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CR-033-2025 FY 2026 – 2030 Analysis of Impediments to Fair Housing Choice to
Housing and Community Development

CR-033-2025 (*Proposed by:* The Chair of the Council at the request of the County Executive)

Introduced by Council Members Watson, Harrison, Ivey, Blegay, Hawkins, and Dernoga

Assigned to the Committee of the Whole

A RESOLUTION concerning Fiscal Year (“FY”) 2026 – 2030 Analysis of Impediments to Fair Housing Choice for Housing and Community Development For the purpose of approving and adopting the Prince George’s County Fiscal Year (“FY”) 2026 – 2030 Analysis of Impediments to Fair Housing Choice for Housing and Community Development (the “Analysis of Impediments”).

Fiscal Summary

Direct Impact

Expenditures: No expenditure impact.

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Revenue: No revenue impact.

Indirect Impact

Favorable.

Legislative Summary:

CR-033-2025¹, proposed by the Council Chair at the request of the County Executive, was introduced by Council Members Watson, Harrison, Ivey, Blegay, Hawkins, and Dernoga on March 18, 2025, and referred to the Committee of the Whole.

Current Law/Background

The Fair Housing Act of 1968 established federal legislation to protect individuals and families from discrimination in the sale, rental, financing, or advertising of housing. It was amended in 1988 to prohibit discrimination based on race, color, religion, sex, disability, family status, and national origin.²

The Consolidated Plan, as established by the Department of Housing and Community Development, includes various programs, including the Community Development Block Grant, which requires grantees to be certified to affirmatively further fair housing choice, which means organizations take meaningful actions in addition to combating discrimination to overcome patterns of segregation. This is done by fostering communities free of restrictions or barriers to access opportunity or meet housing needs. Further, through fair housing choice, individuals are equipped with the information and opportunity to live where they choose without barriers such as discrimination.³

Therefore, the county must update and submit the Analysis of Impediments every three (3) to five (5) years to be consistent with the Consolidated Plan Cycle to Fair Housing Choice.

Resource Personnel:

- Aspasia Xypolia, Director, Department of Housing and Community Development, DHCD
- Adedamola George Esq., Chief Compliance and Program Manager, DHCD

¹ [CR-033-2025](#)

² [Housing Discrimination Under the Fair Housing Act | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

³ [24 CFR § 5.151 - Affirmatively Further Fair Housing: Definitions. | Electronic Code of Federal Regulations \(e-CFR\) | US Law | LII / Legal Information Institute](#)

Discussion/Policy Analysis

The Analysis of Impediments report, as required by the Department of Housing and Urban Development (HUD), includes details on the community participation process, an assessment of past goals and actions, an analysis of fair housing issues, disparities in access to opportunity, disproportionate housing needs, and fair housing priorities and goals.

Prince George's made progress to address and implement goals established in the FY 2020 Analysis of Impediments (AI) report, including⁴:

- The Office of Human Rights launched an outreach campaign to increase housing discrimination awareness
- The Housing Authority of Prince George's County has taken actions to address the Ripley Settlement,
- Universal Design adoption within the County
- Engagement with HUD to implement a technical assistance cohort for Community Development Block Grant and HOME fund users.
- Implementation of the Housing Investment Trust Fund

This report also features several key findings related to this analysis. As a summary, the report includes⁵:

Community Participation Process Findings:

- Source of Income Discrimination
- Lack of investment to maintain housing quality
- Lack of affordable housing units with accessibility features and/or issues with reasonable accommodations
- Language discrimination
- Concerns with rental housing

Analysis of Fair Housing Issues:

- The study of Prince George's County households

⁴ [The FY 2026 - 2030 Analysis of Impediments Draft Report, pg. 7](#), provides further details related to the County's progress in implementing the goals established by the FY 2020 AI report.

⁵ [The FY 2026- FY 2030 Analysis of Impediments Draft Report, pg. 8-10](#), provides further details related to key findings of the AI Analysis.

- Language barriers
- The poverty rate
- Employment, including the number of jobs within the area
- The concentration of poverty among vulnerable populations based on geography

Access to Opportunity:

- Academic performance related to race and economic status
- Environmental health standards based on poverty

Disproportionate Housing Needs:

- Cost-burdened households
- The quality of housing and code enforcement in some areas
- Gaps in home ownership
- Veterans within the County and the limited number of resources

Fair Housing Priorities for the FY 2025 Analysis of Impediments include the following.⁶:

- Inadequate Fair Housing Enforcement
- Limited Housing Choices for Persons with Disabilities
- Hispanic Residents Face Persistent Housing Challenges
- Insufficient Funding for Nonprofits
- Limited Homeownership Options for Subgroups of County and City Residents
- Need for Affordable Housing for Vulnerable Populations
- Access to High-Quality Neighborhoods is Limited for Residents of Many Parts of the County
- No Access to Public Housing Units and Housing Choice Vouchers (HCVs)
- Limited Understanding of Housing and Service Needs of the Rising Refugee Population

DHCD has developed five (5) goals and actionable steps to address these priorities, including the agency responsible.⁷

⁶ [The FY 2026 – FY 2030 Analysis of Impediments Draft Report, pg. 10](#)

⁷ [The FY 2026 – FY 2030 Analysis of Impediments Draft Report, pg. 142-146](#)

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

<i>Goals and Actions</i>	<i>Responsible Entity(s)</i>
Action 1: Adopt modifications to Division 12 to meet substantial equivalency requirements to attain Fair Housing Assistance Program (FHAP) status for the Office of Human Rights.	OHR, County Council
Action 2: DHCD will convene quarterly meetings with OHR and local fair housing enforcement partners to review fair housing complaint trends for Prince George's County and determine potential place- and mobility-based solutions that may be needed to address issues identified.	DHCD, OHR
Action 3: Identify up to two qualified fair housing training partners to provide training to DHCD, DPIE, and property management stakeholders in tandem with the rent stabilization work. Strongly encourage Fair Housing training for agencies that influence the County's housing processes.	DHCD, OHR, DPIE
Action 4: Proactively collaborate across county department and agencies to ensure alignment in efforts and programming.	DHCD, OHR, HAPGC, DPIE, Office of the County Executive, City of Bowie, M-NCPPC

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

<i>Goals and Actions</i>	<i>Responsible Entity(s)</i>
Action 1: Conduct a disability needs assessment of housing and services in the county to determine community needs and available resources and create a plan to address gaps.	DHCD, Office of the County Executive
Action 2: Utilizing \$500,000 received as pass through funds from the Maryland Department of Disabilities, the County will support renters who require accessibility modifications to their unit, upon approval of reasonable modification requests by the property owner. The County will first partner with owners and management agents of properties in the County's Right of First Refusal portfolio, which includes about 1,890 units, and will later focus on the Housing Authority of Prince George's County (HAPGC) Section 504 coordinator to reach households renting with a Housing Choice Voucher and may be requiring increased accessibility, and others. As is feasible, modifications will comply with Universal Design standards and practices.	HAPGC, DHCD
Action 3: Inventory accessible housing units in the County that are available for rent and coordinate with partner departments and agencies to create a comprehensive list for the County. This inventory should include the unit size, accessibility features, and market rate vs. subsidized designation. DHCD will add the accessible unit inventory to the existing Affordable Housing Dashboard and develop a schedule for regularly updating the inventory.	DHCD, M-NCPPC, HAPGC

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

<i>Goals and Actions</i>	<i>Responsible Entity(s)</i>
Action 1: Affirmatively market the County's Rent Stabilization program to persons with disabilities, Hispanic households, households at risk of or experiencing homelessness, and seniors, to ensure these populations understand their rights related to rental cost increases and assistance available should issues be encountered. The County will work with partner community organizations and others serving these populations to disseminate information and resources.	DHCD, DSS
Action 2: Create and implement a technical assistance program specifically for organizations that receive CDBG funding and who serve persons with disabilities, seniors, and Hispanic households.	DHCD
Action 3: Prioritize Housing Trust Fund dollars for the construction of affordable housing for developments that serve persons with disabilities and seniors.	DHCD
Action 4: Develop or acquire at least 100 new senior housing units affordable to households at or below 60% AMI with greater access to transportation, retail, and community services. Besides congregate senior housing, such as HUD 202 housing, consider new housing typologies that reflect the changing needs of a larger senior population.	DHCD, M-NCPPC

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

<i>Goals and Actions</i>	<i>Responsible Entity(s)</i>
Action 1: Continue to update the four-factor analysis to determine whether programs are adequately accessible to those with limited English proficiency (LEP). Continue outreach (e.g., TV, radio, bus shelters) to LEP populations to inform them of their rights.	DHCD, OHR
Action 2: Maintain funding for HUD-certified nonprofit housing counseling partners that provide education on tenant rights and rental counseling, particularly bi-lingual providers. Increase financial literacy and homeownership education available for the Hispanic population in English and Spanish.	DHCD
Action 3: Improve education and transparency around code enforcement. Train inspectors on working with non-English-	DHCD, OHR, DPIE
speaking households who may lack trust or fear government officials. Residents should be made aware of their rights in every interaction, including the right to an interpreter. Greater code enforcement should also be paired with education on how to report violations and resources to address deficiencies.	
Action 4: As part of a larger effort to conduct housing listening sessions throughout the county, the County will engage with immigrant communities and people with Limited English Proficiency to better understand their service and housing needs.	DHCD, Office of Multicultural Affairs, Office of the County Executive, OHR

Goal 5: Balance investments in revitalizing distressed communities (including R/ECAPs) with investments to expand affordable housing options in neighborhoods of opportunity.

<i>Goals and Actions</i>	<i>Responsible Entity(s)</i>
Action 1: Continue supporting Plan 2035's vision by targeting funds identified in the plan's Growth Policy Map and Strategic Investment Plan. The plan identifies six Neighborhood Reinvestment Areas, some of which are R/ECAPs, and also identifies an Innovation Corridor and eight Regional Transit districts, which are planned as mixed-use, economic growth centers and could become transit-oriented neighborhoods of opportunity.	M-NCPPC, DHCD
Action 2: Ensure residents of R/ECAPs are represented in the Missing Middle Study and the Anti-Displacement Study. Both efforts have the potential to greatly impact disinvested neighborhoods inside the beltway and stabilize displacement along the Purple Line Corridor.	M-NCPPC, DHCD
Action 3: Perform an analysis and/or partner with other regional partners to evaluate access and equity in the WMATA and County bus systems. Specifically, evaluate the transit access of HCV holders, public housing units, Project-Based Section 8, senior developments, housing for people with disabilities, residents of R/ECAPs, and other subsidized housing.	DHCD, M-NCPPC, Department of Public Works & Transportation
Action 4: Create an expedited planning and permitting approval process for all subsidized housing supported with County funds.	DHCD, M-NCPPC, County Council
Action 5: Adopt the proposed ADU and small-lot development ordinances to increase housing choice and provide greater infill opportunities.	DHCD, M-NCPPC, County Council
Action 6: Increase the mix of available housing types in the City of Bowie by evaluating the current zoning. Perform relevant rezonings to encourage the development of higher density housing in the city to	City of Bowie, M-NCPPC, County Council
provide greater access to the amenities and resources in the community.	

Fiscal Impact:

- *Direct Impact*

Adoption of CR-33-2025 should not have a direct fiscal impact.

- *Indirect Impact*

Adoption of CR-033-2025 aligns with County Plan 2035⁸ It supplements the FY 2026-2030 Consolidated Plan, prioritizing affordable housing, economic development, rental assistance, and

⁸ [Plan 2035](#)

homeownership assistance. It also establishes a clear plan to address various barriers and challenges to housing.

- *Appropriated in the Current Fiscal Year*

Yes.

Effective Date of Proposed Legislation:

The proposed Resolution shall be effective upon its adoption.

If you require additional information or have questions about this fiscal impact statement, please email me.