

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2025 Legislative Session

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**Reference No.:** CR-034-2025

**Draft No.:** 2

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 04/29/2025

**Action:** FAVORABLE WITH  
AMENDMENTS

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**REPORT:** Committee Vote: Favorable, 8–0 (In favor as amended: Chair Burroughs, Council Members Oriadha, Blegay, Dernoga, Fisher, Hawkins, Ivey, and Olson)

The Prince George's County Council convened as the Committee of the Whole (COW) on April 15, 2025, to consider CR-034-2025. The Acting County Executive transmitted this Resolution for the Council's consideration to approve and adopt the Prince George's County Fiscal Year ("FY") 2026 – 2030 Consolidated Plan for Housing and Community Development. The U.S. Department of Housing and Urban Development ("HUD"), Office of Community Planning and Development ("CPD"), requires Prince George's County, as a recipient of federal entitlement grant funds, to develop a Consolidated Plan every five years.

The Planning, Housing and Economic Development Director gave an overview of the Resolution and the Policy Analysis and Fiscal Note submitted by the Budget and Policy Analysis Division.

The FY 2026-2031 Consolidated Plan was developed through complementary planning efforts, which include Housing Opportunity for All, Purple Line Corridor Coalition Housing Action Plan, and Plan2035 through planning efforts using data analysis and key concerns by County residents and cross-sector stakeholders, including nonprofit and for-profit developers, service providers, and employers, during community engagement activities. This included forums, surveys, focus groups, public hearings, and public comment periods. This also included outreach to public and affordable housing providers, private and governmental health and service providers, fair housing service providers, entities working with special populations, advocacy groups, planning agencies, and residents.

The Department of Housing and Community Development (DHCD) identified the following goals to be accomplished through the Consolidated Plan prevention and reduction of homelessness, preservation and improve affordable housing, improve housing conditions for homeowners, increase in affordable rental housing, increase homeownership, increase community housing development organizations, improve quality life through public services, increase workforce development programs, and support economic development initiatives.

The priority needs for FY 2026-2031 include preventing and reducing chronic homelessness, utilizing rental assistance, preserving existing affordable housing, creating new affordable housing, expanding public services, and creating safe, inclusive public infrastructure.

Ms. Ashley Johnson-Hare, Deputy Director for DHCD, and staff gave a presentation on the FY-2026-2031 Consolidated Action Plan, the Analysis of Impediments to Fair Housing Choice, and the Annual Action Plan.

Council Member Fisher requested clarification on the presentation regarding over-enforcement within the Latino community. DHCD staff explained that the focus groups, stakeholder engagement groups, and data from code enforcement show that non-English speaking neighborhoods had higher code enforcement than other neighborhoods. Council Member Fisher disagreed, explaining that more single-family units are being converted to multifamily and not enough housing. She said District Two does not have over-code enforcement; citizens want more enforcement. Council Member Fisher also asked how DHCD is addressing illegal units that do not have legal leases and landlords who are subletting spaces with no proper rental license. DHCD stated they are looking at legal housing; therefore, capturing single-family units to multifamily units is challenging.

Vice Chair Oriadha also agreed with Council Member Fisher's statements and thinks there needs to be additional conversation on affordable housing in the County. Vice Chair Oriadha also asked for clarification on how funds will be used to create additional access to homeownership. Deputy Director Johnson-Hare explained that it could mean providing additional funds to an organization that provides housing counseling services or building more affordable single-family homes with community partners.

Council Member Blegay explained that seniors in the County can not pay over \$1,200.00 per month to pay for housing. This group, in addition to the immigrants, is being priced out. What efforts are being made to ensure housing is \$1,000.00 a month? Also, Council Member Blegay asked about the use of abandoned properties going to the land bank legislation that was created. Director Xypolia explained that the Resolution approves very limited federal funding and that the Council's concerns are spot-on. The solution to housing affordability concerns is permanent federal and state rental assistance, which is needed but has not been enacted. Director Xypolia also explained that wages have not kept up with the housing market.

The adoption of CR-034-2025 should not have a direct fiscal impact. The Resolution's indirect impact is that it aligns with Plan 2035 goals and focuses on the initial goals set in place by the FY 2026-2030 Consolidated Plan to prioritize affordable housing, economic development, rental assistance, and homeowners' assistance.

The Council Committee of the Whole voted 7-0-1 to hold the Resolution for additional consideration and amendments to the FY 2026-2030 Consolidated Plan.

On April 29, 2025, the County Council COW again considered CR-034-2025. Next, the County Council voted 8-0 to amend the Resolution.

On a motion by Council Member Hawkins, seconded by Vice Chair Oriadha, the Committee of the Whole voted 8-0 favorably on CR-034-2025 with amendments.