



June 30, 2026

FISCAL AND POLICY NOTE

TO: Planning Housing and Economic Development Committee (PHED)

THRU: Rana Hightower *RH*
Planning, Housing and Economic Development Committee Director

FROM: Shalene Miller-Whyte *SMW*
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CR-059-2026 FY 2026 Annual Action Plan for Housing and Community
Development Housing Rehabilitation Assistance Program (HRAP)

CR-059-2026 (*Proposed by:* The Chair of the Council at the request of the County Executive)

Assigned to the Planning, Housing and Economic Development Committee

A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2026 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT, for the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2026 Annual Action Plan for Housing and Community Development and approving the reprogramming and reallocation of one million, one hundred seventy thousand dollars (\$1,170,000) in Community Development Block Grant (“CDBG”) funds, from Annual Action Plans approved in prior fiscal years, to the Prince George’s County Housing Rehabilitation Fund (the “Fund”), for use by an existing eligible activity, the Housing Rehabilitation Assistance Program (the “Program”) and the reprogramming of one hundred thirty thousand dollars (\$130,000) in Community Development Block Grant (“CDBG”) funds, from Annual Action Plans approved in prior fiscal years, to the Housing Rehabilitation Assistance Program Administration (the “HRAP Administration”), an existing eligible activity, to support the Program.

Fiscal Summary

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

Direct Impact

Expenditures: \$1,300,000 reallocation of Community Development Block Grant (CDBG) funds to support the Prince George's County Housing Rehabilitation (HRAP) program, not originally funded.

Revenue: None.

Indirect Impact

Potentially favorable.

Legislative Summary:

CR-059-2026¹, proposed by the Council Chair at the request of the County Executive, was introduced on June 2, 2026, and referred to the Planning, Housing and Economic Development committee. CR-059-2026 amends the FY 2026 Annual Action Plan by reprogramming and reallocating CDBG funds to the HRAP program.

Project Information

Recipient: Prince George's County DHCD

Neighborhood/Locality: County-Wide

Description: The Prince George's County Housing Rehabilitation Assistance Program provides financial assistance in the form of an amortized loan, deferred payment loan or a grant to qualified homeowners in an amount not to exceed sixty thousand dollars (\$60,000). The amount of assistance approved must be sufficient to upgrade the dwelling to contemporary minimal living standards which includes the elimination of County housing, health and fire code violations existing on the premises posing a direct and immediate threat to the health and safety of occupants.

Proposed Assistance: Approximately 15 Loans. Maximum Loan per unit is \$60,000.

Current Law/Background:

The County's FY 2026-2030 Consolidated Plan was adopted through CR-034-2025² through citizen participation, assessment of housing and community development needs, and the incorporation of housing market analysis. According to the United States Department of Housing and Community Development (HUD), the Consolidated Plan is put in place to help states and local jurisdictions assess their affordable housing needs and market conditions by making investment

¹ [CR-059-2026](#)

² [CR-034-2025](#)

decisions that are based on research and data. The planning process is created to be a framework for future housing and community development priorities that align and focus funding on the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, Housing Trust Fund (HTF), Emergency Solutions Grants (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) Program.

The Consolidated Plan is implemented through Annual Action Plans, which provide summaries of the actions, activities, and federal and non-federal resources to be utilized in addressing the priorities and goals identified in the Consolidated Plan. Grantees use the Consolidated Annual Performance and Evaluation Report (CAPER) to report accomplishments towards their Consolidated Plan goals.

According to Sec. 15A-105 of the County Code, the Annual Housing and Community Development Action Plan shall be generally consistent with the Strategic Plans contained in the Five-Year Consolidated Housing and Community Development Plan and the Annual Statement of Community Development Objectives and shall include:

1. A detailed description of recommended housing and community development activities proposed for implementation during the succeeding program year.
2. The estimated cost of each project proposed in the subject program year, and the total cost to bring the project to completion if it is a multiyear project, together with an identification of the sources of such funds.
3. The geographical boundaries, locations, and targeting, where applicable.
4. Identification of the agency or combination of agencies responsible for administering and/or implementing the recommended activities.
5. Identification of priority housing activities and federal resources to address the needs of low- and moderate-income households, as well as special needs populations.
6. Identification of priority activities in areas that address underserved housing needs which include, but are not limited to: maintaining adequate housing; removing barriers to adequate housing; evaluating and reducing lead-based paint hazards; reducing the number of poverty level families; developing institutional structures; enhancing coordination between public and private housing, and social services agencies; and fostering public housing improvements and resident initiatives; and
7. Submission of a combined application for use of federal entitlement funds for programs such as Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant, Neighborhood Stabilization Grant Program, and HUD Section 108 Loan Guarantee Program.

Sec 15A-106 of the County Code requires the review and approval of the five-year Consolidated Housing and Community Development Plan and Annual Action Plan. Sec. 15-A-106 states that the County Executive shall forward each proposed Five-Year Consolidated Housing and Community Development Plan and each Annual Action Plan; after public hearings(s), the County Council may amend any part of the Consolidated Housing and Community Development Plan or Annual Action Plan.

The FY 2026 Annual Action Plan was adopted through CR-034-2025³.

Resource Personnel:

- Jonathan Butler, Acting Director, Department of Housing and Community Development
 - Adedamola George, Esq., Chief Compliance and Program Manager
-

Discussion/Policy Analysis:

This resolution seeks to reprogram \$1,300,000 from the CDBG Program and reallocate it to support HRAP. \$1,170,000 will be reallocated to support the HRAP fund and \$130,000 will be reprogrammed to support the administration of HRAP. The FY 2026 Annual Action Plan includes a CDBG Program allocation of \$5,613,506. This resolution seeks to reallocate program income and entitlement funds from the FY 2020, FY 2021, FY 2022, FY 2024, FY 2025 and, FY 2026 annual action plans.

Summary of HOME funds to be reallocated from each fiscal year⁴:

Fiscal Year	HOME Entitlement	Program Income
FY 2020	\$127,407.78	
FY 2021	\$71,878.40	
FY 2022	215,078.10	
FY 2023	\$251,251.97	
FY 2024	\$220,860.71	
FY 2025	\$174,620.47	
FY 2026	\$216,900.96	\$22,001.61
Total		\$1,300,000.00

For FY 2026, the Department of Housing and Community Development entitlement funds included the following⁵:

Program	Allocation
CDBG	\$6,146,615
HOME	\$3,185,089.87
ESG	\$465,086
Total	\$9,331,705

³ [CR-032-2025](#)

⁴ Attachment B, DHCD.

⁵ [FY 2026 Annual Action Plan, pg. 4](#)

Consistent with the Consolidated Plan, FY 2026 Annual Action Plan Goals included⁶:

1. Prevent homelessness: prevent residents from becoming homeless through evidence-based interventions.
2. Reduce homelessness: increase safe, stable housing opportunities for residents experiencing homelessness with accessibility to wrap-around services.
3. Preserve & improve existing affordable rental housing: preserve and improve the quality of existing affordable rental housing opportunities for low-income residents.
4. Improve housing conditions for homeowners: increase housing stability, quality, and resiliency for low- and moderate-income homeowners (e.g., critical home repairs, energy efficiency & weatherization improvements, and accessibility modifications).
5. Increase the supply of affordable rental homes: increase the number of affordable rental homes, especially for low-income residents.
6. Increase access to homeownership: through development financing and financial assistance, increase homeownership opportunities for low- and moderate-income residents (e.g., construction/rehabilitation of for-sale homes, down payment assistance, counseling).
7. Strengthen the bandwidth of CHDOs: increase the capacity of community housing development organizations, especially those serving residents in priority geographic areas, through operating resources and technical assistance/professional development opportunities.
8. Improve the quality of life for residents: improve the quality of life for residents through the provision of essential public services (e.g., childcare, health services, senior services, youth programming, fair housing counseling) and investments in the built environment (e.g., transportation improvements and public facilities).
9. Support economic mobility: support economic mobility for low- and moderate-income residents with workforce development programs.
10. Strengthen the county's economy: through economic development initiatives, support small businesses to foster stronger communities across the county.

Fiscal Impact:

- *Direct Impact*

Adoption of CR-059-2026 will have an adverse fiscal impact, as \$1,300,000 in CDBG entitlement and program income funds will be reallocated from FY 2020, FY 2021, FY 2022, FY 2023, FY 2024, FY 2025 FY 2026.

- *Indirect Impact*

Adoption of CR-059-2026 aligns with County Plan 2035⁷ goals and will focus on the initial goals set in place by the FY 2026-2030 Consolidated Plan to prioritize affordable housing, economic development, rental assistance, and homeowner's assistance. Rehabilitation activities include but are not limited to the installation of energy efficiency measures, accessibility installations,

⁶ [FY 2025 Annual Action Plan, pg. 22](#)

⁷ [Plan 2035](#)

repair/replacement of heating, venting and air conditioning (HVAC), electrical and plumbing systems as well as repair/ replacement of items such as roofs and windows.

- *Appropriated in the Current Fiscal Year*

N/A

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.