

Department of Housing & Community Development

Planning Housing & Economic Development Committee

April 22, 2026
Jonathan R. Butler, Director



EVERYONE BELONGS
Welcome **HOME**



About The Department of Housing & Community Development (DHCD)



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.

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DHCD Organization



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DHCD Programs

Affordable Housing Production



Hamlet Woods

Affordable Housing Preservation



Plaza Towers

Homeownership Opportunities



Fairmont Heights
Net Zero

Critical Home Repairs



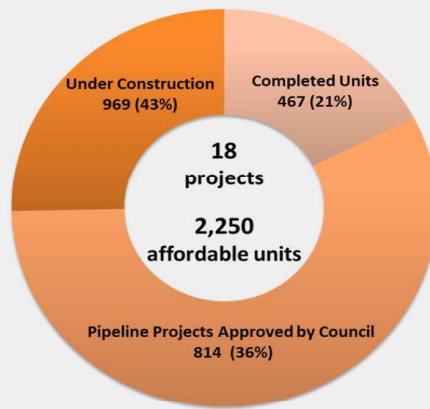
Community Development



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Affordable Housing Production Units



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Affordable Housing Preservation

AFFORDABLE HOUSING PRESERVATION TO DATE



3,134 affordable units preserved
across 16 developments



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

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Affordable Housing Preservation (ROFR)

FY 26 Right of First Refusal (ROFR) Activity

- 16 ROFR triggering events

FY 26 ROFR Outcomes

- 431 affordable units preserved.
 - 6 units @ 40% AMI
 - 49 units @ 50% AMI
 - 295 units @ 60% AMI
 - 81 units @ 80% AMI



Riverdale Station



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Alpha N. Bravley
County Executive

Homeownership

Pathway to Purchase

FIRST TIME HOMEBUYER
ASSISTANCE LOANS ≤ \$50,000
COUNTY WIDE

COMING SOON



Critical Workers Housing Program

HOMEBUYER ASSISTANCE LOANS ≤ \$50,000
CRITICAL COUNTY WORKERS

COMING SOON



Homeownership Equity Program

FIRST TIME HOMEBUYER
ASSISTANCE LOANS ≤ \$30,000
INNER BELTWAY PROPERTIES

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Pathway to Purchase

PATHWAY TO PURCHASE

	2025	2026 to Date
 Loan Data # Loans Closed	15	8
 Transaction Data: Average Purchase Price Single Family Home: Condo: Average Owner Cash Contribution Average Additional Assistance:	\$253,400 \$333,167 \$200,222 \$8,741 \$9,041	\$373,375 \$369,714 \$399,000 \$4,699 \$18,011
 Beneficiary Data: Average Household Size: Average AMI:	1.67 60% - 80%	2.8 80%



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Critical Home Repairs

HOUSING REHABILITATION ASSISTANCE PROGRAM

	2025	2026 to date	
	Rehabs Completed / Rehabs in Progress	11 / 6	3 / 6
	Houses Constructed before 1978	8	3
	Lead Remediation Required	6	2
	Loan Data:		
	Average Loan Size:	\$59,844	\$59,747
	Beneficiary Data:		
	AMIs Served:	30% - 80%	30% - 60%
	Female-Headed households:	9	3
	Senior Occupied households:	7	3



Critical Home Repairs

HOMEOWNERSHIP PRESERVATION PROGRAM

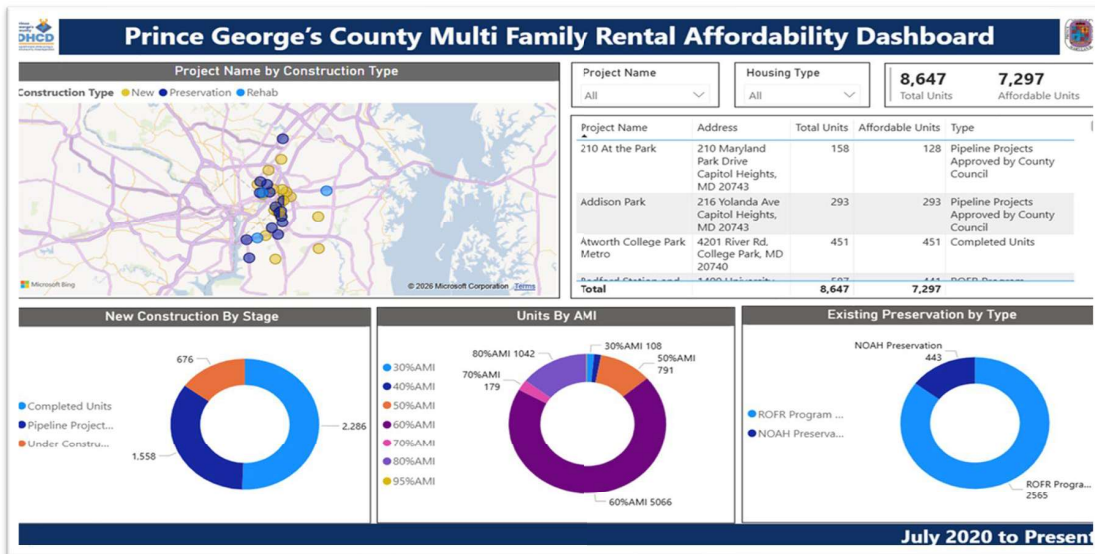
	2025	2026 to date
 Rehabs Completed / Rehabs in Progress	27 / 6	5 / 11
Total Program Expenditures:	\$795,169	\$133,739
Total Dollars Leverages	\$108,436	\$8,650
 Average Project Cost:	\$29,450	\$26,747
Beneficiary Data:		
 AMIs Served:	30% - 80%	60% - 80%
Female-Headed households:	17	4
Senior Occupied households:	18	3
Disabled Occupied households:	14	4



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Multi-Family Rental Dashboard



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Community Development Block Grant



- Entitlement Program
- Benefit Low- And Moderate-Income Populations
- Funds are used to **support**:
 1. Affordable Housing
 2. Economic Development
 3. Public Infrastructure
 4. Public Services

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Aisha N. Bravely
Council Executive

Community Development Block Grant

COMMUNITY DEVELOPMENT

FY 25 & 26 ACTIVITIES



\$5.8M of PY51 Entitlement Funds
34 Nonprofit Organizations &
Municipalities Awarded

Issued FY 52 NOFA Round – Oct. 2025



Met HUD's CFY 2025 Annual Expenditure
Requirement



Continued Technical Assistance



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Community Development Block Grant

COMMUNITY DEVELOPMENT

FY 25 & FY 26 OUTCOMES – *To Date*



9 Acquisitions – to be rehabbed and sold to household earning up to **80%** of AMI
1 Housing Authority – select properties substantially rehabbed



Supported **85** businesses with a total of **335** employees



Assisted **8,737** county residents through various services such as: housing counseling, elderly care, youth services, etc.



7 Streets improved and 2 public facility supported

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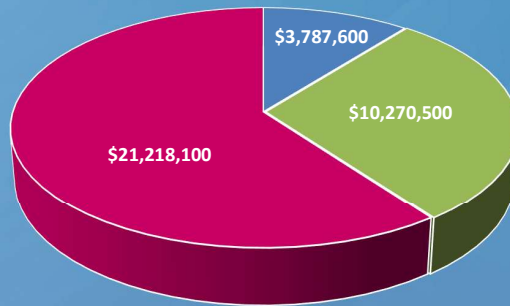


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DHCD FY 2027 Budget

\$35,276,200

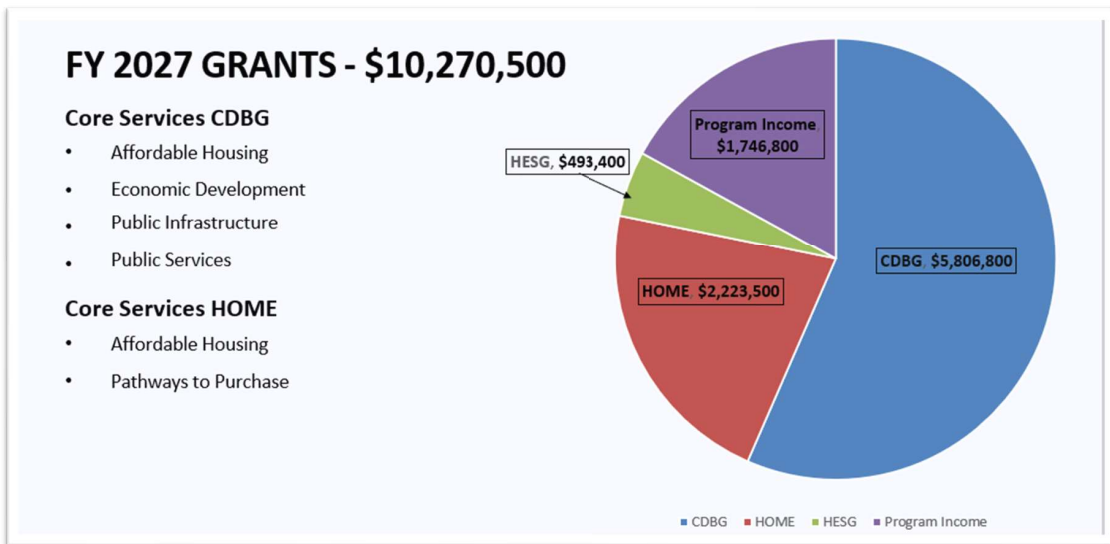


□ General Funds □ Grants □ Special Revenue

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DHCD Grants



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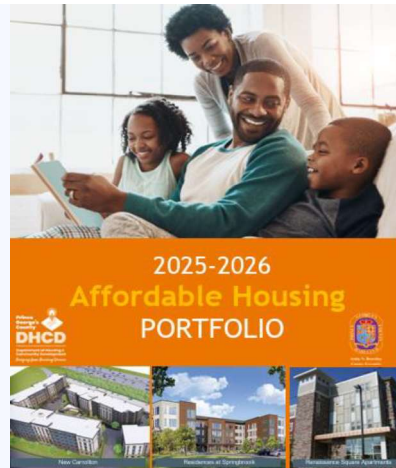
DHCD Housing Investment Trust Fund

FY 27 Housing Investment Trust Fund - \$21,218,100

\$18,600,000 multifamily affordable housing gap funding

\$1,000,000 homeownership preservation

\$1,021,500 salaries, \$596,600 operating



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Alpha N. Bravley
County Executive

Thank You!



Scan the QR code to learn more our programs and the different ways you can collaborate with us.



hcd.mypgc.us