





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-101-2025 Homeownership Equity Program

CB-101-2025 (*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 Homeownership Equity Program for the purpose of establishing the Homeownership Equity Program for County residents; providing for the purposes and uses of the Homeownership Equity Program within the Housing Investment Trust Fund; providing for the funding and administration of the Homeownership Equity Program; providing for eligibility, terms, funding, property requirements for buyers; providing for loans for persons in select groups; providing for application intake, underwriting, closing support, post-purchase follow-up and approval of administrative rules and program guidelines; and generally regarding the Homeownership Equity Program.

Fiscal Summary

Website: <https://pgccouncil.us> | Wayne K. Curry Administration Bldg.
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Direct Impact

Expenditures: Expenditure impact likely.

Revenue: No revenue impact likely.

Indirect Impact

Potentially favorable.

Legislative Summary:

CB-101-2025¹, proposed by Council member Oriadha and referred to the Committee of the Whole. CB-101-2025 would repeal and reenact with amendments Subtitle 10 Sec. 10-295 by establishing a Homeownership Equity Program for County residents through the Housing Investment Trust Fund (HITF), providing forgivable 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.

¹ [CB-101-2025](#)

² [CB-021-2012](#)

³ [CB-057-2017](#)

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

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:

- Kathy Canning, Legislative Attorney, Drafter
- Tiffany Hannon, Chief of Staff, Council District 7

Discussion/Policy Analysis

If enacted CB-101-2025 would:

- Establish a Homeownership Equity program through the Housing Investment Trust Fund (HITF) for County residents with moderate incomes in designated zip codes or neighborhoods inside the Capital Beltway, including:
 - First-time home buyers
 - Public sector workers
 - Former enters within the Capital Beltway
 - Households with multigenerational caregivers
- Establish program guidelines that require household incomes not to exceed 120 percent of the Washington-Alexandria, DC-VA-MA-WV AMI.
- Provide zero % forgivable down payment assistance loans with maximum loan amounts of \$30,000 for eligible single-family, townhomes and condominiums.
- Require a minimum buyer contribution of \$1,000.
- Provide for initial funding of \$2,000,000 for this program.
- Require properties to be owner-occupied.
- Require the program to be administered by the Department of Housing and Community Development and to provide administrative rules and guidelines to be approved by the County Council.

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

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

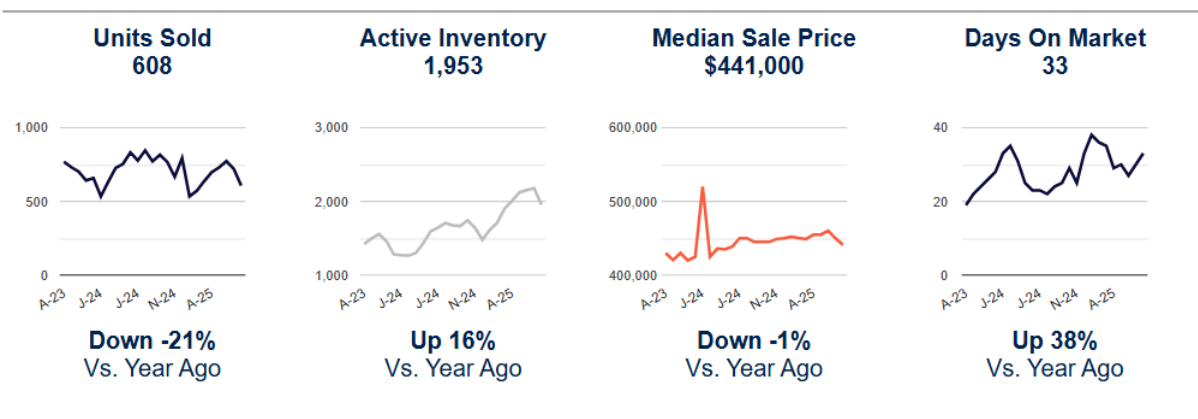
⁵ The Recordation tax source was added under CB-004-2021 and took effect on June 30, 2022.

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

chart highlighting the differences in the Pathway to Purchase program as well as proposed programs in this Bill and CB-099-2025.

	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.



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

According to Redfin data⁸ in 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.

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, to improve the quality of the County's housing supply, a targeted action includes expanding existing programs and financing tools to increase access to homeownership.

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. The HITF is currently funded by property tax revenue and used solely for multi-family subsidies. Since this loan is forgivable after five (5) years, are there additional ways to increase the revenue of the fund? Should a longer forgivable long-term be considered to counteract this?
3. Five full-time positions are currently dedicated to the HITF. What additional staff support would DHCD require to implement this program?

Fiscal Impact:

- *Direct Impact*

Adoption of CB-101-2025 would adversely impact the HITF's expenditures, with an initial funding amount of \$2,000,000 and ongoing funding that depends on the level of application approvals. However, the repayment terms offer forgivable loans after five years, which may not assist in replenishing the HITF.

- *Indirect Impact*

Adoption of CB-101-2025 aligns with County Plan 2035¹⁰ goals and the Comprehensive Housing Strategy goals.

- *Appropriated in the Current Fiscal Year*

No.

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

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

¹⁰ [Plan 2035](#)

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.