

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2026 Legislative Session

Resolution No. CR-059-2026
Proposed by The Chair (by request - County Executive)
Introduced by _____
Co-Sponsors _____
Date of Introduction June 2, 2026

RESOLUTION

1 A RESOLUTION concerning

2 Fiscal Year (“FY”) 2026 Annual Action Plan for Housing and Community Development
3 For the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2026 Annual
4 Action Plan for Housing and Community Development and approving the reprogramming and
5 reallocation of one million, one hundred seventy thousand dollars (\$1,170,000) in Community
6 Development Block Grant (“CDBG”) funds, from Annual Action Plans approved in prior fiscal
7 years, to the Prince George’s County Housing Rehabilitation Fund (the “Fund”), for use by an
8 existing eligible activity, the Housing Rehabilitation Assistance Program (the “Program”) and
9 the reprogramming of one hundred thirty thousand dollars (\$130,000) in Community
10 Development Block Grant (“CDBG”) funds, from Annual Action Plans approved in prior fiscal
11 years, to the Housing Rehabilitation Assistance Program Administration (the “HRAP
12 Administration”), an existing eligible activity, to support the Program.

13 WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires
14 jurisdictions that receive assistance under certain community planning and development
15 programs to submit a Five-Year Consolidated Plan and an Annual Action Plan to the Secretary
16 of HUD that outlines ways to develop viable communities by: providing decent housing, a
17 suitable living environment, and expanding economic opportunities principally for low- and
18 moderate-income persons; and

19 WHEREAS, each jurisdiction is required to adopt a citizen participation plan as part of its
20 Five-Year Consolidated Plan and Annual Action Plans; and

21 WHEREAS, a citizen participation plan sets forth the jurisdiction’s policies and procedures
22 for citizen participation, and must provide for and encourage citizens to participate in the

1 development of the Assessment of Fair Housing, any revisions to the Assessment of Fair
2 Housing, the Five-Year Consolidated Plan, any substantial amendment to the Consolidated Plan,
3 and the Performance Report; and

4 WHEREAS, pursuant to Section 15A-107 of the Prince George’s County Code, the County
5 Executive and the County Council of Prince George’s County, Maryland adopted CR–034–2025,
6 which set forth the County’s FY 2026–2030 Consolidated Plan, along with the County’s FY
7 2026–2030 Citizen Participation Plan; and

8 WHEREAS, the County’s 2026–2030 Citizen Participation Plan requires the County to
9 submit to HUD, any amendments to the County’s five-year Consolidated Plan or Annual Action
10 Plan that constitutes a “substantial change;” and

11 WHEREAS, pursuant to the County’s 2026–2030 Citizen Participation Plan, the following
12 decisions constitute a “substantial change”: (1) a change in the allocation priorities or a change
13 in the method of distribution of funds; (2) the addition of an eligible activity not originally
14 funded or described in the Annual Action Plan; (3) a change in the location, description,
15 regulatory reference, national objective citation, and status of an activity originally described in
16 the Annual Action Plan; (4) a change in the use of CDBG, HOME, Program Income, or ESG
17 funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity
18 in any category within the applicable Program. All activities must have been in an approved
19 Annual Action Plan; (5) designations for Neighborhood Revitalization Strategy Areas (NRSAs);
20 and (6) a change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program
21 Income; and

22 WHEREAS, the County Council shall hold a public hearing for public input on any
23 revision or amendment to the Consolidated Plan and the Annual Action Plan, and approve the
24 amendment by resolution pursuant to Section 15A-106 of the County Code; and

25 WHEREAS, pursuant to Section 15A-105(a)(1) of the County Code, the FY 2026 Annual
26 Action Plan must be amended to include a detailed description of recommended housing and
27 community development activities proposed for implementation during the succeeding program
28 year; and

29 WHEREAS, pursuant to Section 15A-105(a)(2) of the County Code, the FY 2026 Annual
30 Action Plan must be amended to modify the estimated cost of projects, the total cost to bring
31 them to completion, and an identification of the sources of funds; and

1 WHEREAS, Attachments “A1–A3,” as attached hereto and made part hereof, describe the
2 Housing Rehabilitation Assistance Program, including the associated costs, the source(s) of
3 funding for the project, and the funding required to administer its operations;

4 WHEREAS, Attachment “B” includes a summary of the reprogramming of one million,
5 one hundred seventy thousand dollars (\$1,170,000) in CDBG Program funds, from Annual
6 Action Plans approved in prior fiscal years, to the Housing Rehabilitation Fund, and the
7 reallocation of these funds to support the Program, as attached hereto and made part hereof; and

8 WHEREAS, Attachment “B” also includes a summary of the reprogramming of one
9 hundred thirty thousand dollars (\$130,000) in Community Development Block Grant (“CDBG”)
10 funds, from Annual Action Plans approved in prior fiscal years, to the Housing Rehabilitation
11 Assistance Program Administration to support the Program, as attached hereto and made part
12 hereof; and

13 WHEREAS, Attachment “C,” consists of the County’s FY 2026 Annual Action Plan, as
14 amended, and attached hereto and made part hereof; and

15 WHEREAS, the reprogramming of one million, one hundred seventy thousand dollars
16 (\$1,170,000) in CDBG Program funds to Housing Rehabilitation Fund constitutes a “substantial
17 change” to the County’s FY 2026 Annual Action Plan because it is a change in the allocation
18 priorities or a change in the method of distribution of funds; and

19 WHEREAS, the reallocation of one million, one hundred seventy thousand dollars
20 (\$1,170,000) in CDBG Program funds from the Housing Rehabilitation Fund to support the
21 Housing Rehabilitation Assistance Program constitutes a “substantial change” to the County’s
22 FY 2026 Annual Action Plan; and

23 WHEREAS, the reprogramming of one hundred thirty thousand dollars (\$130,000) in
24 CDBG Program funds to the Housing Rehabilitation Assistance Program Administration
25 constitutes a “substantial change” to the County’s FY 2026 Annual Action Plan; and

26 WHEREAS, the County Executive recommends the amendments to the FY 2026 Annual
27 Action Plan to include the reprogramming of one million, one hundred seventy thousand dollars
28 (\$1,170,000) in CDBG Program funds to the Housing Rehabilitation Fund and the reallocation of
29 these funds to the Housing Rehabilitation Assistance Program, as well as the reprogramming of
30 one hundred thirty thousand dollars (\$130,000) in CDBG funds to the Housing Rehabilitation
31 Assistance Program Administration to support the HRAP Program.

1 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
2 County, Maryland, that the FY 2026 Annual Action Plan for Housing and Community
3 Development, a copy of which shall be marked for identification by the Clerk of the County
4 Council and maintained as a permanent record, is hereby amended to reflect the total
5 reprogramming and reallocation of one million, three hundred thousand dollars (\$1,300,000) in
6 CDBG Program funds, as more particularly described in Attachments "A1 – A3," "B," and "C,"
7 respectively, as attached hereto and made a part hereof.

8 BE IT FURTHER RESOLVED that the County Executive or her designee is hereby
9 authorized and empowered as the official representative of Prince George's County to submit the
10 amended FY 2026 Annual Action Plan to U.S. Department of Housing and Urban Development
11 ("HUD"), along with all assurances contained therein, to act as necessary in connection with the
12 submission, and to provide such additional information to HUD as may be required.

Adopted this _____ day of _____, 2026.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Krystal Oriadha
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT A-1

PROJECT INFORMATION SHEET

**Housing Rehabilitation Assistance Program
Prince George's County, Maryland**

PROJECT DESCRIPTION: The Prince George's County Housing Rehabilitation Assistance Program provides financial assistance in the form of an amortized loan, deferred payment loan or a grant to qualified homeowners in an amount not to exceed sixty thousand dollars (\$60,000). The amount of assistance approved must be sufficient to upgrade the dwelling to contemporary minimal living standards which includes the elimination of County housing, health and fire code violations existing on the premises posing a direct and immediate threat to the health and safety of occupants.

PROPOSED RECIPIENT: Prince George's County
Department of Housing and Community
Development
9200 Basil Court, Suite 306
Largo, Maryland 20774

CONTACT: Pamela A. Wilson
Chief Housing Development Program Manager,
DHCD
(301) 883-5551
pawilson@co.pg.md.us

NEIGHBORHOOD/LOCALITY: County-wide

PROPOSED ASSISTANCE: Approximately fifteen (15) Loans
Maximum Loan per unit is sixty thousand dollars
(\$60,000)

ATTACHMENT A-2**PROJECT INFORMATION SHEET****Housing Rehabilitation Assistance Program
Prince George's County, Maryland****PROJECT DESCRIPTION:**

The Department of Housing and Community Development (“DHCD”) will administer the operations of the Prince George’s County Housing Rehabilitation Assistance Program (“Program”) in accordance with the County’s Operating Procedures, as adopted by County Council Resolution CR-025-2013. The Program provides financial assistance in the form of an amortized loan, deferred payment loan or a grant to qualified homeowners in an amount not to exceed sixty thousand dollars (\$60,000). The amount of assistance approved must be sufficient to upgrade the dwelling to contemporary minimal living standards, which includes the elimination of County housing, health and fire code violations existing on the premises posing a direct and immediate threat to the health and safety of occupants. Secondary to the aforementioned priorities, general property improvements of modest means, to enhance comfort, convenience and appearance are eligible activities. To be eligible, an applicant’s income must not exceed eighty percent (80%) of the area median income for areas with “unusually high income,” as determined by the United States Department of Housing and Urban Development (“HUD”), with adjustments for family size. These income limits are also referred to as “uncapped limits.” The homeowner will be required to sign a Deed of Trust that requires them to maintain the property as their primary place of residency otherwise the applicable loan balance must be paid in full.

All payments of principal and interest under the Program shall be treated as program income, pursuant to County Council Resolution CR-025-2013, the Operating Procedures for the Prince George’s County Housing Rehabilitation Assistance Program. Such program income shall be paid into a revolving Housing Rehabilitation Fund (“Fund”) established and maintained by the County Executive or his designee in accordance with applicable Federal, State and Local laws.

The Department of Housing and Community Development (“DHCD”) will use Community Development Block Grant (“CDBG”) funds to administer the Housing Rehabilitation Assistance Program (the “Program”).

ATTACHMENT A-3

PROJECT FINANCING ESTIMATE

**Housing Rehabilitation Assistance Program
Prince George’s County, Maryland**

Source of Funds: Entitlement Funds Available for Reprogramming

CDBG Entitlement Funds Only	Available Amount*
Reprogrammed CDBG Funds (Entitlement plus Program Income)	\$1,300,000.00
<i>*Note: Total available amount is subject to availability of additional program income funds.</i>	

Uses of Funds: Approximate Number of Homeowner Units Assisted under Housing Rehabilitation Assistance Program

	Available Amount
Total Entitlement Amount for Reprogramming to HRAP	\$1,300,000.00
Program Administration Cost (10%)	\$130,000.00
Maximum Amount Allowed for Service Delivery Cost (20%)	\$234,000.00
Amount Available for Rehabilitation of Single Family Homes	\$936,000.00
Number of Homes Rehabbed at an Average Cost of \$60,000 per HOME	15