



Housing Authority of Prince George's County FY 2026 Budget Overview

Budget & Policy Analysis Division
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Agenda

Department Overview

Agency Budget Summary

Staffing

FY 2025-2026 Updates

Housing Authority of Prince George's County

Jessica G. Anderson-Preston
Executive 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.

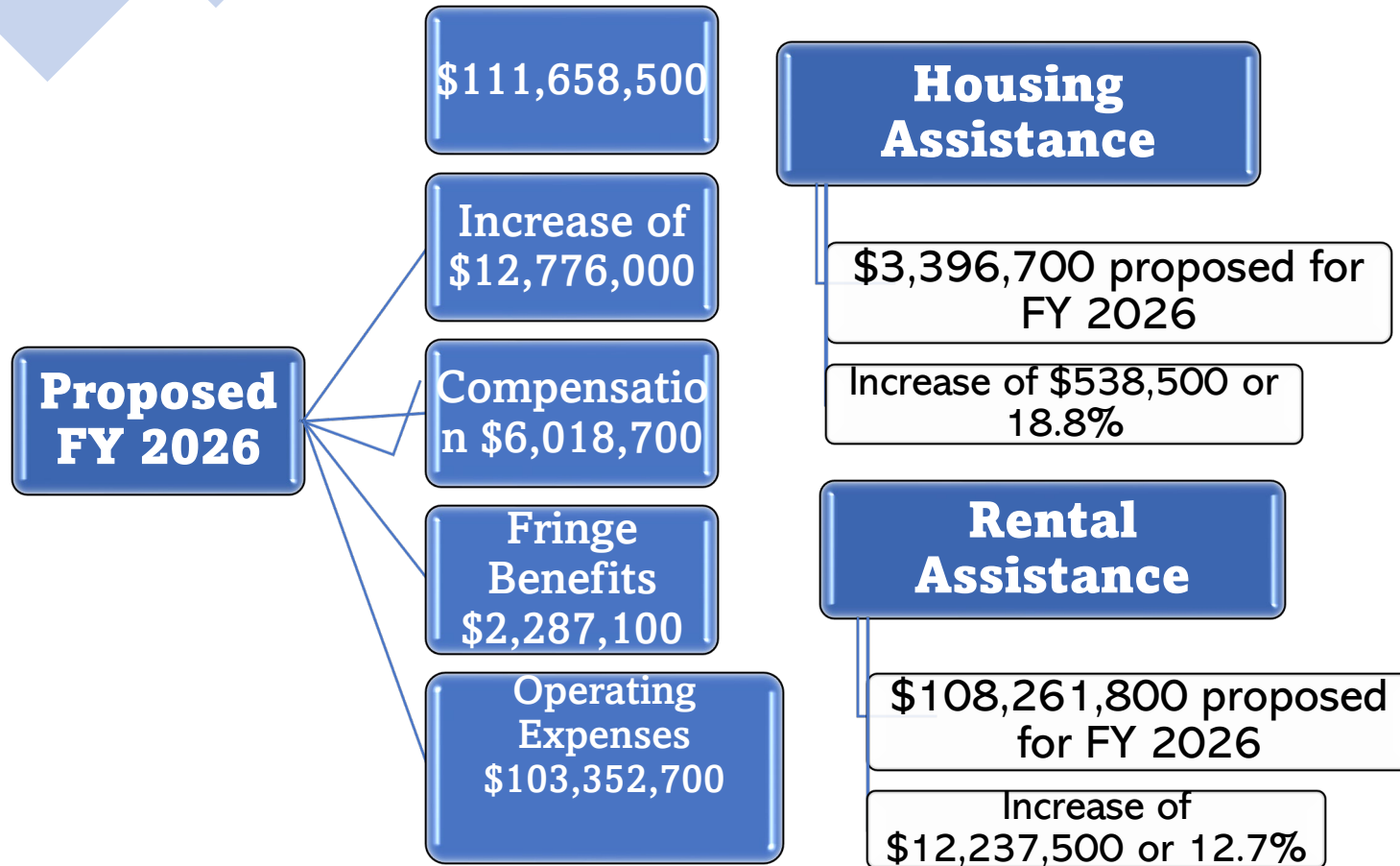
Financial and Administrative Services Division

- 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 3 waiting list for the Housing Authority's programs

FY 2026 Budget Summary

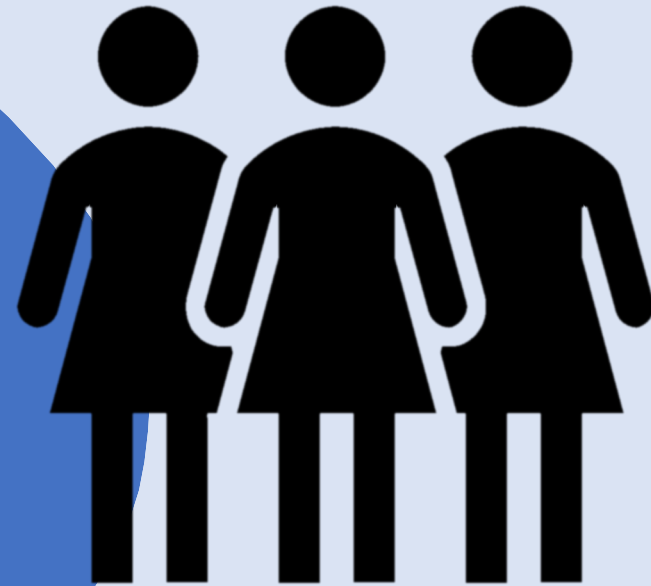


Grant Funds by Division

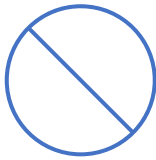
Grant Name	FY 2024 Actual	FY 2025 Budget	FY 2025 Estimate	FY 2026 Proposed	Change FY25-FY26	
					Amount (\$)	Percent (%)
Housing Authority						
Conventional Public Housing	\$3,666,292	\$2,379,000	\$3,666,300	\$2,918,800	\$539,800	22.7%
Family Self-Sufficiency Program	112,456	—	110,900	103,800	103,800	
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	257,100	9,900	4.0%
Resident Opportunities Self-Sufficiency Program	98,821	72,000	—	—	(72,000)	-100.0%
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	116.6%
Family Self-Sufficiency Program	—	207,600	260,000	103,800	(103,800)	-50.0%
Section Eight Housing Choice Voucher (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	12.7%
Subtotal	\$110,804,865	\$98,882,500	\$112,188,600	\$111,658,500	\$12,776,000	12.9%
Total Transfer from General Fund - (County Contribution/Cash Match)						
	—	—	—	—	—	
Total	\$110,804,865	\$98,882,500	\$112,188,600	\$111,658,500	\$12,776,000	12.9%

STAFFING

- 76 full-time, 3 limited-term grant-funded staff proposed for FY 2026
- 32 vacancies, with an attrition rate of 9.1%
- A salary lapse of \$2M, 25% of the compensation expenditures, less than the historical vacancy rate of 36%



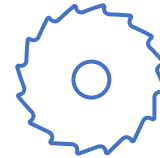
FY 2025-2026 Updates



The waitlist is 775, and there have been no changes or removals in FY 2025 due to capacity



Implemented software to track calls and improve customer service, as well as implemented a new HCV waitlist management software




The Authority has started the repositioning effort at Cottage City. The project anticipates a third-quarter financial closing, and a construction start



HAPGC has increased its bond program's activity and issued one bond in FY 2025, with plans to issue at least one bond for the Cottage City project in FY 2026

THANK YOU

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