

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2025 Legislative Session

Bill No. CB-101-2025

Chapter No. 68

Proposed and Presented by Vice Chair Oriadha

Introduced by Council Members Oriadha, Burroughs, Hawkins, Watson and Dernoga

Co-Sponsors Council Members Adams-Stafford, Fisher, and Ivey

Date of Introduction October 21, 2025

BILL

1 AN ACT concerning

2 Homeownership Equity Program

3 For the purpose of establishing the Homeownership Equity Program for County residents;
4 providing for the purposes and uses of the Homeownership Equity Program within the Housing
5 Investment Trust Fund; providing for the funding and administration of the Homeownership
6 Equity Program; providing for eligibility, terms, funding, property requirements for buyers;
7 providing for loans for persons in select groups; providing for application intake, underwriting,
8 closing support, post-purchase follow-up and approval of administrative rules and program
9 guidelines; and generally regarding the Homeownership Equity Program.

10 BY repealing and reenacting with amendments:

11 SUBTITLE 10. FINANCE AND TAXATION.

12 Section 10-295,

13 The Prince George's County Code

14 (2023 Edition; 2024 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
16 Maryland, that Section 10-295 of the Prince George's County Code be and the same is hereby
17 repealed and reenacted with amendments:

18 SUBTITLE 10. FINANCE AND TAXATION.

19 DIVISION 19. HOUSING INVESTMENT TRUST FUND.

20 Sec. 10-295. - Purposes and uses.

21 (a) In general. The purposes of the Fund are to:

1 (1) develop effective strategies to strengthen County neighborhoods impacted by
2 foreclosures consistent with the adopted Prince George's County Five-Year Consolidated
3 Housing and Community Development Plan;

4 (2) provide for gap financing to enable the County to support the development of new
5 construction and preservation of existing workforce and affordable housing;

6 (3) provide for housing counseling, rental, down payment and closing cost assistance
7 for eligible persons to retain or purchase vacant, abandoned and foreclosed properties;

8 (4) acquire, rehabilitate, resell or lease-purchase of all for sale properties in Prince
9 George's County to include: vacant, abandoned and foreclosed properties to eligible persons, not-
10 for-profit organizations and for-profit affordable housing providers;

11 (5) provide for land banking of vacant, abandoned and foreclosed properties in the
12 County; and

13 (6) to otherwise reduce and minimize the occurrence of foreclosures by coordination
14 and use of County, State and Federal resources and programs; and

15 (7) to increase and preserve the supply of safe and affordable homeownership
16 opportunities for the purpose of growing the County's tax base revenue.

17 (b) Financial assistance.

18 (1) The Fund may provide financial assistance in the form of loans and grants to
19 finance programs to meet the goals of this Division for the benefit of existing and potential
20 homeowners or renters, not-for-profit organizations and for-profit affordable housing providers
21 in Prince George's County.

22 (c) Homeownership Equity Program; establishment, funding, administration.

23 (1) The purpose of the Homeownership Equity Program is to finance the costs to
24 increase access to affordable homeownership among County residents who are moderate-income
25 buyers located within designated ZIP codes or neighborhoods inside I-495 the Capital Beltway.

26 (2) Funding for the Homeownership Equity Program shall be financed pursuant to
27 Section 10-296 of this Division.

28 (3) The Homeowner Equity Program shall be administered by the Prince George's
29 County Department of Housing and Community Development in partnership with the County
30 Council and certified nonprofit housing counseling agencies.

31 (4) Eligibility, terms, funding, property requirements.

1 (A) Subject to funding, moderate-income buyers who are County residents shall
 2 be offered zero percent (0%) interest, forgivable down payment assistance loans. They shall be
 3 deferred payment second mortgage loans. The loan amount shall be up to \$30,000 per qualifying
 4 buyer. The term shall be deferred for 5 years and shall be forgiven at 20% per year (fully
 5 forgiven after 5 years if owner-occupied). Eligible properties shall be single-family homes,
 6 townhomes, or condominiums located inside the I-495 Capital Beltway. The buyer's income
 7 shall be ≤ 120% Area Median Income (AMI). The minimum buyer contribution shall be \$1,000
 8 and the buyer shall complete an eight-hour buyer education course. The buyer shall use the
 9 home as a primary residence.

10 (B) The initial funding for the Program shall be Two Million (\$2,000,000).

11 (C) The property shall be an owner-occupied single-family home, townhouse, or
 12 condominium located within designated ZIP codes or neighborhoods inside the Capital Beltway
 13 I-495, and shall pass a standard home inspection.

14 (5) Select groups. Moderate-income is a requirement for this loan. First-time buyers
 15 shall be eligible for this loan. Buyers that are County residents are eligible for this loan, as well
 16 as County residents that are public sector workers, former renters in the Capital Beltway I-495,
 17 and households with multigenerational caregivers are eligible for this loan.

18 (6) Application intake; underwriting; closing support; post-purchase follow-up.
 19 Application intake shall be coordinated by the Department of Housing and Community
 20 Development through certified nonprofit housing counseling agencies and lenders. The
 21 Department of Housing and Community Development shall verify income, eligibility, and home
 22 inspection. Funds provided at closing shall be recorded as a second mortgage lien. The
 23 Department of Housing and Community Development shall receive verification by the buyer that
 24 the property remains owner-occupied.

25 (7) Approval of administrative rules and program guidelines. The Department of
 26 Housing and Community Development shall provide administrative rules and Homeownership
 27 Equity Program guidelines to be approved by the County Council.

28 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby
 29 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
 30 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
 31 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining

1 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
2 Act, since the same would have been enacted without the incorporation in this Act of any such
3 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
4 or section.

5 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
6 calendar days after it becomes law.

Adopted this 18th day of November, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Aisha N. Braveboy
County Executive