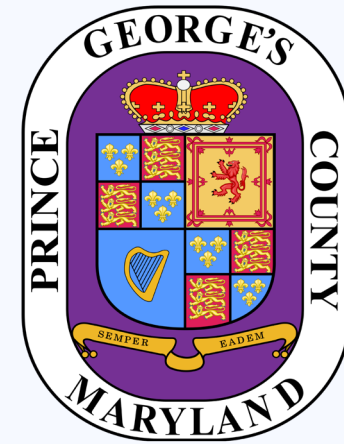


# DHCD FY 2024 BUDGET PHED COMMITTEE MEETING

APRIL 20, 2023



**Angela D. Alsobrooks**  
*County Executive*



Experience Community.  
Expand Opportunity.  
Explore Choice.



COMPREHENSIVE HOUSING STRATEGY  
**HOUSING OPPORTUNITY FOR ALL**

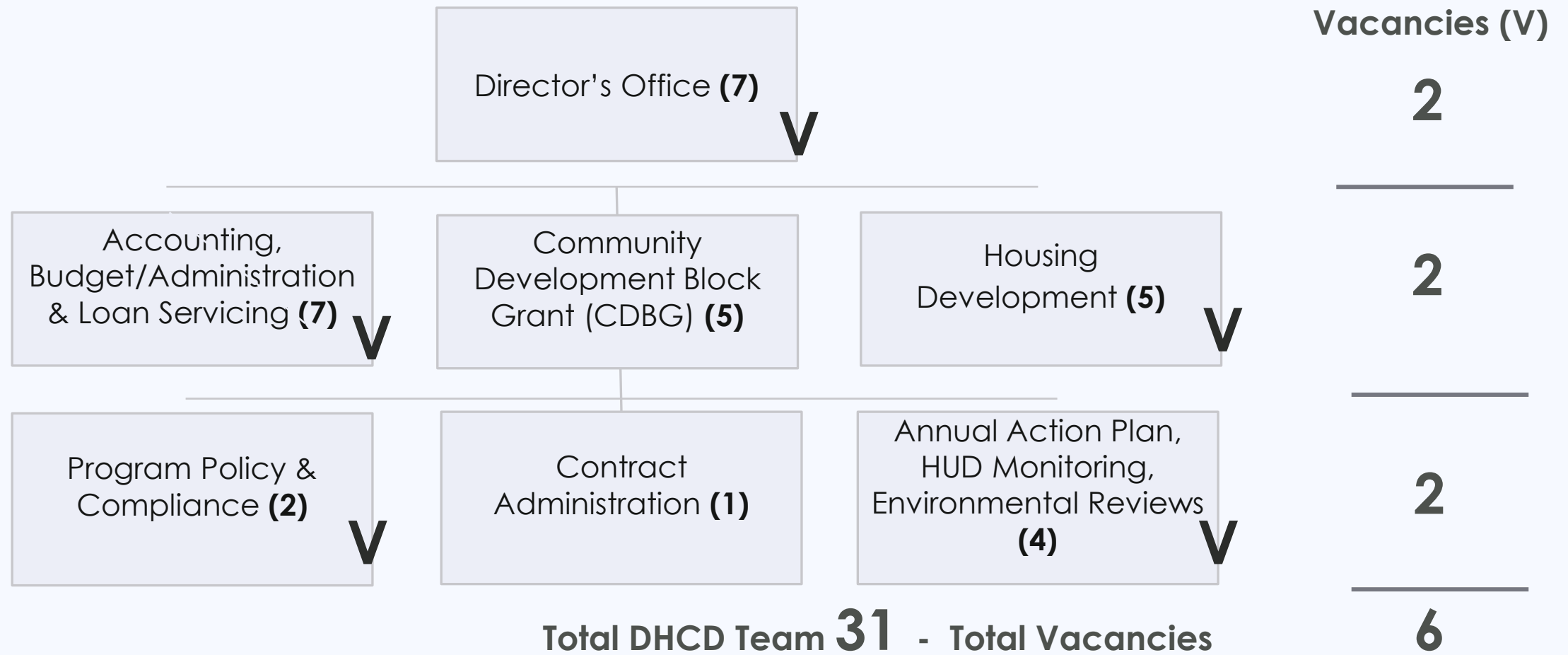
Prepared in partnership with Enterprise Community Partners, Inc.

# MISSION

To support the creation and preservation of **healthy and inclusive communities where access to opportunity** for all County residents is increased.

DHCD supports **equitable economic growth** in the County by **creating and preserving quality** homes that both **current and future** County residents of all incomes can afford.

# DHCD TEAM ORGANIZATION – FUNDED POSITIONS



# FY 2024 PROPOSED BUDGET

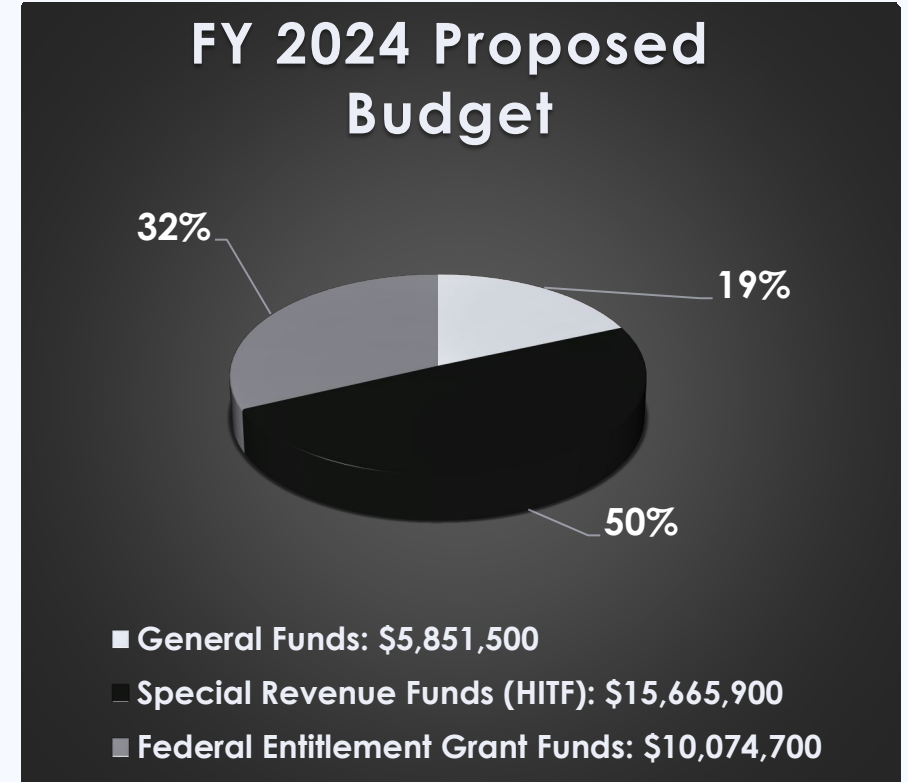
## FY 2024 Proposed Budget:

- General Funds: \$5,851,500
- Housing Investment Trust Fund (HITF): \$15,665,900
- Federal Entitlement Grant Funds \$10,074,700

**Total Proposed Budget** **\$31,592,100**

**FY 24 Entitlement Funds: CDBG** \$5,291,711, **HOME** \$2,406,629, **HESG**, \$446,246, plus program income.

*Additional available from FY 2023 budget authority: HOME ARP, State and ARP ROFR, HOME Funds for P2P, HRAP CDBG funds.*



**AFFORDABLE  
HOUSING  
PROGRAMS**

**AFFORDABLE HOUSING PRODUCTION**

**AFFORDABLE HOUSING PRESERVATION**

**NEW HOMEOWNERSHIP OPPORTUNITIES**

**ADDRESSING CRITICAL HOME REPAIRS TO  
PRESERVE HOMEOWNERSHIP**

# MULTIFAMILY PRODUCTION

## Prince George's County Resources— Multifamily Rental Housing

Available resources to support the acquisition/rehabilitation or new construction of affordable and workforce multifamily rental housing:

- HOME Investment Partnership (HOME) Funds
- HOME American Rescue Plan (HOME-ARP) Funds
- Housing Investment Trust Fund (HITF)
- Payment in lieu of Taxes (PILOT)



# AFFORDABLE HOUSING PRODUCTION

Past 4+ years the County has supported the new construction of **2,531** unit that are different stages of the development process



## Sovren West Hyattsville Metro

293 units (147 affordable) currently under construction  
Completion expected in 2024

Closing in  
the next 12  
months:  
**1,644** units

Recently  
completed:  
**1,755** units

Under  
construction:  
**1,131** units

**15 projects located in TODs yielding 2,746 units** that were either **recently completed; in the pipeline; scheduled to close within 12 months; or under construction**

# HOMES AT OXON HILL



**Developers:** Homes for America, Foundation Development & Housing Authority of Prince George's County

**Address:** 1313 Southern Ave, Oxon Hill

**Description:** 163-unit mixed income rental with 1- and 2-bedroom units.

**Affordability:** 50%, 60%, Market Rate

## **FINANCING**

➤ Perm Loan / Private	\$ 22,690,000
➤ CDA Rental Housing Works	\$ 2,500,000
➤ <b>HOME Funds</b>	<b>\$ 1,500,000</b>
➤ Partnership Rental Housing	\$ 600,000
➤ Low Income Housing Tax Credits	\$ 8,260,867
➤ Deferred Developer's Fee	\$ 1,386,622

**TOTAL SOURCES** **\$ 36,937,489**



# WOODYARD STATION APARTMENTS

**Developers:** Pax Edwards, LLC, Osprey Property Company II, BHH Inc.

**Address:** 8999 Woodyard Rd, Clinton

**Description:** 46-unit family rental with 1-, 2- and 3-bedroom units.

**Affordability:** 30%, 50%, 60%,

## FINANCING

- Perm Loan / Private \$ 5,900,000
- Low Income Housing Tax Credits \$ 13,499,000
- Developer's Equity \$ 101,228
- Reimbursements WS4% \$ 1,954,485

**County Payment-in-lieu-of-taxes (PILOT)**

**TOTAL SOURCES \$ 21,451,713**



# WOODYARD STATION SENIOR APARTMENTS



**Developers:** Pax Edwards, LLC, Osprey Property Company II, BHH Inc.

**Address:** 8800 Mimosa Rd, Clinton

**Description:** 112-unit senior rental community with 1- and 2-bedroom units.

**Affordability:** 30%, 40%, 50%, 60%,

## **FINANCING**

➤ Perm Loan / Private	\$ 15,500,000
➤ <b>HOME Funds</b>	<b>\$ 3,000,000</b>
➤ Low Income Housing Tax Credits	\$ 11,505,000
➤ Deferred Developer's Fee	\$ 407,025
➤ Negative Arbitrage	\$ 1,043,229

**TOTAL SOURCES** **\$ 31,455,254**

# RIGHT OF FIRST REFUSAL (ROFR) PROGRAM

1419 affordable units to preserved date



Hamilton Manor – 184 units preserved out of 245



Bedford and Victoria Station – 441 units preserved out of 587

# PATHWAY TO PURCHASE

- First-time home buyers
- Up to \$10,000 in assistance
- Earning up to 80% of AMI
- Purchase Price Limits
  - \$399,000 for resale
  - \$411,000 for new construction



# HOUSING REHABILITATION ASSISTANCE PROGRAM (HRAP)

Homeowner occupied properties  
located County-wide

- Special set aside for properties located  
along the Blue Line Corridor

Households earning up to 80% AMI

\$60,000 deferred loan for health, safety,  
energy efficiency and accessibility repairs



# HOMEOWNERSHIP ASSISTANCE PROGRAM (HOPP)

Homeowner below 80% of AMI

Prioritization:

- Households earning below 50% of the AMI
- County homeowners that have been in their homes for 10+ years
- Households with one or more members that have a stated disability or challenge navigating the home
- Households with children under 18 years old

\$30,000 Grant for health, safety, energy efficiency and accessibility repairs

Households earning below 50% AMI are eligible for \$50,000





**Prince George's County Homeownership Preservation Program (HOPP)**

HOPP can provide up to \$30,000 in health, safety, energy efficiency and accessibility repairs in qualified, owner-occupied homes in Prince George's County.

Households under 50% of AMI can receive up to \$50K in services.

\*Cosmetic repairs cannot be covered\*

**Services may include the following based on eligibility:**

- Roofing & Gutters
- Electrical Repair
- Plumbing Repair
- Tree Removal
- Deck Replacement/Repair
- Tub Cuts & Shower Conversions
- Stairlifts & Accessibility Equipment
- HVAC Replacement/Repair
- Water Heater Replacement/Repair
- Grab Bars & Railings
- Siding
- Flooring
- Insulation
- Ramps & More

**To be eligible, one must:**

- Be a Prince George's County homeowner in a qualified census tract or within 1 mile of a future Purple Line stop (Habitat will verify)
- Occupy the home for which you are applying
- Have lived in the home for at least 1 year prior to applying
- Have and be able to provide proof of homeowners insurance
- Have gross household income less than 80% of the uncapped AMI
  - Priority will be given to households under 50% of AMI (see table)
- Have a demonstrated need for repairs, accessibility modifications or weatherization
- Intend to remain in the home for a minimum of 5 years post work

\*Home must be free of hoarding (items and pets), major structural/foundation issues, and pest infestations\*

Household Size	50% AMI	80% AMI
1	\$49,850	\$79,700
2	\$56,950	\$91,100
3	\$64,050	\$102,500
4	\$71,150	\$113,850
5	\$76,850	\$123,000
6	\$82,550	\$132,100
7	\$88,250	\$141,200
8+	\$93,950	\$150,300

This project is being supported, in whole or in part, by federal award number SLFRP2093 awarded to Prince George's County by the U.S. Department of the Treasury.

If you would like to participate in this program, please complete an inquiry form on our website; [www.habitatmm.org](http://www.habitatmm.org) or call 301-990-0014 x19

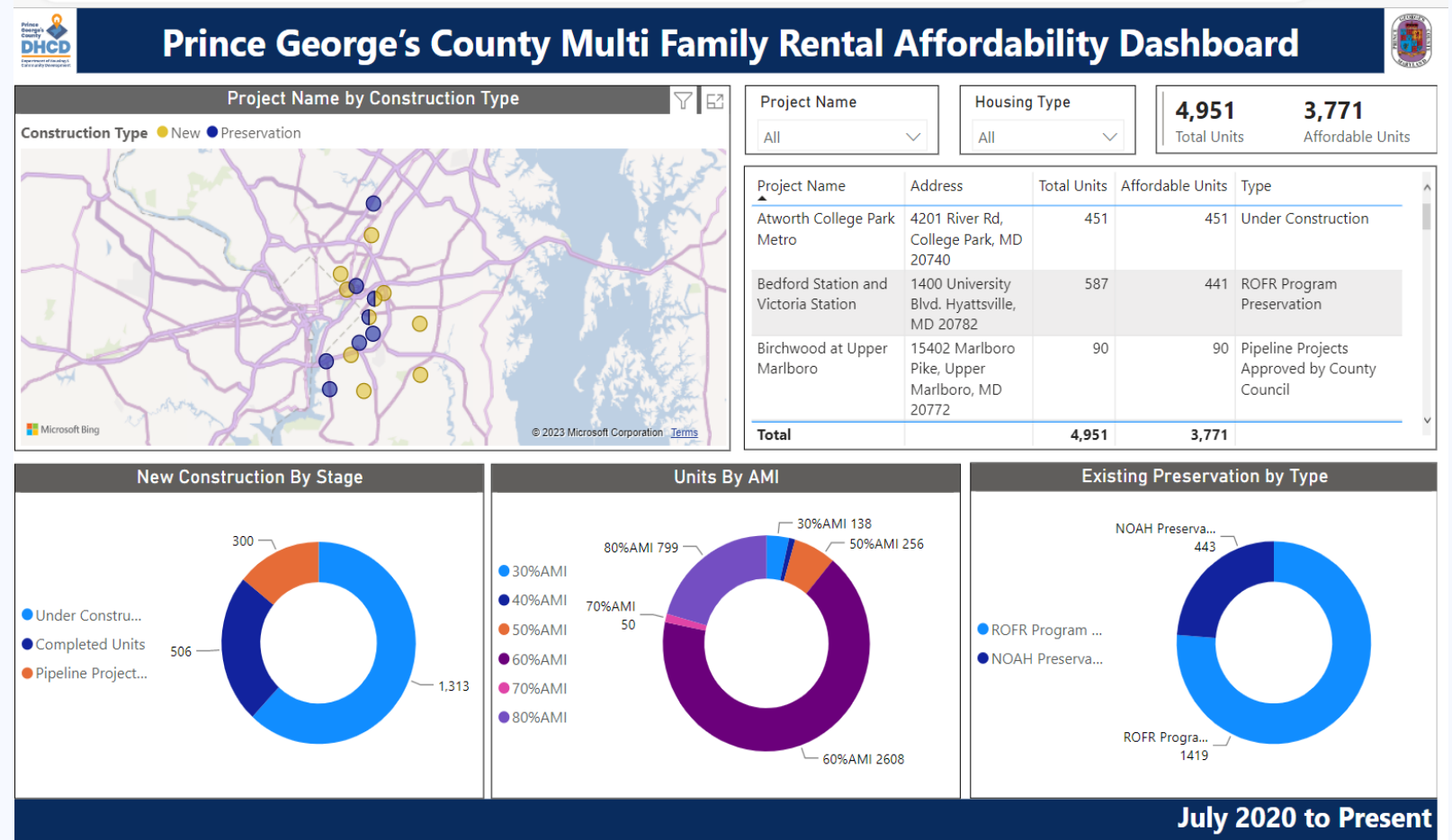
# MULTI FAMILY RENTAL AFFORDABILITY DASHBOARD

Project Name & Location

Construction Status

Housing Type

Number of Units



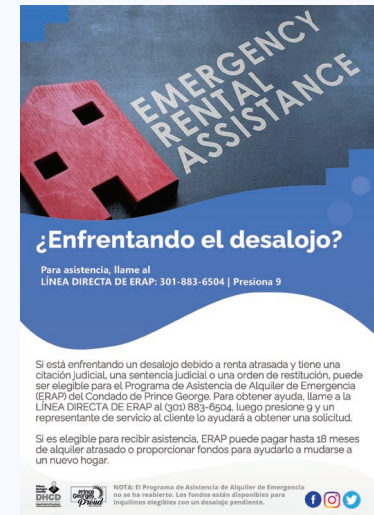
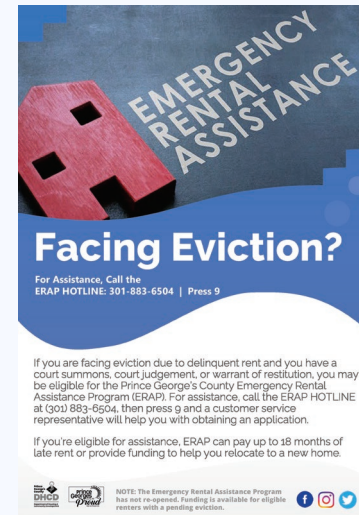
# EMERGENCY RENTAL ASSISTANCE PROGRAM

• ERA 1 Treasury*	\$29,091,886
• ERA 1 Maryland*	\$47,034,379
• ERA 2 Treasury	\$32,368,863
• ERA 2 Maryland	\$26,967,846
<b>• Total Funding</b>	<b>\$135,462,974</b>

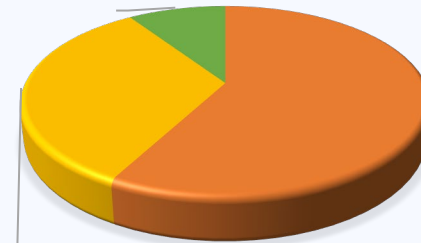
**Direct Rent and Utility Budget** **\$123,413,44**

**Total Household Assisted** **10,607**

\*Funds fully expended



50% - 80% AMI, 993, 9%



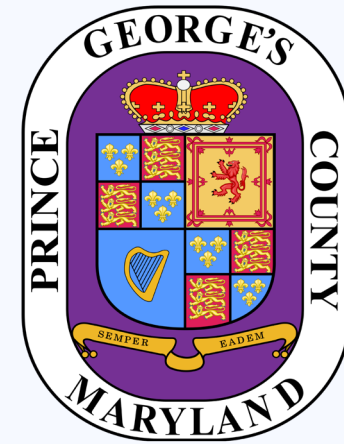
30% - 50% AMI,  
3,477, 33%

Below 30%  
AMI, 6,137, 58%



# Q&A

APRIL 20, 2023



**Angela D. Alsobrooks**  
*County Executive*

