



Tara H. Jackson
Acting County Executive



PRINCE GEORGE'S COUNTY

HOUSING AUTHORITY

Department of Housing and Community Development

Fiscal Year 2026 Operating Budget

Housing Authority Committee Meeting

Jessica Anderson-Preston
Executive Director

April 17, 2025

"Prince George's County Affirmatively Furthering Fair Housing"





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PRINCE GEORGE'S COUNTY

HOUSING AUTHORITY

Housing Authority
of Prince George's County

FY 2025 Budget Expenditure Housing Authority

- ☐ The Housing Authority of Prince George's County (HAPGC) is a semi-autonomous governmental agency charged with the provision of housing assistance services via the Housing Choice Voucher Program, Housing Authority-owned Public Housing and other affordable housing programs. HAPGC has the capacity to issue bonds to support the construction and rehabilitation of housing for low- and moderate-income individuals.
- ☐ HAPGC is comprised of three support units: the Housing Authority Administration and the Financial and Administrative Services; and two program divisions: the Rental Assistance Division (RAD) and the Housing Assistance Division (HAD).



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Housing Assistance Division

- ☐ The Housing Assistance Division (HAD) manages 494 rental units, including 5 public housing residential sites consisting of 376 units.
- ☐ The 376 public housing units are funded by HUD operating subsidies.
- ☐ The HUD operating subsidies and tenant rental revenues are the primary source of revenue used for the day-to-day operations of the public housing sites.



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Housing Choice Voucher Division

- ☐ The Housing Choice Voucher Division (HCVD) administers and implements federal housing assistance programs for low-income families who have met federal eligibility requirements through the HCV program.
- ☐ Under the HCV Program, a housing subsidy is paid to the landlord directly by the Housing Authority on behalf of the participating families.
- ☐ The families then pay the difference between the actual rent charged by the landlord and the amount subsidized by the HCV program.
- ☐ Under certain circumstances, if authorized by the Housing Authority, a family may use its voucher to purchase a modest home.
- ☐ In Fiscal Year 2025, HCVD administered a total of 5,986 vouchers.



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FY 2025 Budget Expenditure Housing Authority

Grant Name	FY 2024 Actual	FY 2025 Budget	FY 2025 Estimate	FY 2026 Proposed	Change FY25-FY26 Amount (\$) Percent (%)
Housing Authority					
Conventional Public Housing	\$3,666,292	\$2,401,300	\$3,640,600	\$2,918,800	\$539,800 -0.9%
Family Self-Sufficiency Program (FSS)	112,456	0	110,900	103,800	103,800 0.0%
Resident Opportunities Self-Sufficiency Program	98,821	72,000	0	0	(72,000) -100.0%
Coral Gardens	105,870	147,000	105,600	106,000	(41,000) -27.9%
Homeownership - Marcy Avenue	13,020	13,000	11,100	11,000	(2,000) -15.4%
Public Housing Modernization/ Capital Fund	12,500	247,200	247,200	257,200	9,900 4.0%
Total Housing Authority	\$4,008,959	\$2,858,200	\$4,141,100	\$3,396,700	\$538,500 18.8%
Rental Assistance Division					
Bond Program	\$278,286	\$350,000	\$1,269,900	\$758,000	\$408,000 1.2%
Family Self-Sufficiency Program	0	207,600	260,000	103,800	(103,800) -50.0%
Section Eight Housing Choice (HCV)	106,517,620	95,466,700	106,517,600	107,400,000	11,933,300 12.5%
Total Rental Assistance Division	\$106,795,906	\$96,024,300	\$108,047,500	\$108,261,800	\$12,237,500 0.4%
Subtotal	\$110,804,865	\$98,882,500	\$112,188,600	\$111,658,500	\$12,776,000 31.6%
Total Transfer from General Fund - (County Contribution/Cash Match)	—	—	—	—	— 0.0%
Total Expenditure	\$110,804,865	\$98,882,500	\$112,188,600	\$111,658,500	\$12,776,000 31.6%



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FY 2025 BUDGET EXPENDITURE



HOUSING AUTHORITY GRANT DESCRIPTIONS

- ☐ Conventional Public Housing - \$2,818,000
- ☐ Resident Opportunities Self-Sufficiency Program (ROSS) – \$72,000
- ☐ Coral Gardens - \$106,000
- ☐ Homeownership-Marcy Avenue - \$11,000
- ☐ Public Housing Modernization/Capital Fund -\$257,200
- ☐ Family Self-Sufficiency Program (FSS) – \$207,600
- ☐ Bond Program - \$780,000
- ☐ Section 8 Housing Choice Voucher Program - \$107,400,000



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HAPGC Affordable Housing Properties

Development Name	Number of Units
Owens Road	123
Marlborough Towne	63
Kimberly Gardens	50
Rollingcrest	40
Cottage City	100
Scattered Sites	2
Coral Gardens	16



Cottage City Repositioning

➤ Cottage City is scheduled to begin rehabilitation Fall 2025

- ☐ Substantial rehab including all major building systems
- ☐ Remain 100% Affordable to families at 50% Area Median Income
- ☐ Improved Amenities - community center, computer area, gym, laundry lounge, library, patio, office suite
- ☐ Seeking Bronze National Green Building Standard Certification (bronze)
- ☐ Replace windows and upgrade façade
- ☐ Funded by \$12M LIHTC, \$3.5M Partnership Rental Housing,
- ☐ \$2.5M Housing Investment Trust Fund (HITF) and \$25M bonds.



Cottage City Profile

- 100-unit mid-rise public housing building
- Located in Cottage City, MD
- Constructed in 1971
- 6-story high-rise on 3.17 acres
- 54 efficiency units, 45 one-bedroom units, and one unit
- 100% affordable at 50% Area Median income
- Comprised of families, seniors, and people with disabilities



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PRINCE GEORGE'S COUNTY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AUTHORITY



Housing Choice Voucher Program

- ☐ Total Housing Choice Vouchers allocated: 5986
- ☐ Vouchers under lease: 5697 (HCV) and (EHV) 124 Vouchers
- ☐ Current Voucher Utilization Rate: 93.5% (HCV) (EHV) 95.1%
- ☐ Current Voucher Budget Utilization Rate 98% (HCV)
- ☐ HCV average per unit cost per month: \$1,439.00
- ☐ Total of Applicants removed from the wait list: 0
- ☐ Last time the wait list was open: 2015
- ☐ Number of applicants on the wait list: 775

- ☐ The total Number of Homeowners through the Voucher Program:
 - (18) Participants closed in FY 2023
 - (2) Participants scheduled to close in April FY 2024





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QUESTIONS?

