

DHCD BRIEFING PHED COMMITTEE MEETING

APRIL 3, 2025



Tara H. Jackson
Acting County Executive

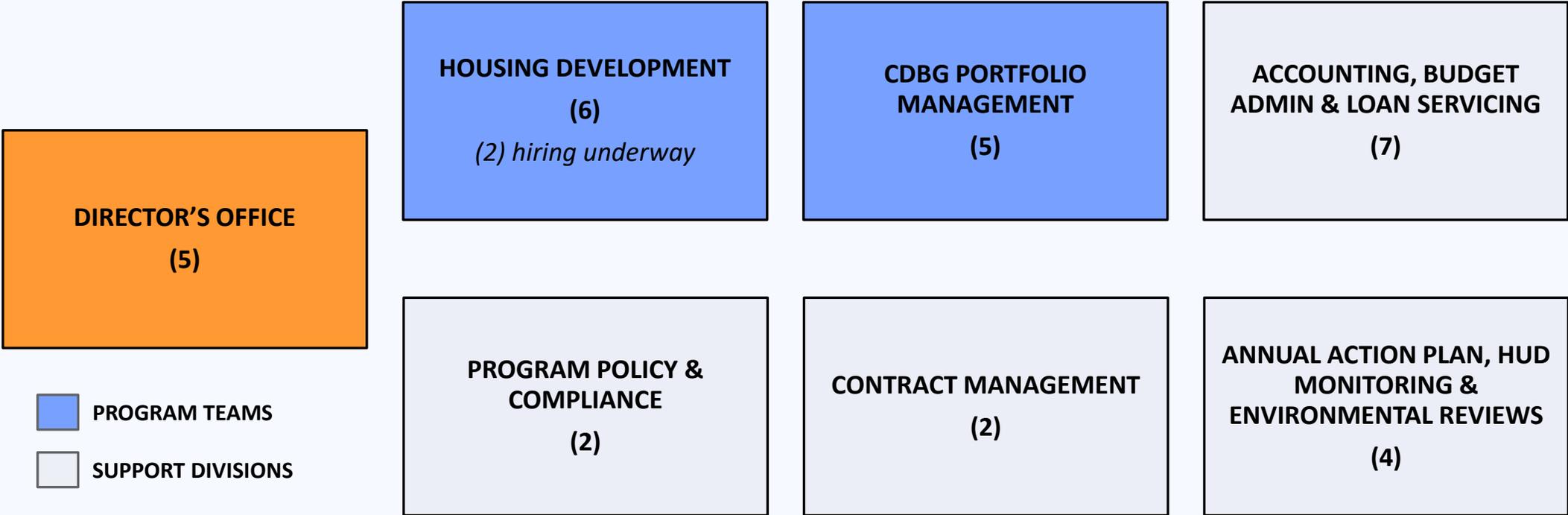




DHCD's mission is to support the creation and preservation of **healthy and inclusive communities** where **access to opportunity** for all County residents is increased.

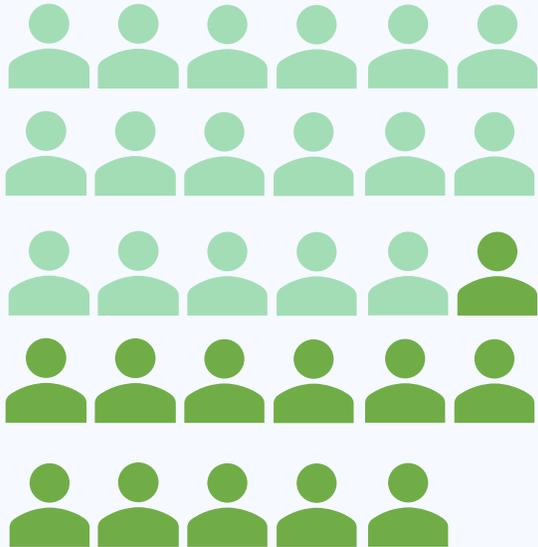
DHCD supports **equitable economic growth** in the County by **creating and preserving quality** homes that both **current and future** County residents of all incomes can afford.

DHCD TEAM ORGANIZATION



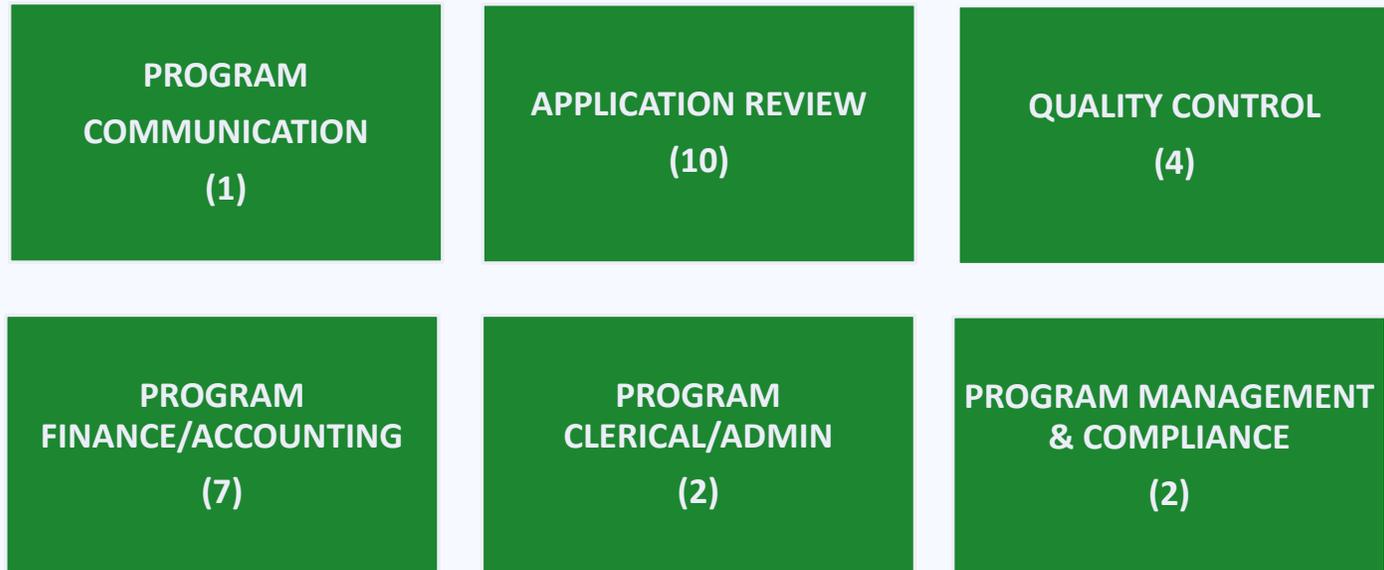
EMERGENCY RENTAL ASSISTANCE PROGRAM ORGANIZATION

ERAP Staff Composition



- 54% Part Time DHCD Staff
- 46% Temporary Staff

ERAP Staff Functions



PROGRAMS



AFFORDABLE HOUSING PRODUCTION



AFFORDABLE HOUSING PRESERVATION



NEW HOMEOWNERSHIP OPPORTUNITIES



ADDRESSING CRITICAL HOME REPAIRS TO PRESERVE HOMEOWNERSHIP



COMMUNITY DEVELOPMENT



COUNTY FUNDING PRIORITIES

- Located within one mile of the **Blue Line**, **MDOT TOD** or **Purple Line Transit Corridor**
- Maximizes the availability of units affordable to households earning at or below 50% of the AMI
- Conformance with housing priorities and guidance in the Prince George's County 2035 Adopted General Plan
- Mixed-use, Mixed-income affordable housing
- Projects that include sustainable design, energy efficiency and green design standards

HOUSING DEVELOPMENT

PROJECT TIMELINE

Notice of Funding Availability (NOFA)

- Publish NOFA / Host Information Session
- Application Submission

Letters of Intent (LOI)

- Preliminary Underwriting
- Issue LOIs



LIHTC Application / External Financing Applications

- Developer Secures Other Public and Private Financing



County Council Approval

- Final Underwriting
- Prepare Legislative Documents
- Legislative Approval

Loan Closing

- Closing Calls
- Prepare Loan Documents
- Loan Closing

Construction

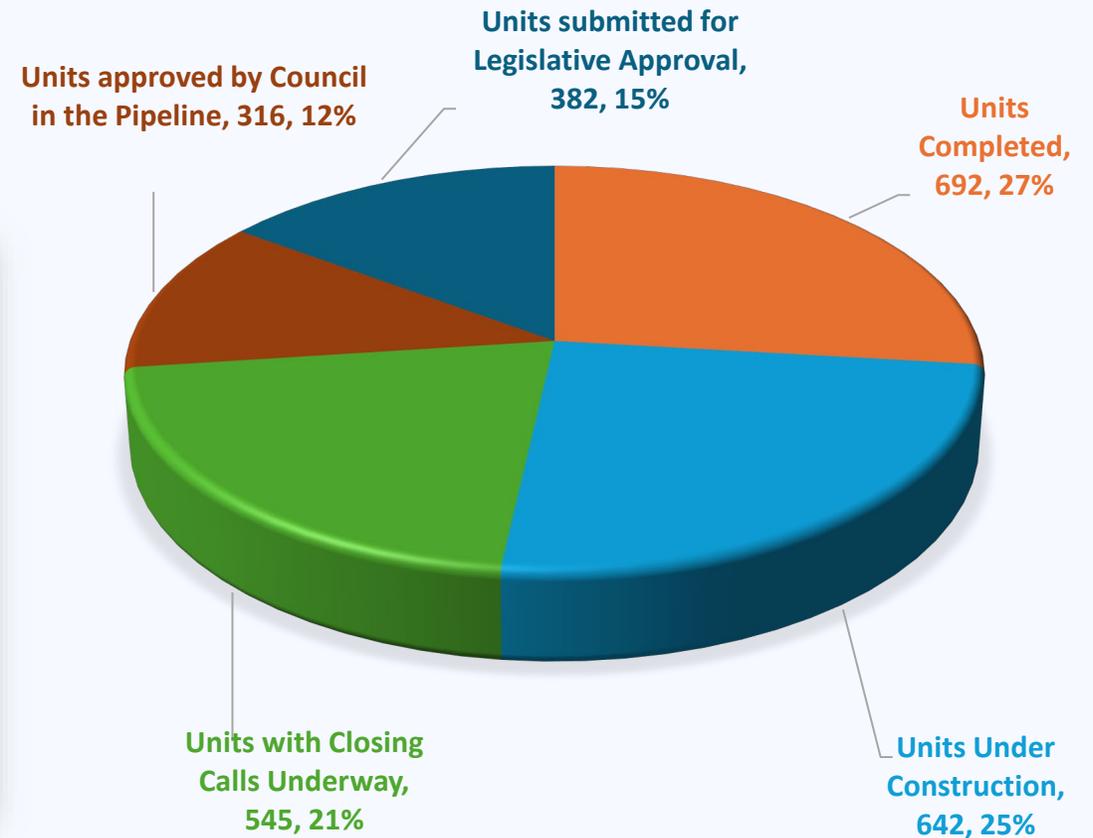
approx. 24 months

- Draws / Progress Payments Processed throughout Construction
- Project Completion/ Closeout
- Process Final Draw/ Retainage

FY 25 AFFORDABLE HOUSING PRODUCTION: 17 projects / 2,577 units



Park Place at Addison Road Metro
193 units closing process – starting construction soon



New Initiatives & Partnerships

YES Units

Youth Experiencing Success
underwritten at 40% AMI

Partnership with:

Department of Social Services (DSS)
Housing Authority of Prince George's County (HAPGC)
Employee Prince George's (EPG)



40% AMI: Up to \$43,320
30% AMI: Up to \$32,830
10% AMI: Up to \$10,830

HOME ARP Units

Referrals through the **Coordinated Entry Policy of the County's Continuum of Care.**

Partnership with:

Department of Social Services (DSS)



40% AMI: Up to \$49,520
30% AMI: Up to \$37,140
10% AMI: Up to \$12,380

FY 25 AFFORDABLE HOUSING PRODUCTION:

- ✓ Issuance of NOFA
- ✓ Pre-proposal conference
- ✓ Presentation and term sheets available on our website
- ✓ Timeline aligned with State funding round



Prince George's County
Department of Housing & Community Development
Building Goals. Building Dreams.

Tara H. Jackson
Acting County Executive

Prince George's County
Department of Housing & Community Development

Notice of Funding Availability
Multifamily Rental Housing
January 2025

- HOME Investment Partnership
- HOME-ARP
- Housing Investment Trust Fund
- Payment in Lieu of Taxes

Public Notice to Owners and Developers

9200 Basil Court | Suite 306 | Largo, Maryland 20774
301.883.6511 | 301.883.3397 fax | Maryland Relay 711
www.princegeorgescountymd.gov/departments-offices/housing-community-development



RIGHT OF FIRST REFUSAL FY 25 ACTIVITY

AS OF 3/20/25

FY 25 ROFR Activity

- 11 ROFR triggering events

FY 25 ROFR Outcomes

- 465 affordable units pledged to date across 7 properties
 - 160 units @ 50% AMI
 - 275 units @ 60% AMI
 - 30 units @ 70% AMI
- Restrictions are set based on existing rent roll / tenant profile

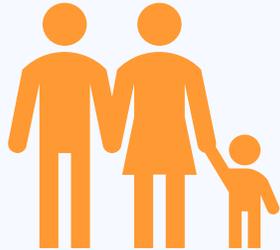


Camden Largo Town Center

AFFORDABLE HOUSING PRESERVATION TO DATE



2,330 affordable units preserved across
12 developments



90% of the persevered units are reserved for
households earning between **40 – 60% AMI**

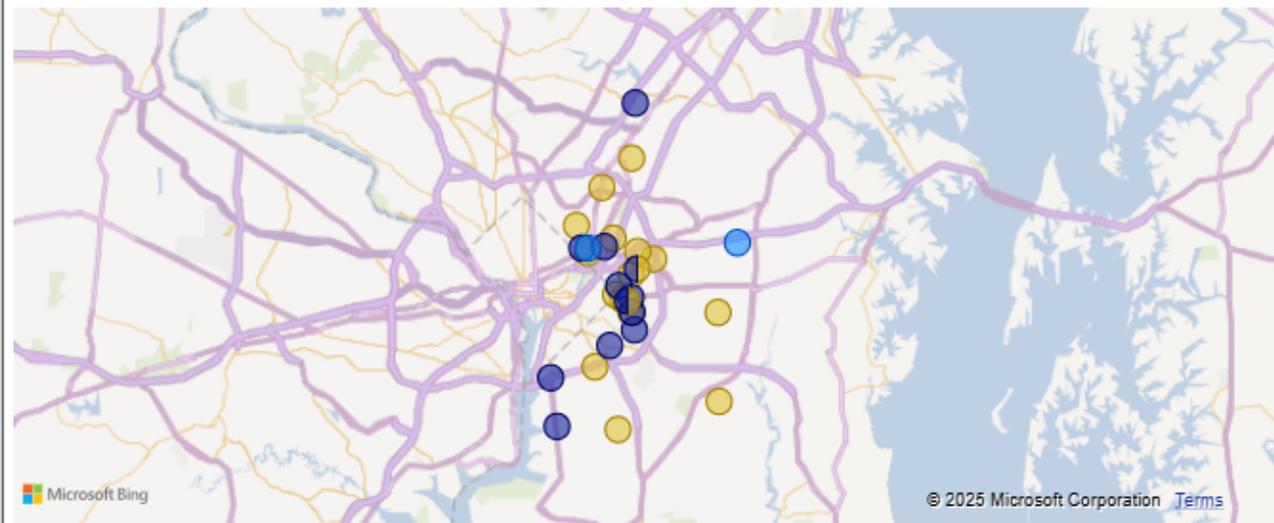
Calendar Year 2024: 15 Transactions, preserving 435 units (4 developments)

2023 and 2024 program activity significantly less than 2021 and 2022 due to increasing interest rates which slow down the market

Prince George's County Multi Family Rental Affordability Dashboard

Project Name by Construction Type

Construction Type ● New ● Preservation ● Rehab



Project Name

All

Housing Type

All

6,889

Total Units

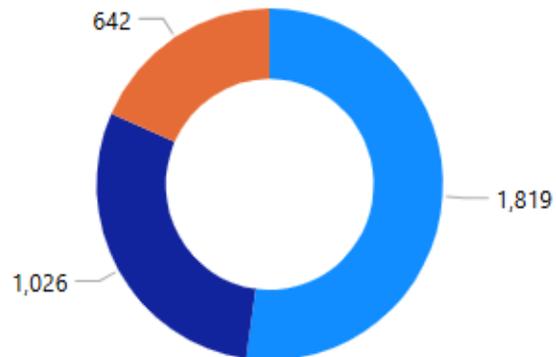
5,586

Affordable Units

Project Name	Address	Total Units	Affordable Units	Type
210 At the Park	210 Maryland Park Drive Capitol Heights, MD 20743	158	128	Pipeline Projects Approved by County Council
Addison Park	216 Yolanda Ave Capitol Heights, MD 20743	293	293	Pipeline Projects Approved by County Council
Atworth College Park Metro	4201 River Rd, College Park, MD 20740	451	451	Completed Units
Total		6,889	5,586	

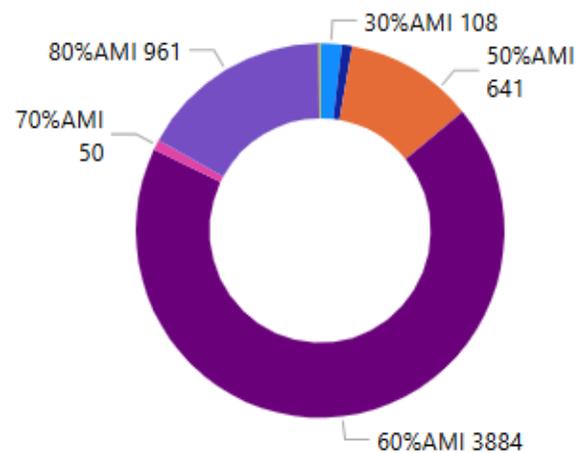
New Construction By Stage

● Completed Units
● Pipeline Project...
● Under Constru...



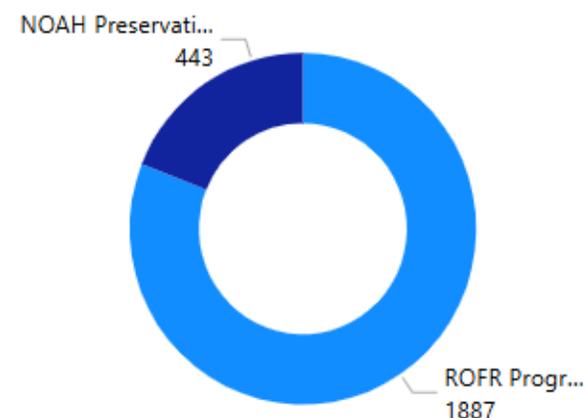
Units By AMI

● 30%AMI
● 40%AMI
● 50%AMI
● 60%AMI
● 70%AMI
● 80%AMI
● 95%AMI



Existing Preservation by Type

● ROFR Program ...
● NOAH Preserva...



NEW HOMEOWNERSHIP OPPORTUNITIES & ADDRESSING CRITICAL HOME REPAIRS TO PRESERVE HOMEOWNERSHIP



FIRST TIME HOMEBUYER
ASSISTANCE LOANS ≤ \$25,000
(IN PARTNERSHIP WITH THE RDA)



HOME REHABILITATION
LOANS ≤ \$60,000
(IN PARTNERSHIP WITH THE RDA)



HOME REHABILITATION
LOANS ≤ \$50,000

PATHWAY TO PURCHASE – CALENDAR 2024



18 loans closed



Transaction Data:

- Average Purchase Price
 - Single Family Home: \$306,000 Condo: \$225,000
- Average Owner Cash Contribution: \$ 4,370
- Average Additional Assistance: \$6,657



Beneficiary Data

- Average HH size: 2.4
- Average AMI: 60% - 80% AMI
- 15 African American; 2 Hispanic; 1 White



HOUSING REHABILITATION ASSISTANCE PROGRAM CALENDAR YEAR 2024



27 rehabs completed; 5 rehabs underway
Houses constructed before 1978: 16
Households requiring Lead Remediation Actions: 14



Average Loan Size: \$55,800

Beneficiary Data



- Household AMIs Served:
 - 4 @ 0-30%, 13 @ 31-60%, 10 @ 61-80%
- 25 African American , 1White, 1 Hispanic/ Latino HH
- 23 Female-headed households
- 11 Senior-headed households



HOMEOWNERSHIP PRESERVATION PROGRAM CALENDAR YEAR 2024



25 rehabs completed; **13** rehabs underway

Total Rehab Costs: \$669,025

Total Dollars Leveraged: \$85,255



Average Project Cost: \$26,760



Beneficiary Data

- Household AMIs Served:
 - 6@ 0-30%, 11 @ 31-60%, 8 @61-80%
- 21 African American ,1 White, 3 Did not report
- 21Female-headed households
- 15 Senior occupied households
- 14 Disabled occupied households



HOME MAINTENANCE 101 WORKSHOPS



Collaborative
Virtual Workshops



Weatherization



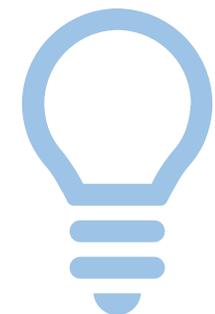
Bi-Monthly



Seasonal
Maintenance



20 attendees on
average



Energy Efficiency
Improvements

→ Notice of Funding Availability

The Prince George's County Department of
Housing and Community Development

Community Development Block Grant



Entitlement program

Benefit **low- and moderate-income** populations

Funds are used to support:

- Affordable Housing
- Economic Development
- Public Infrastructure
- Public Services

Regulations expressly **prohibit**:

- Buildings for conduct of government
- General government expenses
- Political activities
- New construction of housing

Affordable Housing Activities

Eligibility: 51% low to moderate income households (LMH) must be served in accordance with HUD's income limits. **Ex:** Nonprofit acquires 3 homes to rehab and resell, 2 of the 3 homes must be occupied/sold to a low to moderate income household.

Funded Activities:

- Acquisition
- Acquisition and Rehabilitation
- Rehabilitation of rental units (owned by non-profit)



** Subrecipient: HIP Acquisition and Rehab*

Economic Development Activities

Eligibility: Creation and/or retention of jobs, at least 51% employees must be low to moderate income.

Funded Activities:

- **Technical Assistance to Businesses** - involves providing technical assistance and training directly to businesses on topics such as business planning or accounting.
- **Microenterprise Development** - designed to foster the development, support, and expansion of microenterprise businesses. A microenterprise is defined as a commercial enterprise that has five or fewer employees, one or more of whom owns the enterprise.
- **Commercial Rehabilitation** - designed to bring commercial structures up to code or improve their facades; rehab is limited to exterior of the building and correction of code violations.

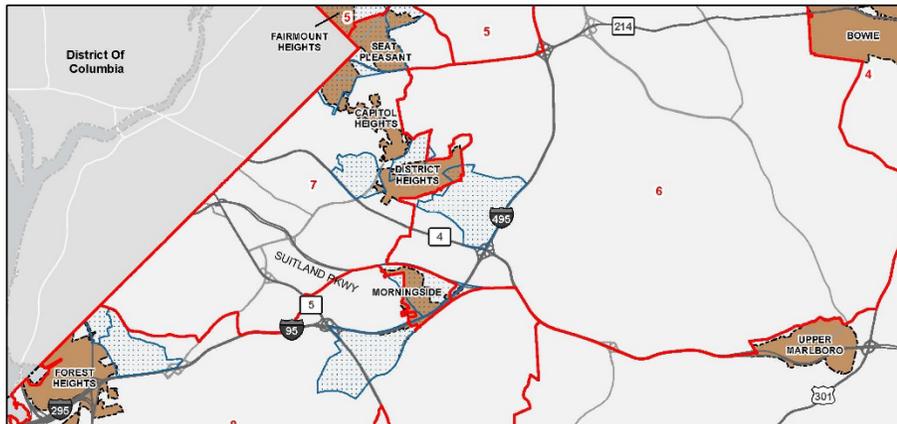
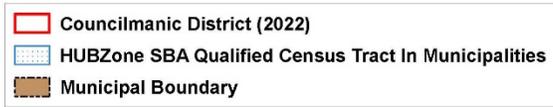
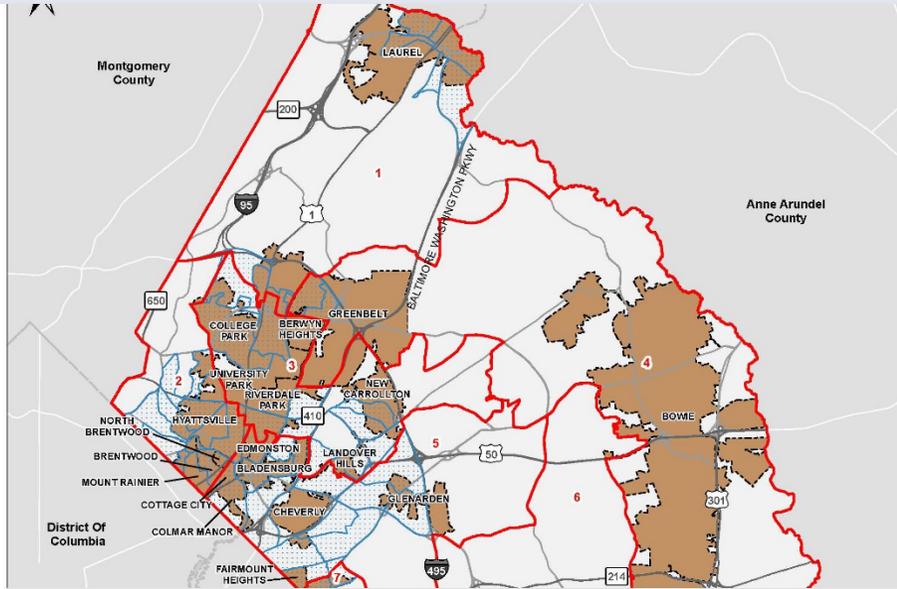


Public Facilities & Infrastructure Activities

Eligibility: Based on census tract data. 51% of the incorporated municipality area must be low to moderate income (LMA).

Funded Activities:

- Reconstruction, or rehabilitation of public facilities and improvements
- Infrastructure Improvements
- Handicapped accessibility improvement



Public Service Activities

(Subject to 15% Cap of CDBG allocation)

Eligibility: 51% low to moderate income persons (LMC) must be served in accordance with HUD's income limits. **Ex:** Nonprofit serving 100 persons, 51 must be low to moderate income.

Funded Activities:

- Employment Services (e.g., job training)
- Child Care and Youth Services
- Health services & Substance abuse services (e.g., counseling and treatment)
- Fair Housing Counseling
- Education programs



* Subrecipients: Prince George's Child Resource, First Generation College Bound

COMMUNITY DEVELOPMENT

FY 25 ACTIVITIES



Finalized 3 NOFA's resulting in the awards of:
\$5.7M of PY50 Entitlement funds
\$800k of reprogrammed funds (PY 49)
\$1.3M of CDBG CV reprogrammed funds

Issued FY 51 NOFA round



Met HUD's CFY 2025 annual expenditure requirement



Continued technical assistance



COMMUNITY DEVELOPMENT

FY 25 OUTCOMES — *AS OF MARCH 5, 2025*



6 Acquisitions – to be rehabbed and sold to household earning up to **80%** of AMI



Supported **40** businesses with a total of **226** employees

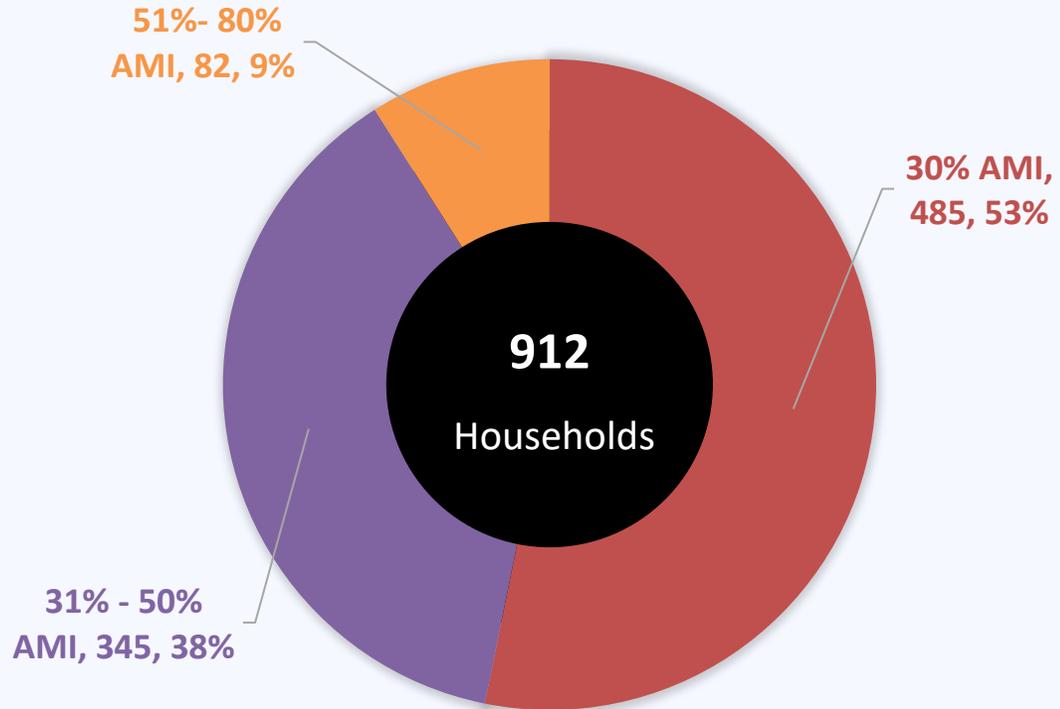


Assisted **3,373** county residents through various services such as: housing counseling, elderly care, youth services, etc.



3 Streets improved and **1** public facility supported

EMERGENCY RENTAL ASSISTANCE PROGRAM - 2024



2024 Direct utility and rental assistance: **\$7,646,182**



9:00 AM to 4:00 PM on Thursdays and Fridays
at the Hyattsville District Courthouse
(4990 Rhode Island Avenue, 3rd Floor,
Room #7, Hyattsville, MD)

Grand Total

Assistance: **\$120,7M**

Households Assisted: **12,180**

LOAN SERVICING & COMPLIANCE



Loan Servicing Functions

- Document Management
- Loan Administration
- Underwriting
- Post-Closing Coordination
- Loan Boarding
- Reporting
- Payoff Coordination



Compliance Functions

- Monitor and Track Affordability Covenant
- Review Annual Owner Certifications
- File Monitoring
- Physical Inspections



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