



HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY FY 2027 BUDGET OVERVIEW

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April 22, 2026

HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY

Nicole Garrett
Acting Director

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 Section Eight Housing Choice Voucher Program, Section Eight Moderate Rehabilitation Program, Rental Assistance Program, and Housing Authority-owned public housing. The HAPGC has the capacity to issue bonds to support the construction and rehabilitation of housing for low and moderate-income individuals. The Authority is comprised of three support unit divisions: Housing Authority Administration, Financial and Administrative Services and Compliance Divisions; and two program divisions: the Rental Assistance Division (RAD) and the Housing Assistance Division (HAD)

Client Services Division

- The Client Services division encompasses the management and oversight of the Public Housing Resident Services, Resident Mobility/Relocation Service Coordination and Fair Housing/ADA/504/VCA Coordinator programs.
- These programs assist residents with self-sufficiency resources, coordinating temporary moves during unit renovations and processing reasonable accommodation requests from public housing and voucher residents.

Development Division

- The Development Division oversees the bond financing program, property disposition activities and the redevelopment of five public housing sites including any other affordable housing real estate transactions.
- This department is staffed with individuals with specialized finance and real estate development skills and knowledge.

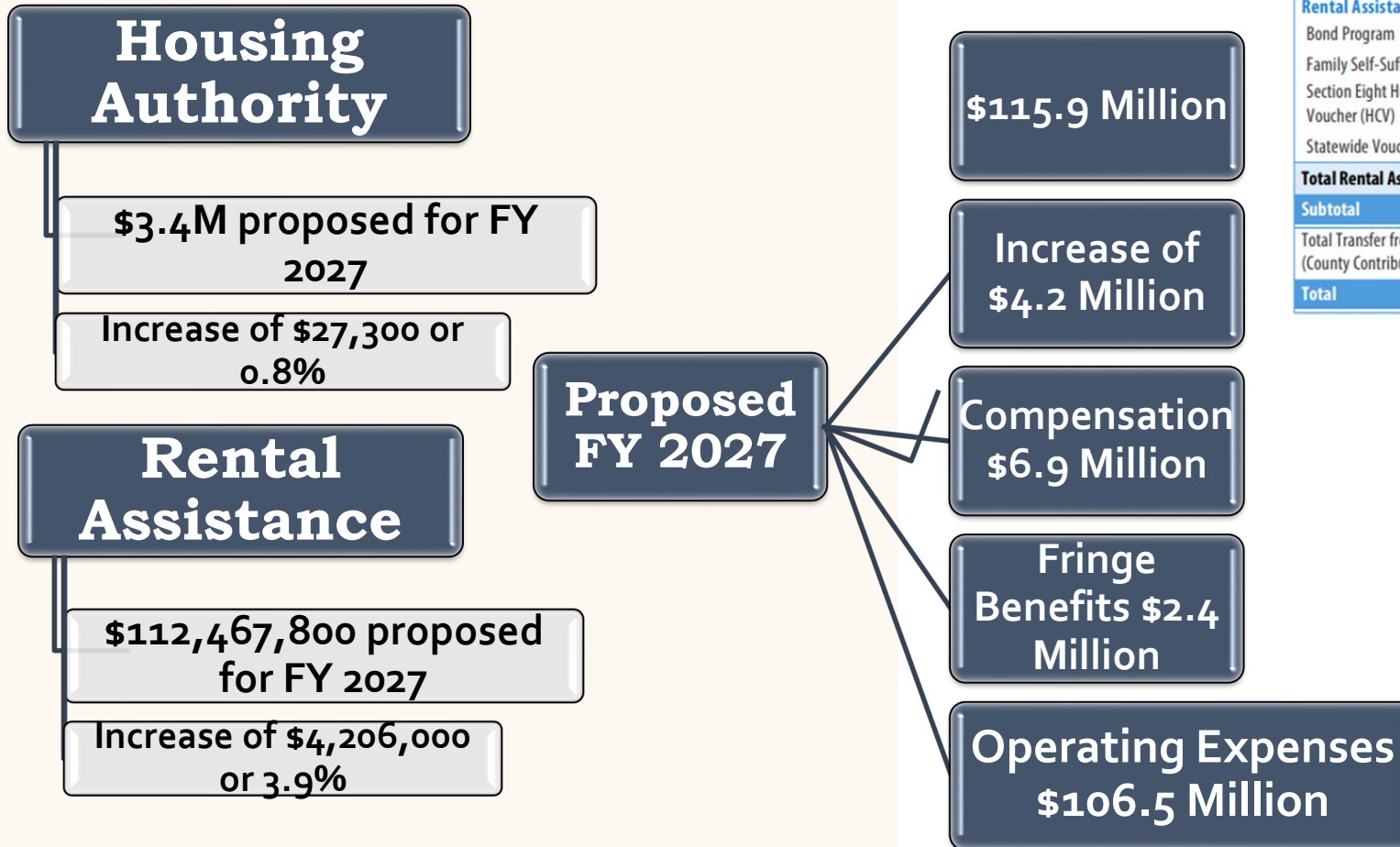
Financial and Administrative Services Division

- The Financial and Administrative Services division is responsible for maintaining the financial books, records and payments to landlords, vendors and tenants for the HAPGC.
- The division is also responsible for billing, collection and accounting for the rents of tenants who reside in the housing units owned and operated by the HAPGC

Housing Assistance Division

- The Housing Assistance Division oversees all properties owned by the Housing Authority in Prince George's County.
- These properties include: Kimberly Gardens in Laurel; Owens Road in Oxon Hill; Marlborough Towne in District Heights; Rollingcrest Village in Hyattsville and Coral Gardens in Capitol Heights.
- A component of the Housing Assistance and Rental Assistance Divisions manage the intake process and waiting list for the Housing Authority's programs

FY 2027 BUDGET SUMMARY



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	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%
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	—	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	
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)	—	—	—	—	—	
Total	\$118,034,045	\$111,658,500	\$118,034,000	\$115,891,800	\$4,233,300	3.8%

STAFFING

The Authority's proposed FY 2027 budget reflects funding for 76 full-time and 3 Limited Term Grant Funded positions.

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.

FY 2027 HIGHLIGHTS



Family Self-Sufficiency Grant:
Expands case management
and supports participants in
achieving employment,
education, and financial
stability goals

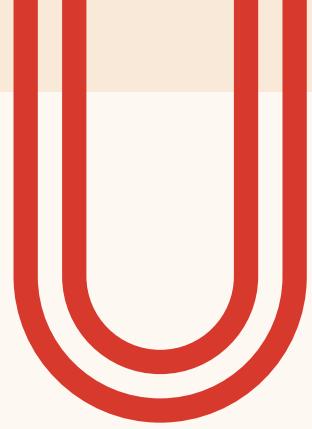


**New Maryland State Voucher
Program:** Provides
temporary rental assistance
to waitlisted households
(~100 projected; preliminary
estimates)



Program Performance:
Achieved and projected to
maintain High Performer
status under SEMAP
(FY 2025–FY 2026)





HOUSING CHOICE VOUCHERS PROGRAM UPDATE

Program Size & Utilization:

- 5,986 vouchers; 94% utilization (↓2% from FY 2025)

Cost Breakdown:

- Avg. tenant rent \$423; avg. subsidy (PUC) \$1,503

Voucher Mix:

- 218 project-based; 5,768 tenant-based

Waitlist (Pre-Opening):

- 774 applicants

Demand Surge:

- 47,000+ applications received (Dec. 1–5, 2025)

New Waitlist:

- 6,000 families selected

Current Waitlist:

- 5,500 applicants (as of March 18, 2025)

Repositioning Delayed:

- Transition to voucher-based model stalled due to inability to secure financing; lenders cite concerns with unverified pension and OPEB liabilities.

Documentation Gaps:

- Authority working with County to validate actuarial data

Verified Liabilities:

- ~\$11.7M "Due to County" confirmed through FY 2025 audit

Unverified Liabilities:

- ~\$15.1M in pension and OPEB obligations remain unvalidated, preventing payment and creating compliance risk with the Federal Government

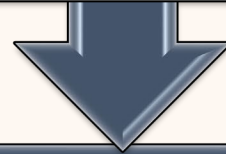
Key Barrier:

- Financial uncertainty is slowing financing, redevelopment, and overall repositioning efforts

ISSUES & PUBLIC HOUSING UPDATE

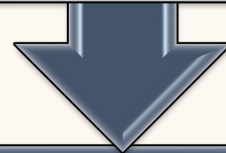
Operational Impact:

Limits ability to expand affordable housing and meet County housing goals



Fiscal Risk:

Delays in County documentation jeopardize timely handling of ~\$15.1M in obligations amid budget constraints



Repayment Constraints:

Authority unable to repay \$11M salary-related liability or potential \$15.1M pension/OPEB debt at this time

CONTINUED...



Barriers to Homeownership Transition:
No participants transitioned to homeownership due to a combination of market constraints (high housing costs, rising interest rates, competition), financial barriers



The delay in the repositioning of Cottage City is due to the inability to secure financing

External Audit identified

3 findings:


Significant deficiency in internal control over compliance for reasonable rent requirements

Significant deficiencies in internal control over compliance for Housing Quality Standards deficiencies

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

**THANK
YOU**

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