



April 22, 2026

**MEMORANDUM**

TO: Wala Blegay, Esq., Chair  
Planning, Housing and Economic Development (PHED) Committee

THRU: Sylvia King *SK*  
Senior Legislative Budget Officer

Rana Hightower *RH*  
Committee Director

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

RE: Housing Authority of Prince George's County  
Fiscal Year 2027 Budget Review

**Budget Overview**

The FY 2027 Proposed Budget for the Housing Authority of Prince George's County ("HAPGC" or "the Authority") is \$115,891,800, an increase of \$4,233,300, or 3.8%, over the FY 2026 Approved Budget. This increase is primarily driven by the Section Eight Housing Choice Voucher program.

**Budget Comparison – Grant Funds**

*Actual Fiscal Year 2025 to Proposed Fiscal Year 2027*

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$6,176,118	\$6,018,700	\$6,176,100	\$6,911,800	\$893,100	14.8%
Fringe Benefits	2,038,119	2,287,100	2,038,100	2,419,100	132,000	5.8%
Operating	109,819,808	103,352,700	109,819,800	106,560,900	3,208,200	3.1%
Capital Outlay	—	—	—	—	—	—
<b>SubTotal</b>	<b>\$118,034,045</b>	<b>\$111,658,500</b>	<b>\$118,034,000</b>	<b>\$115,891,800</b>	<b>\$4,233,300</b>	<b>3.8%</b>
Recoveries	—	—	—	—	—	—
<b>Total</b>	<b>\$118,034,045</b>	<b>\$111,658,500</b>	<b>\$118,034,000</b>	<b>\$115,891,800</b>	<b>\$4,233,300</b>	<b>3.8%</b>

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***Authorized Staffing Account Fiscal Year 2026 to Proposed Fiscal Year 2027***

	<b>FY 2026 Approved</b>	<b>FY 2027 Proposed</b>	<b>Change Amount</b>	<b>% Change</b>
Full-Time	76	76	0	0.0%
Limited Term	3	3	0	0.0%
<b>Total</b>	<b>79</b>	<b>79</b>	<b>0</b>	<b>0.0%</b>

***Staffing Changes and Compensation***

- The Authority’s proposed FY 2027 budget reflects funding for 76 full-time and three (3) Limited Term Grant Funded positions.
- The proposed FY 2027 compensation for the Housing Authority is \$6,911,800, a \$893,100, or a 14.8% increase from the FY 2026 Approved Budget. This is mainly due to attrition cost savings.
- As of March 2026, the Authority has 27 vacancies, including an attrition rate of 2.53%. The positions most affected by attrition are the Community Developer Assistant.
- Five (5) positions were filled with internal promotions and new hires in March 2026.
- The Housing Choice Voucher (HCV) Program is often affected by staff attrition, which can increase HCV caseloads for remaining team members.
- The Authority has enhanced its recruitment strategy by incorporating temporary staff and contractors before onboarding them as full-time employees.
- In FY 2026, 14 positions were advertised through the Office of Human Resources and Management System.
- Through OHRM, the agency is implementing a streamlined internal recruitment process to achieve a time-to-fill rate of 40 days or less.

***See Appendix A for a full list of the Housing Authority of Prince George’s County’s vacancies for FY 2026.***

**Budget Comparison - Housing Authority Fiscal Year 2027 Budget**

The Authority's Rental Assistance division's budget increase is primarily due to the proposed 2.6% or \$2,800,000 increase in the Section Eight Housing Choice Vouch (HCV) Program as well as the Statewide Voucher Program of \$2,157,800. The following table reflects these changes.

Grant Name	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
<b>Housing Authority</b>						
Conventional Public Housing	\$3,938,868	\$2,918,800	\$3,938,900	\$2,786,300	\$(132,500)	-4.5%
Family Self-Sufficiency Program	265,630	103,800	—	215,000	111,200	107.1%
Coral Gardens	153,133	106,000	153,100	147,000	41,000	38.7%
Homeownership - Marcy Avenue	11,200	11,000	11,200	11,200	200	1.8%
Public Housing Modernization/ Capital Fund	257,124	257,100	257,100	264,500	7,400	2.9%
<b>Total Housing Authority</b>	<b>\$4,625,955</b>	<b>\$3,396,700</b>	<b>\$4,360,300</b>	<b>\$3,424,000</b>	<b>\$27,300</b>	<b>0.8%</b>
<b>Rental Assistance Division</b>						
Bond Program	\$108,000	\$758,000	\$108,000	\$110,000	\$(648,000)	-85.5%
Family Self-Sufficiency Program	—	103,800	265,600	—	(103,800)	-100.0%
Section Eight Housing Choice Voucher (HCV)	111,142,311	107,400,000	111,142,300	110,200,000	2,800,000	2.6%
Statewide Voucher Program	2,157,779	—	2,157,800	2,157,800	2,157,800	
<b>Total Rental Assistance Division</b>	<b>\$113,408,090</b>	<b>\$108,261,800</b>	<b>\$113,673,700</b>	<b>\$112,467,800</b>	<b>\$4,206,000</b>	<b>3.9%</b>
<b>Subtotal</b>	<b>\$118,034,045</b>	<b>\$111,658,500</b>	<b>\$118,034,000</b>	<b>\$115,891,800</b>	<b>\$4,233,300</b>	<b>3.8%</b>
Total Transfer from General Fund - (County Contribution/Cash Match)	—	—	—	—	—	
<b>Total</b>	<b>\$118,034,045</b>	<b>\$111,658,500</b>	<b>\$118,034,000</b>	<b>\$115,891,800</b>	<b>\$4,233,300</b>	<b>3.8%</b>

***Fringe Benefits***

- The Proposed FY 2027 fringe benefits for the Housing Authority are \$2,419,100, a \$132,000, or a 5.8%, increase over the FY 2026 Approved Budget.

***Operating Expenses***

- The Proposed FY 2027 operating budget for the Housing Authority is \$106,560,900, which is \$3,208,200, or 3.1%, over the FY 2026 Approved Budget.

***See Appendix B of this report for operating expenses of the Housing Authority Prince George's County for FY 2025 Actual, FY 2026 Estimates, and FY 2027 Proposed.***

***See Appendix C of this report for operating expenses of Public Housing operated by the Housing Authority of Prince George's County for FY 2023-2025 Actuals.***

### ***Housing Choice Vouchers Allocations***

- The Authority currently has 5,986 vouchers; the current utilization rate is 94%, a 2% decrease from FY 2025.
- The average rent amount a tenant pays directly to the landlords is \$423, and the average subsidy, as defined as per unit cost PUC), is \$1,503.

### **Positive Drivers of Utilization**

- Higher voucher issuance is offsetting low success rates and sustaining leasing activity.
- Waitlist reopening has refreshed the applicant pool and reduced leasing gaps.
- Increased payment standards and policy flexibility have improved voucher competitiveness in the market.
- Staff prioritization of leasing, inspections, and eligibility processing is supporting utilization progress.

### **Negative Constraints on Utilization**

- Tight rental market (rising rents, limited inventory, competition) is reducing lease-up success.
- Voucher expirations and attrition are increasing due to difficulty securing units, causing delays.
- Limited landlord participation is restricting available housing options.
- Inspection, repair, and administrative timelines are slowing lease execution.
- Staffing capacity constraints are impacting processing speed amid higher workload demands.
- Below are the types of vouchers issued and Landlord recruitment efforts:

<b>Voucher Types</b>	<b>Issued</b>	<b>Landlord Recruitment</b>	<b>How Many Recruited</b>
Project Based Vouchers	218	FY 2025	163
Tenant Based Vouchers	5768	FY 2026	210
		FY 2027 (Goal)	250

### **Waitlist Update**

- Prior to reopening, the Housing Choice Voucher waitlist had 774 applicants.
- During the December 1-5, 2025 opening, the Authority received over 47,000 applications, indicating extremely high demand.
- A randomized, computer-generated lottery system was used to ensure a fair and unbiased selection process.
- 6,000 families were selected through the lottery to form the new waitlist.
- As of March 18, 2026, the waitlist currently includes approximately 5,500 applicants.
- Average waiting time is not yet available.

**Repositing Project-Based Housing Update:**

- The Authority’s effort to reposition from public housing to a voucher-based model is delayed, primarily due to an inability to secure financing. Lenders have flagged concerns with the Authority’s financial statements, specifically unverified Other Post Employment Benefits (OPEB) and pension liabilities, which must be explained and validated before financing can proceed.
- The Authority is working with the County to obtain supporting documentation, particularly to verify employee counts used in actuarial calculations.
- The current “Due to County” liabilities (\$873,137 total) have been confirmed through the FY 2025 audit.
- The Non-Current “Due to County” liabilities (\$10,831,313) have been confirmed through the FY 2025 audit.
- The **pension (\$3,621,229)** and **OPEB liabilities (\$11,545,000)**, which total **\$15,166,229** (recognized since FY 2018 under GASB 75), still require validation. The Authority cannot safely make payments on these liabilities without proper documentation, as doing so risks overpayment, federal compliance issues, and is not financially feasible given current budget constraints.

**Current**

- Due to County \$873,137 (Verified)

**Non-Current**

- Due to County \$10,831,313 (Verified)
- Net Pension Liability \$ 3,621,229 (Unverified)
- Net OPEB Liability \$11,545,000 (Unverified)
- \$15,166,229

- On the development side, efforts to advance repositioning are also stalled. An initial Request for Interest (RFI) for a development partner received no responses. The Authority plans to revise and reissue the RFI to a broader pool to secure a qualified partner for redevelopment (Cottage City Towers).
- Financial uncertainty, particularly around unverified liabilities, is a **major barrier to both securing financing and advancing redevelopment, significantly slowing the Authority’s repositioning strategy**. Overall, this impacts the Authority’s ability to provide additional affordable housing options to help achieve the County’s Housing Opportunity for All goals.
- Ongoing delays by responsible agencies in providing required supporting documentation to the Housing Authority of Prince George’s County are not only hindering verification of liabilities but also jeopardizing the timely payment of **approximately \$15.1 million toward the**

**County's Net OPEB and Pension obligations**, an issue further compounded by the current budget deficit, which limits the County's financial capacity and heightens overall fiscal risk.

- The Authority is currently not in a position to repay Public Housing \$11 million outstanding salary expense balance (Due to County Liability).
- In addition, the Authority is also unable to repay the \$15.1 million Pension and OPEB liability which is the projected Authority's future debt if the County can provide the necessary documentation to support the liability owed by the Authority.

### **FY 2027 Highlights**

- The Family Self-Sufficiency (FSS) Program grant will strengthen case management and support participants in achieving employment, education, and financial stability goals, advancing long-term self-sufficiency.
- A new State of Maryland Statewide Voucher Program will provide temporary rental assistance to households on the waitlist, offering immediate housing support while they await permanent vouchers.
  - HAPGC projects rental assistance for approximately 100 households with the understanding that these numbers are preliminary because program implementation is still in the early phase; any figures provided at this time should be considered estimates and may be refined as the program progresses, and more data becomes available.
- A High Performer under the Section Eight Management Assessment Program (SEMAP) for FY 2025 and projected to receive the designation again in FY 2026.

### **Challenges / Concerns for FY 2027:**

- The delay in the reposition of Cottage City is due to the inability to secure financing.
- Barriers to Homeownership Transition: (high housing costs, rising interest rates, competition), financial barriers (upfront costs, credit and financing limitations), and program-specific hurdles (additional inspections, eligibility requirements, limited lender/realtor participation). These challenges are further compounded by participant reluctance, driven by concerns about losing rental assistance, taking on long-term financial obligations, and uncertainty about homeownership responsibilities.
- The external auditors identified the following findings in the FY 2025 Audited Financial Statements:
  - Significant deficiency in internal control over compliance for reasonable rent requirements and Housing Quality Standards deficiencies.

- Material weakness in internal control over compliance with Housing Quality Standards due to the Authority not inspecting units in a timely manner.

***See Attachment B of the First Round Responses for the full Audited Financial Statements for Fiscal Year End, June 30, 2025.***

## Appendix A – Attachment F of First Round Responses

Attachment F

Vacancies, FY 2026 YTD										
#	Position Title	Position Number	Grade	Salary			Date Vacated or Created	Organizational Assignment	Status of Recruitment Efforts	Funding Source
				Budgeted	Expended (Est.)	Lapse (Est.)				
1	Community Developer 3A	30000001	A24	\$96,336	\$96,336	\$0		Rental Assistance	Recently vacated-HCV-Lead Specialist	F
2	Community Developer 2A	30000449	A21	\$83,404	\$83,404	\$0		Rental Assistance	Recently vacated- HCV- Compliance Analyst	F
3	Accountant 4A	30000898	A27	\$111,425	\$111,425	\$0		Finance	ON HOLD- last update is that we need to review FY26 funding.	F
4	Community Developer 4A	30001115	A27	\$111,425	\$111,425	\$0		Client Services	Client Services -Communications- Special Events- To be recruited FY26	F
5	Deputy Director-G	30002112	G35	\$178,647	\$178,647	\$0		Administrative	ON HOLD- last update is that we need to review FY26 funding	F
6	Community Development Assistant	30002240	A17	\$88,796	\$88,796	\$0		Rental Assistance	Currently within recruitment to be filled.	F
7	Community Developer 5G	30002660	G29	\$133,309	\$133,309	\$0		Real Estate Developm	Currently within recruitment to be filled.	F
8	Community Developer 4A	30002700	A27	\$111,425	\$111,425	\$0		Rental Assistance	Currently within recruitment to be filled.	F
9	Community Developer 4A	30002798	A27	\$111,425	\$111,425	\$0		Client Services	Currently within recruitment to be filled.	F
10	Accountant 3G	30051610	G24	\$104,451	\$104,451	\$0		Finance	recruitment status pending	F
11	Administrative Aide 3A	30055161	A17	\$88,796	\$88,796	\$0		Administrative	recruitment status pending	F
12	Community Developer 5G	30057518	G29	\$133,309	\$133,309	\$0		Rental Assistance	recruitment status pending	F
13	Community Development Assistant	30057519	A17	\$88,796	\$88,796	\$0		Rental Assistance	recruitment status pending	F
14	General Clerk 4A	30057835	A12	\$54,220	\$54,220	\$0		Development	recruitment status pending	F
15	Community Developer 4G	30058002	G27	\$120,916	\$120,916	\$0		Administrative	recruitment status pending	F
16	Compliance Specialist 4G	30058003	G27	\$120,916	\$120,916	\$0		Administrative	recruitment status pending	F
17	Community Developer 3A	30058205	A24	\$96,336	\$96,336	\$0		Client Services	recruitment status pending	F
18	Community Development Assistant	30059066	A17	\$88,796	\$88,796	\$0		Rental Assistance	recruitment status pending	F
19	Community Development Assistant	30059069	A17	\$88,796	\$88,796	\$0		Rental Assistance	recruitment status pending	F
20	Procurement Officer 1G	30059706	G18	\$77,944	\$77,944	\$0		Rental Assistance	recruitment status pending	F
22	Community Developer 4A	30002964	A27	\$111,425	\$111,425	\$0		Rental Assistance	recruitment status pending	F
23	Community Development Assistant	30004968	A17	\$88,796	\$88,796	\$0		Rental Assistance	recruitment status pending	F
25	Executive Director-G	30006631	G33	\$187,579	\$187,579	\$0		Administrative	recruitment status pending	F
26	Contract Project Coordinator 3A	30006658	A24	\$96,336	\$96,336	\$0		Housing Assistance	recruitment status pending	F
27	Community Developer 1G	TBD	G18	\$77,944	\$77,944	\$0		Rental Assistance	recruitment status pending	F
28	Community Developer 1G	TBD	G18	\$77,944	\$77,944	\$0		Rental Assistance	recruitment status pending	F
29	Associate Director-G	TBD	G33	\$162,038	\$162,038	\$0		Rental Assistance	recruitment status pending	F
30	Community Development Assistant	30051492	A17	\$88,796	\$88,796	\$0		Rental Assistance	LTGF	F
31	Community Development Assistant	30051493	A17	\$88,796	\$88,796	\$0		Rental Assistance	LTGF	F
32	Community Developer 3G	TBD	G24	\$104,451	\$104,451	\$0		Rental Assistance	LTGF	F
				\$ 3,013,573	\$ 3,013,573					

YTD as of: March 19, 2026

## Appendix B – Attachment G of First Round Responses

### Attachment G

#### Operating Expenses

Expenditures	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimated	FY 2027 Proposed	\$ Change	% Change
Administrative Salaries	\$4,721,738	\$6,018,702	\$6,018,702	\$6,911,800	\$893,098	12.9%
Fringe Benefits	1,524,949	2,085,706	2,085,706	2,419,100	\$333,394	13.8%
<i>Subtotal</i>	<i>\$6,246,687</i>	<i>\$8,104,408</i>	<i>\$8,104,408</i>	<i>\$9,330,900</i>	<i>1,226,492</i>	<i>26.7%</i>
<b>Operating Expenses</b>						
Other Salary/Benefits	\$39,560		\$608		\$0	0.0%
OPEB and Unfunded	69,326	150,408	150,408	150,408	\$0	0.0%
Legal	306,788	101,844	151,510	150,000	\$48,156	32.1%
Admin Expense Covid-19					\$0	0.0%
Other Admin	1,069,136	786,492	1,037,517	800,000	\$13,508	1.7%
Admin Expense	935,521	717,684	1,401,261	840,000	\$122,316	14.6%
Tenant Services	24,334	12,756	9,160	13,000	\$244	1.9%
Utilities	1,139,155	1,108,524	1,162,644	1,160,000	\$51,476	4.4%
Garbage/Trash Removal	152,107	159,996	169,771	155,000	(\$4,996)	-3.2%
Maintenance Materials	131,439	97,044	101,710	110,000	\$12,956	11.8%
Maintenance Contract Costs	2,846,137	1,490,205	1,629,335	1,600,000	\$109,795	6.9%
General Expenses	209,364	442,969	275,073	350,000	(\$92,969)	-26.6%
Extraordinary Maintenance	-	-			\$0	0.0%
Housing Assistance Payments	104,154,051	98,486,170	103,840,595	101,232,492	\$2,746,322	2.7%
Transfer						
Other	710,440	-			\$0	0.0%
<i>Subtotal</i>	<i>\$111,787,358</i>	<i>\$103,554,092</i>	<i>\$109,929,592</i>	<i>\$106,560,900</i>	<i>\$3,006,808</i>	
<b>TOTAL</b>	<b>\$118,034,045</b>	<b>\$111,658,500</b>	<b>\$118,034,000</b>	<b>\$115,891,800</b>	<b>\$4,233,300</b>	

## Appendix C – Attachment H of Second Round Responses

### Attachment H

<b>Public Housing Expenses</b>			
	FY2025	FY2024	FY2023
	PTD Actual	PTD Actual	PTD Actual
<b>EXPENSES</b>			
<b>ADMINISTRATIVE</b>			
Administrative Salaries			
Administrative Salaries	325,093.67	897,271.01	851,866.22
Employee Benefit Contribution-Admin	174,028.61	412,293.19	860,419.19
Empl Benefit Contr-OPEB	3,045.00	13,050.00	13,050.00
Empl Benefit Contr-Unfunded Liab.	-173.78	10,245.30	0.00
<b>Total Administrative Salaries</b>	<b>501,993.50</b>	<b>1,332,859.50</b>	<b>1,725,335.41</b>
Legal Expense			
<b>Total Legal Expense</b>	<b>28,634.32</b>	<b>29,539.16</b>	<b>53,511.38</b>
Other Admin Expenses			
Staff Training	6,148.30	3,413.10	12,724.01
Travel	3,040.83	0.00	1,674.33
Accounting Fees	0.00	0.00	1,248.05
Auditing Fees	14,067.50	22,071.23	15,952.50
Marketing	292.70	863.55	0.00
Security Deposit Assistance	0.00	0.00	300.00
Office Rent	0.00	0.00	15.39
Consultants-Admin	176,203.35	190,703.23	163,865.01
<b>Total Other Admin Expenses</b>	<b>199,752.68</b>	<b>217,051.11</b>	<b>195,779.29</b>
Membership and Fees	2,398.19	3,124.42	1,513.81
Publications	0.00	0.00	0.00
Advertising	63.95	8,829.84	2,616.40
Office Supplies	3,390.10	5,272.19	3,072.96
Telephone	45,199.94	50,047.76	49,847.20
Postage	108.17	37.85	44.79
Software License Fees	4,353.75	2,278.71	-5,255.05
Copiers	8,577.06	2,001.51	8,814.47
Software	0.00	0.00	0.00
Internet	11,979.28	11,118.99	9,825.01