



Aisha N. Braveboy
County Executive



PRINCE GEORGE'S COUNTY

HOUSING AUTHORITY

Department of Housing and Community Development Fiscal Year 2027 Operating Budget

Housing Authority Committee Meeting

Nicole G. Garrett

Interim Executive Director

April 22, 2026

“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 2027 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 Housing Choice Voucher Program (HCV) and the Housing Assistance Division (HAD).





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Housing Assistance Division

- ❑ The Housing Assistance Division (HAD) manages 394 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 2026, HCVD administered a total of 5,986 vouchers.



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HOUSING AUTHORITY



FY 2027 Budget Expenditure Housing Authority

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Grant Name	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27 Amount (\$) Percent (%)	
Housing Authority						
Conventional Public Housing	\$3,938,868	\$2,918,800	\$3,938,900	\$2,786,300	\$(132,500)	-4.5%
Family Self-Sufficiency Program (FSS)	265,630	103,800	0	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%
Total Housing Authority	\$4,625,955	\$3,396,700	\$4,360,300	\$3,424,000	\$27,300	0.8%
Rental Assistance Division						
Bond Program	\$108,000	\$758,000	\$108,000	\$110,000	\$(648,000)	-85.5%
Family Self-Sufficiency Program	0	103,800	265,600	0	(103,800)	-100.0%
Housing Choice Voucher Program	111,142,311	107,400,000	111,142,300	110,200,000	2,800,000	2.6%
Statewide Voucher Program	2,157,779	0	2,157,800	2,157,800	2,157,800	
Total Rental Assistance Division	\$113,408,090	\$108,261,800	\$113,673,700	\$112,467,800	\$4,206,000	3.9%
Subtotal	\$118,034,045	\$111,658,500	\$118,034,000	\$115,891,800	\$4,233,300	3.8%
Total Transfer from General Fund - (County Contribution/Cash Match)	—	—	—	—	—	0.0%
Total Expenditure	\$118,034,045	\$111,658,500	\$118,034,000	\$115,891,800	\$4,233,300	3.8%



FY 2026 BUDGET EXPENDITURE

HOUSING AUTHORITY

GRANT DESCRIPTIONS



- Conventional Public Housing - \$2,786,300
- Coral Gardens - \$147,000
- Homeownership-Marcy Avenue - \$11,200
- Public Housing Modernization/Capital Fund -\$264,500
- Family Self-Sufficiency Program (FSS) – \$215,000
- Bond Program - \$110,000
- Section 8 Housing Choice Voucher Program - \$110,200,000
- Statewide Voucher Program (SVP) \$2,157,800





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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





Tara H. Jackson
Acting County Executive

PRINCE GEORGE'S COUNTY

HOUSING AUTHORITY



Cottage City Repositioning

➤ Cottage City is scheduled to begin rehabilitation Spring 2027

- 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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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOUSING AUTHORITY



Housing Choice Voucher Program

- Total Housing Choice Vouchers allocated: 5986
- Vouchers under lease: 5621 (HCV)
- Current Voucher Utilization Rate: 94% (HCV)
- Current Voucher Budget Utilization Rate 94% (HCV)
- HCV average current per unit cost per month: \$1,498.00
- Total of Applicants removed from the wait list: 0
- Last time the wait list was opened: December 1, 2025
- Number of applicants on the wait list: 5,500 as of 3/18/2026

- The total Number of Homeowners through the Voucher Program:
 - (11) Participants closed in FY 2025
 - (11) Participants scheduled to close (2) and (9) closed in FY 2026





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QUESTIONS?

