



May 4, 2026

FISCAL AND POLICY NOTE

TO: Planning, Housing, and Economic Development Committee

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

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

RE: Policy Analysis and Fiscal Impact Statement
CR-022-2026 (Proposed DR-2) FY 2027 Annual Action Plan for Housing and
Community Development Proposed Draft 2

CR-022-2026 (*Proposed by:* The Chair of the Council at the request of the County Executive)

(*Introduced by:* Chair Oriadha)

Assigned to the Committee of the Whole

A RESOLUTION CONCERNING Fiscal Year (“FY”) 2027 Annual Action Plan for Housing and Community Development for the purpose of approving and adopting the Prince George’s County Fiscal Year (“FY”) 2027 Annual Action Plan for Housing and Community Development (“FY 2027 Annual Action Plan”).

Fiscal Summary

Direct Impact

Expenditures: \$10,969,433.09 of expenditures in federal grant funds expected, including \$1,530,306 in program income and a \$510,359 match.

Revenue: An increase in revenue of \$10,969,433.09 in federal entitlement funds and program income.

Indirect Impact

Favorable.

Legislative Summary:

CR-022-2026¹, proposed by the Council Chair at the request of the County Executive, was sponsored by Chair Oriadha on March 24, 2026, and referred to the Committee of the Whole. On April 21, 2026, a public hearing was held and on April 28, 2026. There is a proposed Draft 2 in Committee of the Whole on May 5, 2026, due to the final federal funding allocations being released.

Current Law/Background

The FY 2026-30 Consolidated Plan was adopted through CR-034-2025.² According to the 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 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 on funding the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, Housing Investment Trust Fund (HITF), Emergency Solutions Grants (ESG) Program, Low-Income Housing Tax Credit Program (LIHTC), and Housing Opportunities for Persons with AIDS (HOPWA) Program.

The Consolidated Plan is carried out through Annual Action Plans, which provide summaries of the actions, activities, and federal and non-federal resources to be used to address 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 must contain the following:

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;

¹ [CR-022-2026](#)

² [CR-034-2025](#)

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, 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, the County Council may amend any part of the Consolidated Housing and Community Development Plan or Annual Action Plan.

This will be the 35th year the County is qualified to receive entitlement HOME Investment Partnership (HOME) Program funds, the 39th year the County is qualified to receive entitlement Emergency Solutions Grants (ESG) Program funds, and the 52nd year the County is qualified to receive entitlement Community Development Block Grant (CDBG) Program funds.

Resource Personnel:

- Jonathan Butler, Director, Department of Housing and Community Development, DHCD
 - Adedamola George Esq., Chief Compliance and Program Manager, DHCD
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Discussion/Policy Analysis

The entitlement for federal grant funds for the FY 2027 Annual Action plan totals \$10,969,433.09: \$6,146,921 from the CDBG Program entitlement funds, \$533,109 in CDBG Program income, \$2,271,508.09 entitlement HOME program funds, and \$997,197 in HOME program income. In addition to \$510,349 in entitlement, ESG program funds will require a \$510,349 match. Draft 1 of CR-022-2026 included estimates, since the submission the final federal formula allocations have been released. See chart below for original estimates and final allocations, reflected in draft 2.

Federal Entitlement Program	County FY 2027 (FFY 2026) <i>Estimated</i> Funding Allocations (CR-022-2026)	County FY 2027 (FFY 2026) Modified Funding Allocations Per HUD <i>Final</i> Allocations	Difference
CDBG	\$5,806,716.00	\$6,146,921.00	\$340,205.00
HOME	\$2,223,444.75	\$2,271,508.09	\$48,063.34
ESG	\$493,358.00	\$510,349.00	\$16,991.00
	\$8,523,519	\$8,928,778	

See the chart below detailing funds, sources, and the use of funds, demonstrated in the FY 2027 Annual Action Plan draft (Attachment B of CR-022-2026 Proposed Draft 2). These are the final allocations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2027				Expected Amount Available Remainder of 2026-2030 Con Plan	Narrative Description
			*Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public-Federal	Affordable Housing Economic Development Planning and Admin. Public Facilities and Infrastructure Improvements Public Services	\$6,146,921	\$533,109		\$6,700,030.00	\$17,681,674.00	CDBG funds will be used for a variety of activities both countywide, and in targeted areas as outlined in the Consolidated Plan
HOME	Public-Federal	Homebuyer Activities Multifamily Rental Development CHDO Operating CHDO Reserve Planning and Admin.	\$2,271,508.09	\$997,197		\$3,268,705.09	\$10,426,473.07	HOME funds will be used for a variety of activities, including CHDO pass through, county wide and in target areas as outlined in the Consolidated Plan
ESG	Public-federal	Shelter (Operation/Essential) Street Outreach HMIS Rapid Re-Housing (TBRA) Homelessness Prevention (TBRA) Planning and Admin.	\$510,349	0		\$510,349	\$1,362,571.00	ESG funds will be used to address homelessness and prevent homelessness.

Table 4 - Expected Resources - Priority Table

Consistent with the Consolidated Plan, the FY 2027 Annual Action Plan Goals include:

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 (Community Housing Development Organizations): 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

The FY 2027 Annual Action Plan draft contains 46 projects. Of these, 41 are in the CDBG Program, four (4) are in the HOME Investment Partnerships Program, homebuyer activities, multi-family rental housing construction and rehabilitation, CHDO set-aside activities, and HOME administration, and one (1) is in the ESG Program, to the Prince George's County Department of Social Services. Information on each project's planned activities is provided on pages 26-58.

Fiscal Impact:

- *Direct Impact*

Adoption of CR-022-2026 would have offsetting impacts on revenue and expenditures, as it represents an expected increase of \$10,969,433.09 in Department spending, funded by an equivalent amount of federal grant funds, program income (\$1,530,306) and a County match \$510,349.

- *Indirect Impact*

Adoption of CR-022-2026 aligns with County Plan 2035³ 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 homeowners' assistance.

- *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.

³ [Plan 2035](#)