

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF MANAGEMENT AND BUDGET

Prince George's County Council
Wayne K. Curry County Administration Building
1301 McCormick Drive
Largo, Maryland 20774

Fiscal Impact Statement for CB-075-2025

Title: An ACT Concerning Housing and Property Standards – Moderately Priced Housing Program

CEX Proposed: No

Date introduced: 10/21/2025

Summary: To establish a voluntary moderately-priced dwelling unit program; identify developments eligible to participate in the program; require the minimum delivery of moderately-priced units; provide for a binding agreement between participants and the County; provide for alternative methods to comply with unit delivery requirements; set forth development incentives for program participation; specify the eligibility requirements for households seeking to purchase moderately-priced dwelling units; establish the limitations on the sale and resale of moderately-priced units; provide for administrative regulations governing the program; require annual reporting on the program; and generally relate to the housing development in Prince George's County.

Estimates ¹	FY 2027	FY 2028	FY 2029	FY 2030
Total Change in Expenditures ²	\$309,200	\$309,200	\$309,200	\$309,200
Total Change in Revenues ²	0	0	0	0
Positions Required ³	3	0	0	0
Compensation & Fringe ⁴	\$309,200	\$309,200	\$309,200	\$309,200
Operating Expenses ⁵	0	0	0	0
Total Impact ⁶	\$309,200	\$309,200	\$309,200	\$309,200

¹Sources of information, assumptions, and methodologies used

The Office of Management and Budget reviewed the language of the legislation being proposed, the Fiscal and Policy Note prepared by the Budget & Policy Analysis Division on October 15, 2025, and comments provided by the Department of Housing and Community Development.

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²Estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in a recommended or approved budget

The Capturing Housing Opportunities in Communities Everywhere (CHOICE) special Revenue Fund was established to fund this legislation.

³An estimate of additional staff and resources needed to implement the legislation

It is estimated that three (3) additional staff will be needed to implement the legislation.

⁴Analysis of the full personnel cost of the legislation

According to DHCD, the program would require at least three (3) full-time equivalent staff. This would consist of one manager – Community Developer IV \$100,400, one Community Developer I/II \$74,900, and one Administrative Aide I \$60,700. The fringe benefits rate is 31.0% totaling \$73,200 for all three (3) positions. Therefore the full personnel cost is estimated to be \$309,200 per year.

⁵An explanation of revenue or expenditures that are uncertain or difficult to project

There may be other costs associated with the onboarding of new staff and/or program implementation which are not currently known.

⁶If the legislation is likely to have no fiscal impact, why that is the case

N/A