





October 20, 2025

FISCAL AND POLICY NOTE

TO: Collette R. Gresham, Esq.
Acting Council Administrator

Karen Zavakos, Esq.
Acting Deputy Council Administrator

THRU: Lavinia Baxter 
Senior Legislative Budget and Policy Analyst

FROM: Shalene Miller-Whye 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CB-099-2025 Critical Workforce Housing Assistance Program

CB-099-2025 (*Proposed by:* The Chair of the Council at the request of the County Executive)

Introduced by: Council Member Burroughs

Assigned to the Committee of the Whole

AN ACT concerning Critical Workforce Housing Assistance Program for the purpose of establishing the Critical Workforce Housing Assistance Program within the Housing Investment Trust Fund; providing eligibility standards for participation in the Program; providing for the assistance to be offered in the Program; providing for the application and approval process for Program assistance; and generally regarding the Housing Investment Trust Fund.

Fiscal Summary

Direct Impact

Expenditures: Expenditure impact likely.

Website: <https://pgccouncil.us> | Wayne K. Curry Administration Bldg.
Office: (301) 952-3431 | 1301 McCormick Drive, 3rd Floor
FAX: (301) 780-2097 | Largo, Maryland 20774

Revenue: No revenue impact likely.

Indirect Impact

Potentially favorable.

Legislative Summary:

CB-099-2025¹, proposed by Council member Burroughs and referred to the Committee of the Whole. CB-099-2025 would repeal and reenact with amendments Subtitle 10 Sec. 10-295 and add Sec. 10-299.01 by establishing a workforce housing assistance program through the Housing Investment Trust Fund (HITF), providing zero-interest deferred loans to eligible participants.

Background/Current Law:

The Housing Investment Trust Fund, a non-lapsing fund, was created through legislation, CB-021-2012², and further amended under CB-057-2017³, and is codified in Subtitle 10, Division 19 of the County Code. The purposes of the Fund are to:

1. Develop effective strategies to strengthen County neighborhoods impacted by foreclosures consistent with the County's Five-Year Consolidated Housing and Community Development Plan;
2. Provide for gap financing to enable the County to support the development of new construction and preservation of existing workforce and affordable housing;
3. Provide for housing counseling, rental, down payment, and closing costs assistance for eligible persons to retain or purchase vacant, abandoned, and foreclosed properties;
4. Acquire, rehabilitate, resell, or lease-purchase of vacant, abandoned, and foreclosed properties to eligible residents, not-for-profit organizations, and for-profit affordable housing providers;
5. Provide for land banking of vacant, abandoned, and foreclosed properties;
6. To otherwise reduce and minimize the occurrence of foreclosures by coordination and use of County, State, and Federal resources and program; and
7. To increase and preserve the supply of safe and affordable homeownership opportunities for the purpose of growing the County's tax base revenue.

The Fund may also assist, in the form of loans and grants, to finance programs to meet the goals stated above for the benefit of existing and potential homeowners or renters, not-for-profit organizations, and for-profit affordable housing providers.

The Fund is currently financed from a variety of sources, which may include:⁴

¹ [CB-099-2025](#)

² [CB-021-2012](#)

³ [CB-057-2017](#)

⁴ Code of Prince George's County, [Sec. 10-296. – Financing the Fund](#).

1. Current expense funds;
2. Contributions, donations, or appropriations by the United States, Maryland, or any other political jurisdiction, or private entity;
3. Interest income;
4. Fees or other charges levied on loan or grant recipients;
5. 20% of the recordation tax collected (of no less than \$10 million);⁵ and
6. Any other funds designated and provided by the County.

Resource Personnel:

- Josh Hamlin, Legislative Attorney, Drafter

Discussion/Policy Analysis

If enacted CB-099-2025 would:

- Establish a Critical Workforce Homebuying Assistance Program through the Housing Investment Trust Fund (HITF) for critical County workers, including:
 - Teachers employed by Prince George's County Public Schools
 - Firefighters, emergency medical technicians, correctional officers, police officers, public safety dispatchers, and deputy sheriffs employed by a public safety agency of Prince George's County government.
- Establish program guidelines that require household incomes not to exceed 120 percent of the Washington-Alexandria, DC-VA-MA-WV AMI.
- Provide zero % or interest-deferred loans with maximum loan amounts \$50,000 or 25% of the purchase price for applicants with primary residences in Prince George's County.
- Require the program to be administered by the Department of Housing and Community Development.

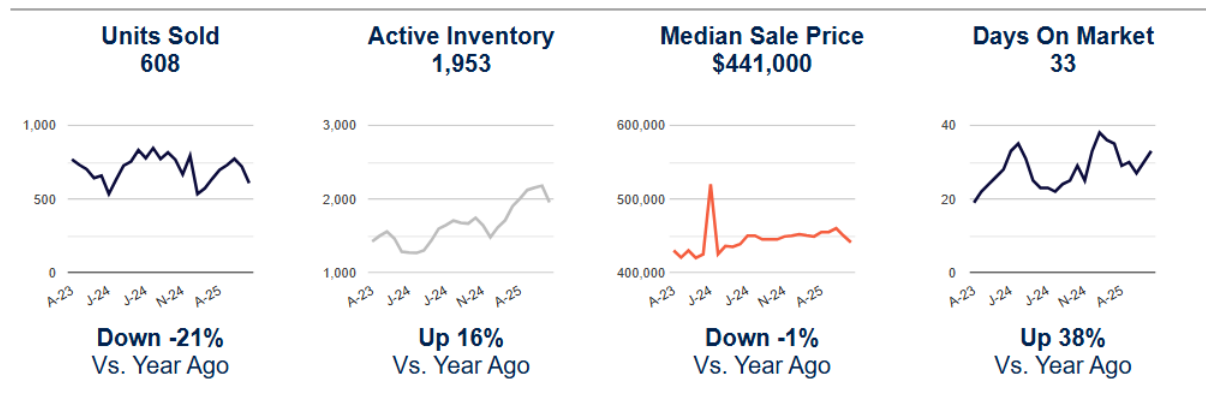
There is currently one other county-specific program offering homeownership assistance. The Pathway to Purchase program⁶ offers up to \$25,000 to first-time home buyers, not exceeding 80% of the AMI. Purchase price limits include \$448,000 for resale and \$485,000 for new construction. As of August 1, 2025, \$154,434.24 in funding is available to support this program. Below is a chart highlighting the differences in the Pathway to Purchase program and proposed programs in this Bill and CB-101-2025.

⁵ The Recordation tax source was added under CB-004-2021 and took effect on June 30, 2022.

⁶ [Pathway to Purchase | Prince George's County](#)

	CB-099-2025 (Proposed)	CB-101-2025 (Proposed)	Pathway to Purchase (Current program)
Funding Source	HITF	HITF	HOME
Eligible Applicants	Prince George's County teachers and public agency employees, including firefighters, emergency medical technicians, correctional officers, police officers, public safety dispatchers, and deputy sheriffs, not exceeding 120% of the AMI.	County residents who are first-time home buyers, public sector workers, former renters in the Capital Beltway, and households with multigeneration caregivers not exceeding 120% of the AMI.	First-time home buyers with a household annual income not exceeding 80% of the AMI.
Loan Amount	Up to \$50,000 or 25% of the purchase price	Up to \$30,000	Up to \$25,000
Repayment Terms	0% or interest deferred. Loans may be paid off or payments made toward principal with no penalty. The Director of the Department of Housing and Community Development may adopt such regulations as may be necessary for the administration of the Program.	0% interest forgivable, deferred for 5 years and forgiven 20% per year and fully after 5 years if owner-occupied.	0% interest, deferred payment loan. The loan is forgiven after 10 years.

As of August 2025, according to data provided by Long & Foster⁷, the Prince George's County housing market data represents the difference between August 2024 and August 2025 in the number of units sold. From August 2024 to August 25, there was a 16% decrease, demonstrating that the total number of units sold was down for the month compared to the year. Through this, the active inventory is up 16% to 1,953 units. The median home price is \$441,000, which is down by 1% from August 2024. Lastly, the average number of days on market is 33.



According to Redfin data⁸In August 2021, the median sale price increased by 12.9%, from \$390,000 to \$448,000. This demonstrates rapid and ongoing growth in the median sale price for homes.

⁷ [PRINCE GEORGE'S COUNTY HOUSING MARKET DATA](#)

⁸ [Prince George's County, MD Housing Market: House Prices & Trends | Redfin](#)

Based on the Housing Opportunity for All, Comprehensive Housing Strategy (CHS) report⁹ Residents cited limited home ownership options as a concern and showed clear interest in additional support for homeownership. In targeted strategy #2 of the CHS report, expanding existing programs and financing tools to increase access to homeownership is a targeted action to improve the quality of the county's housing supply.

Questions for Committee Consideration:

1. What level of funding from the HITF will be dedicated to this program? Will this funding level be based on the level of allocation the fund receives each fiscal year?
 2. What additional staff support would DHCD require to implement this program? Currently, five full-time positions are dedicated to the HITF.
-

Fiscal Impact:

- *Direct Impact*

Adoption of CB-099-2025 would adversely impact the HITF's expenditures. It is not clear how much funding will be dedicated to these activities; however, the repayment terms allow the HITF to replenish itself over time through repayment.

- *Indirect Impact*

Adoption of CB-099-2025 aligns with County Plan 2035¹⁰ goals and the Comprehensive Housing Strategy goals.

- *Appropriated in the Current Fiscal Year*

No.

Effective Date of Proposed Legislation:

The proposed Act shall take effect forty-five (45) calendar days after it becomes law.

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

⁹ pgccouncil.us/DocumentCenter/View/4043/Housing-Opportunity-for-All_-REPORT (pg. 62,109)

¹⁰ [Plan 2035](#)

