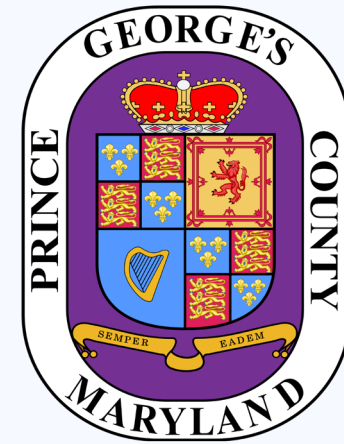


DHCD FY 25 BUDGET PHED COMMITTEE MEETING

APRIL 18, 2024



Angela D. Alsobrooks
County Executive

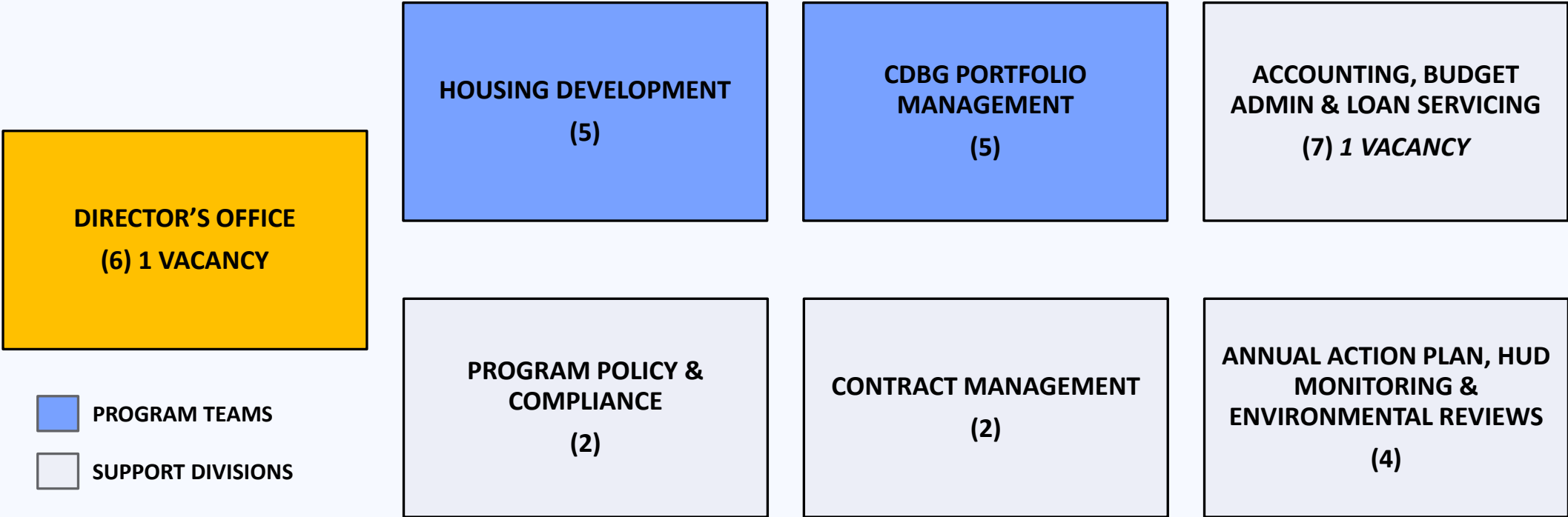




DHCD's mission is to support the creation and preservation of **healthy and inclusive communities** where **access to opportunity** for all County residents is increased.

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



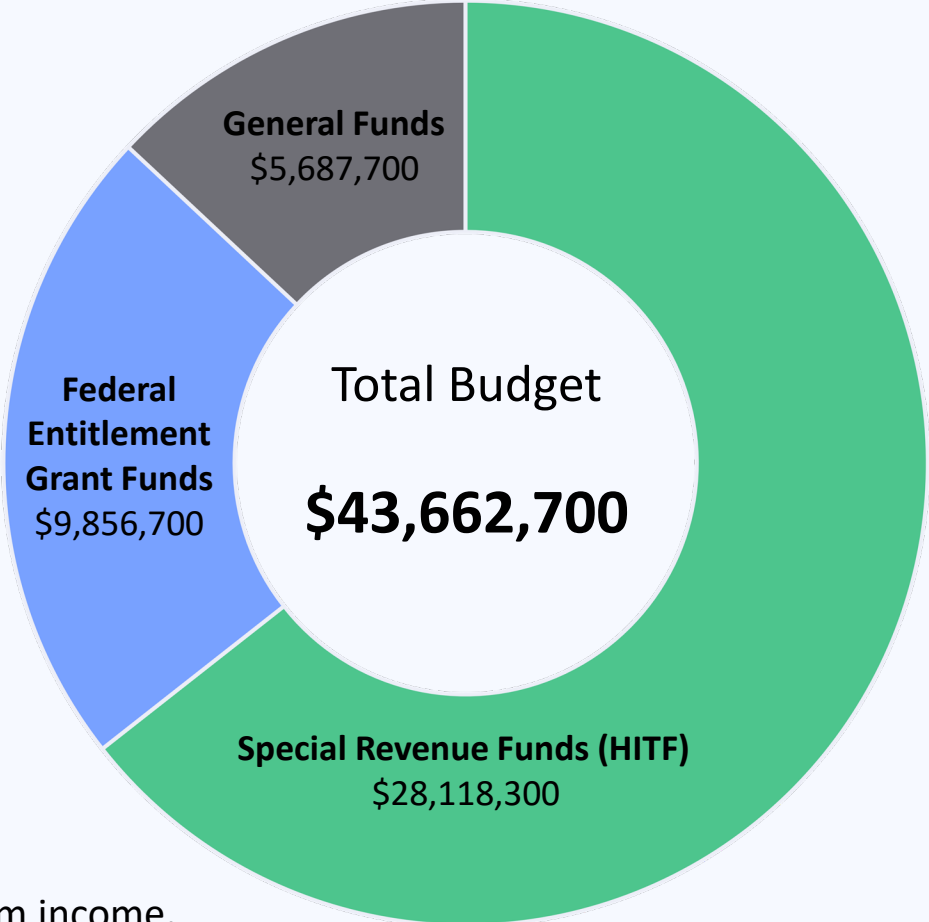
FY 2025 PROPOSED BUDGET

Core Services

- Construction and rehabilitation of affordable housing
- Preservation of naturally occurring affordable housing
- Homeownership Preservation Assistance
- Expand Homeownership Opportunities
- Community Development

Projected FY 25 Entitlement Funds:

CDBG \$5,291,800, HOME \$2,406,700, HESG, \$446,300, plus program income.



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

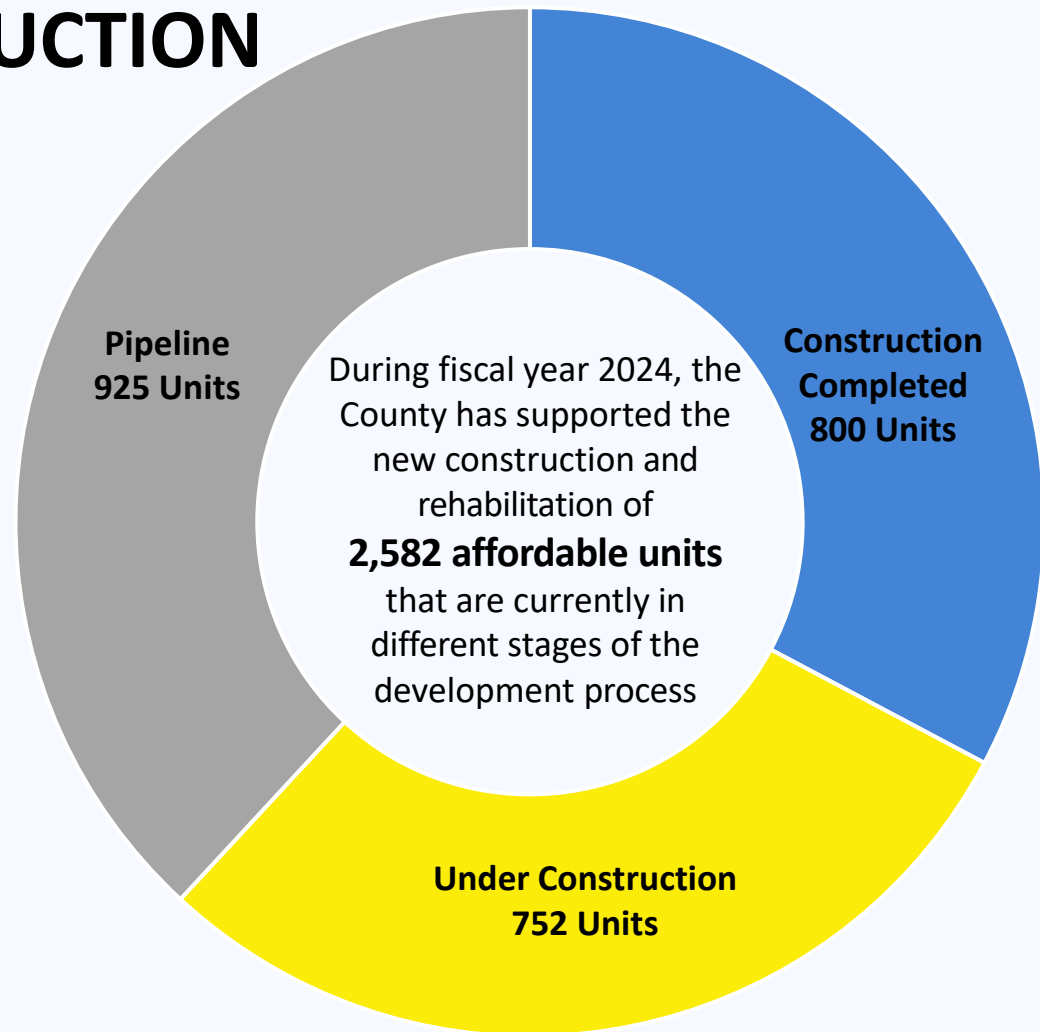
PROJECT TIMELINE



AFFORDABLE HOUSING PRODUCTION



Sovren West Hyattsville Metro
147 units currently under construction
Completion expected in 2024



AFFORDABLE HOUSING PRESERVATION

RIGHT OF FIRST REFUSAL (ROFR) PROGRAM FY 24

492

affordable units preserved across 5 developments

95%

of Units (472) are reserved for households at or below 60% AMI



Pleasant Homes Apartments – 214 units preserved

RIGHT OF FIRST REFUSAL OUTCOMES

- **1,887** affordable units preserved to date
- Over 88% of units (1674 units) are occupied by households at 40%-60% AMI
- Balance at 70%, 80% and 95% of AMI
- Restrictions are set based on existing rent roll / tenant profile

60% of AMI income per HH size



Income: Up to \$59,820



Income: Up to \$68,340



Income: Up to \$76,860

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

HOME MAINTENANCE 101 WORKSHOPS



Collaborative
Virtual Workshops



Weatherization



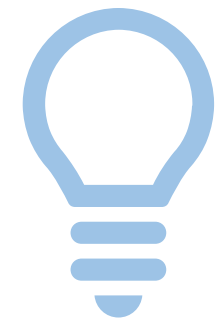
Bi-Monthly



Seasonal
Maintenance



30-40 attendees
on average



Energy Efficiency
Improvements

FAITH-BASED DEVELOPMENT INITIATIVE (FBDI)

FY 24 ACTIVITIES

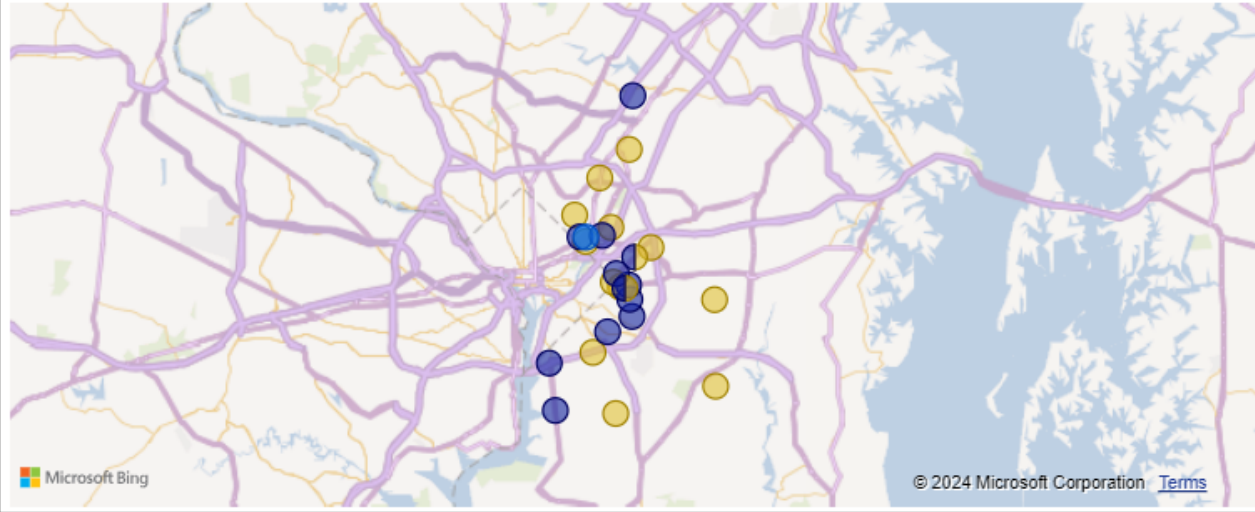


7 HOUSES OF WORSHIP
38 HOURS OF TECHNICAL ASSISTANCE
12 TRAINING SESSIONS

Prince George's County Multi Family Rental Affordability Dashboard

Project Name by Construction Type

Construction Type ● New ● Preservation ● Rehab



Project Name

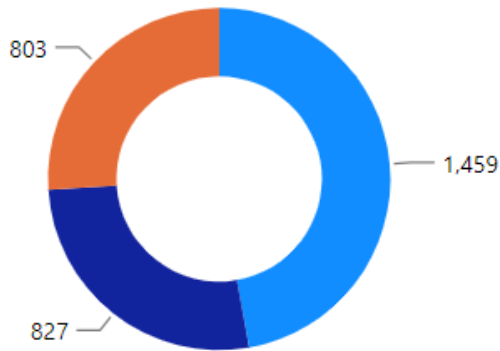
Housing Type

6,491 Total Units
5,188 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	Under Construction
Total		6,491	5,188	

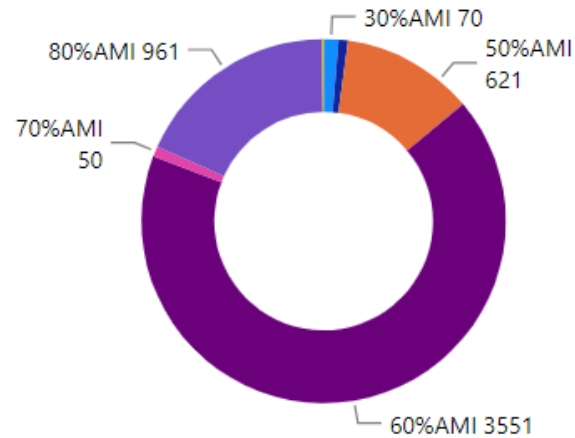
New Construction By Stage

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



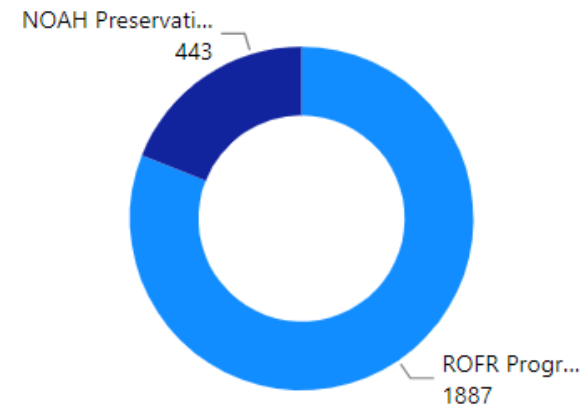
Units By AMI

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



Existing Preservation by Type

● ROFR Program ...
● NOAH Preserva...



COMMUNITY DEVELOPMENT

FY 24 ACTIVITIES



Provided extensive TA to nonprofits and municipalities



Closed 48 projects, including 11 prior year projects

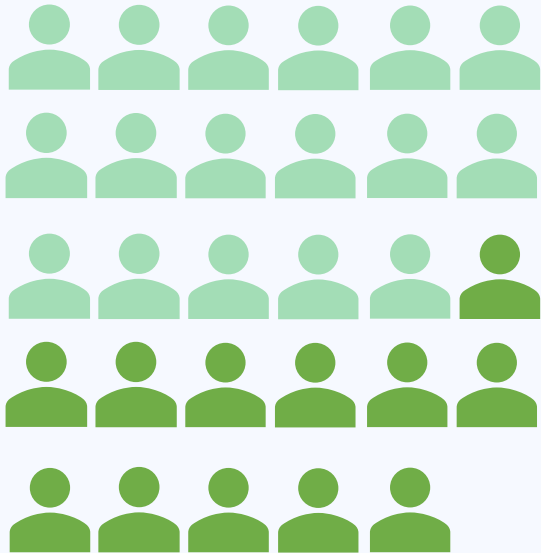


Announced 3 NOFA's resulting in the recommendation and/or award of nearly \$2.4 M to shovel ready and Covid relief projects



EMERGENCY RENTAL ASSISTANCE PROGRAM ORGANIZATION

ERAP Staff Composition



- 59% Part Time DHCD Staff (17)
- 41% Temporary Staff (12)

ERAP Staff Functions

PROGRAM
COMMUNICATION
(1)

APPLICATION REVIEW
(14)

QUALITY CONTROL
(3)

PROGRAM
FINANCE/ACCOUNTING
(7)

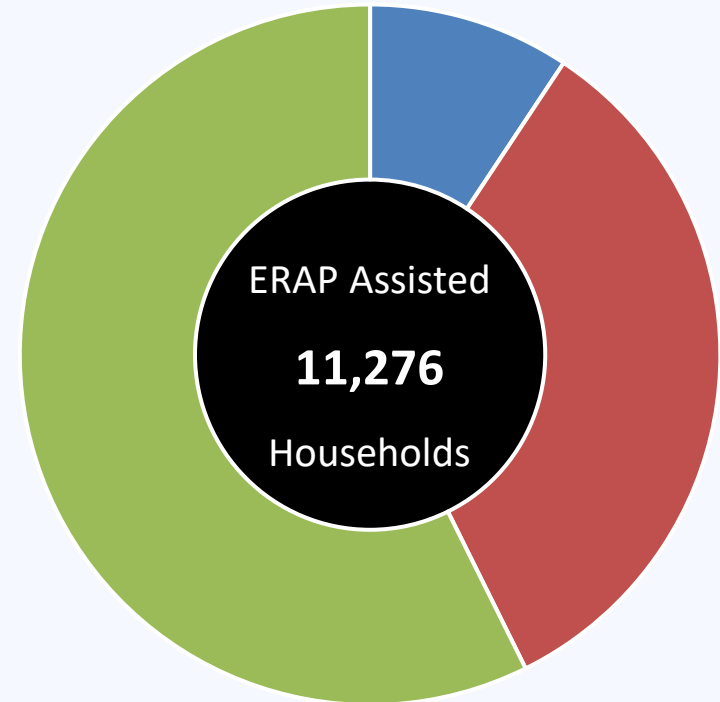
PROGRAM
CLERICAL/ADMIN
(2)

PROGRAM MANAGEMENT
& COMPLIANCE
(2)

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
• Total Funding (Including Admin)	\$135,462,974
Direct Rent and Utility Budget	\$122,768,713

**Funds fully expended*



- 57% Below 30% AMI (6,465 Households)
- 34% 31% - 50% AMI (3,760 Households)
- 9% 51% - 80 % AMI (1,051 Households)

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



FY 2026-2030 CONSOLIDATED PLAN

The Consolidated Plan is a comprehensive five-year plan for the use of the federal entitlement funds: **Community Development Block Grant** (CDBG), **Home Investment Partnerships** (HOME), **Emergency Solutions Grants** (ESG)



Housing Market
Analysis



Housing Goals
& Objectives



Federal, State, &
Local Resources



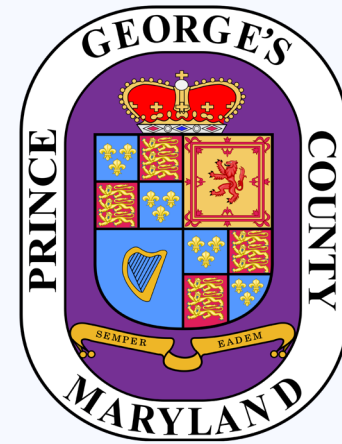
Measures to improve &
sustain housing opportunities

Existing Consolidated Plan:

On July 21, 2020, the County Council and County Executive adopted and approved the Council Resolution ([CR-047-2020](#)) - FY 2021-2025 Consolidated Plan for Housing and Community Development (the "Consolidated Plan"). The FY 2021-2025 Consolidated Plan covers July 1, 2020, to June 30, 2025.

THANK YOU Q&A

APRIL 18, 2024



Angela D. Alsobrooks
County Executive

