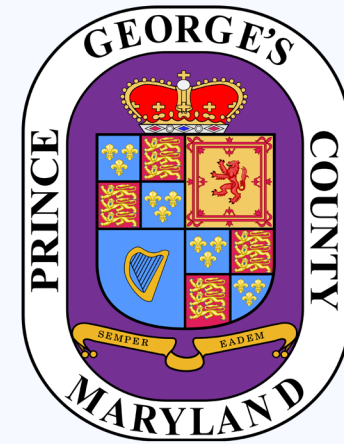


# COG HUMAN SERVICES POLICY COMMITTEE

MARCH 11, 2022



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



Prince George's County  
**Department of Housing  
& COMMUNITY DEVELOPMENT**



## PRINCE GEORGE'S COUNTY ECONOMIC DEVELOPMENT PLATFORM

JUNE 2021 – COUNTY EXECUTIVE ANGELA D. ALSOBROOKS

Support the **production of 26,000 new residential units, 75% of which would be committed as affordable** to households with income less than 120% of the area median.

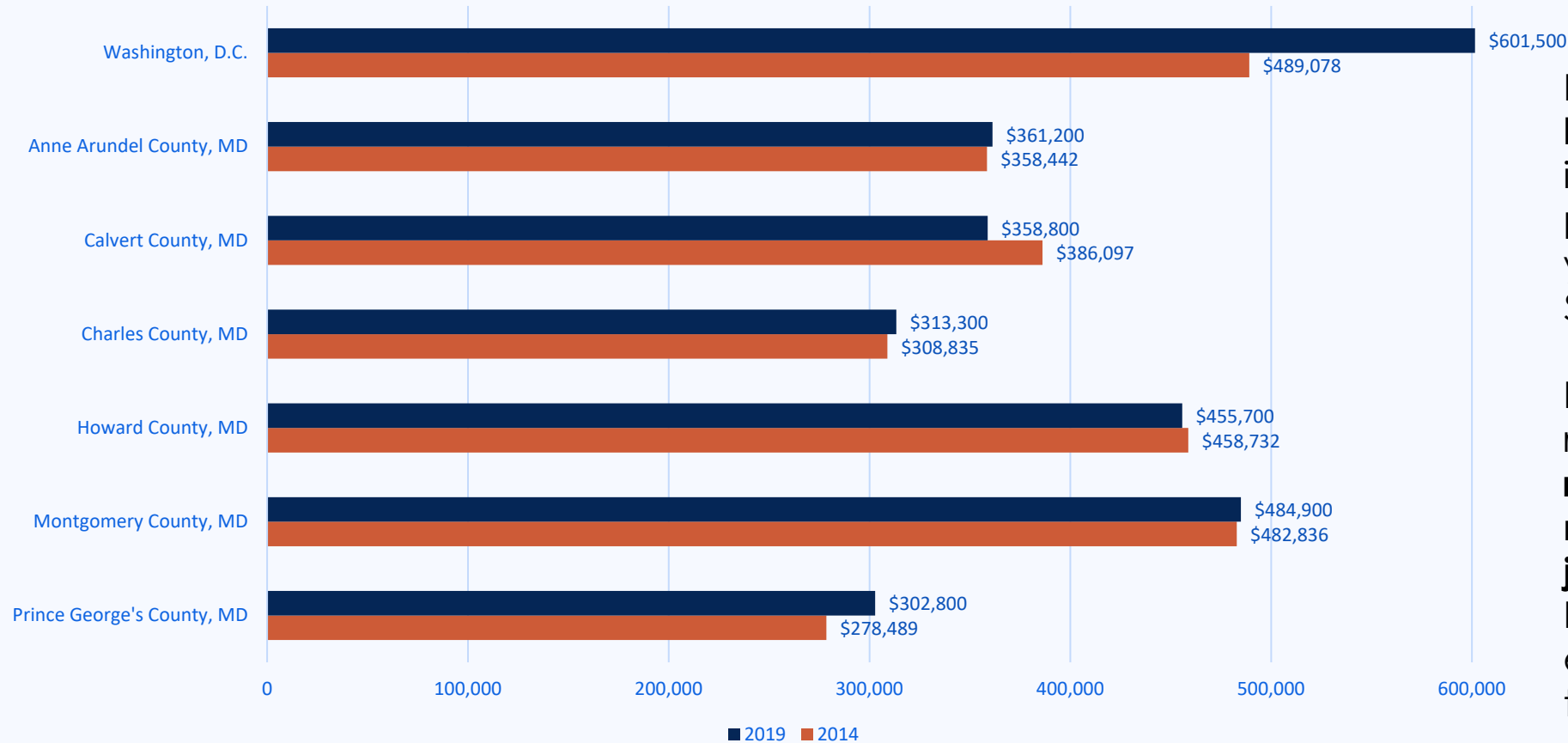
Support the **preservation of 6,000 affordable** residential units.

Increase the number of new **multifamily construction** starts by 10,400 by 2030.

[https://www.princegeorgescountymd.gov/DocumentCenter/View/36074/26120\\_SOCA\\_FINAL](https://www.princegeorgescountymd.gov/DocumentCenter/View/36074/26120_SOCA_FINAL)

# HOME VALUES IN THE COUNTY ARE INCREASING

## Median home values, Prince George's County and surrounding jurisdictions (2014 and 2019)



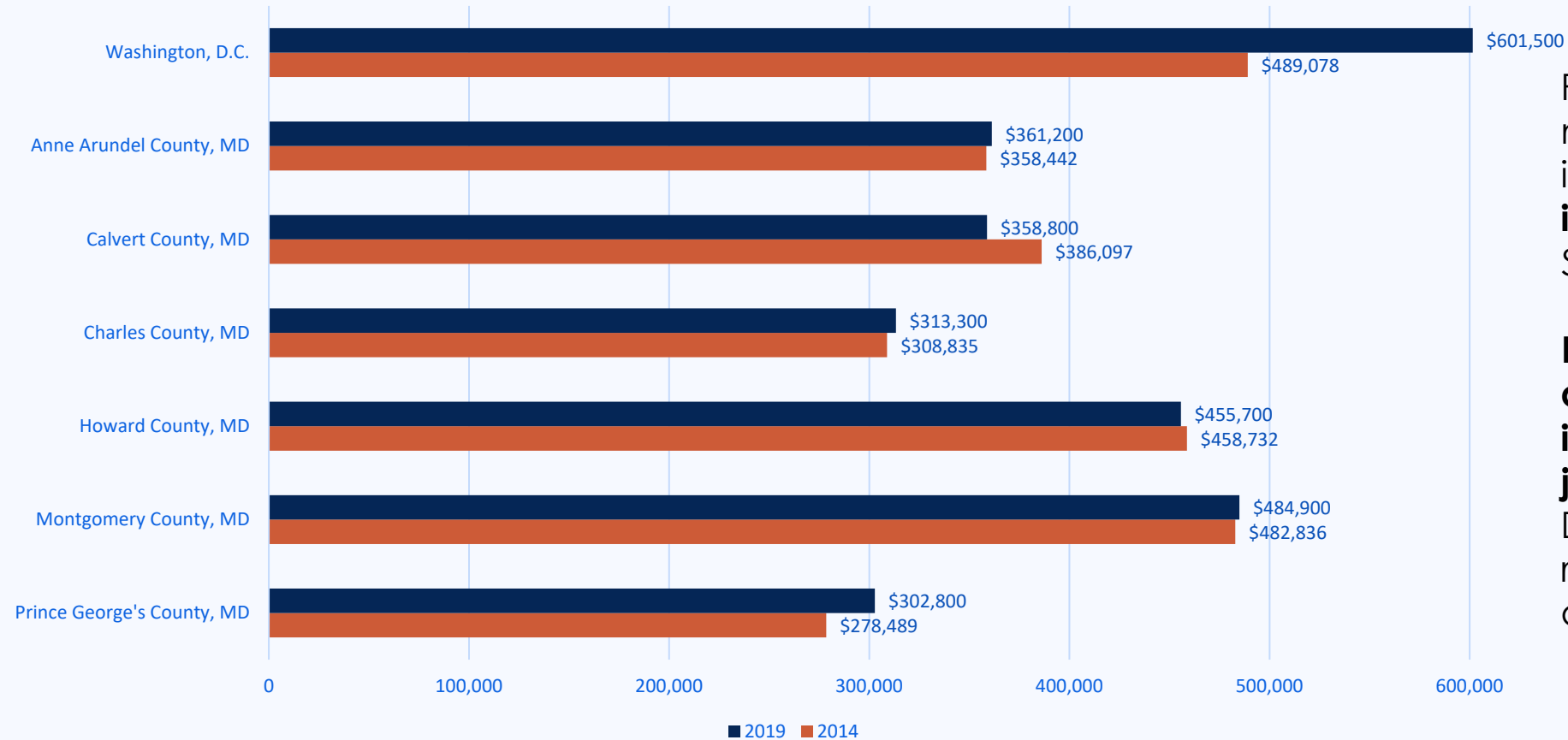
Prince George's **home values** increased by 9 percent in five years (about \$24,000).

Home values are rising at a **faster rate than in any nearby MD jurisdiction**. Only DC has a higher escalation during this period.

*In 2019-inflation adjusted dollars.*  
SOURCES: ACS 2014 & 2019 5YR

# RENTAL HOUSING COSTS IN THE COUNTY ARE RISING

## Median gross rent, Prince George's County and surrounding jurisdictions (2014 and 2019)

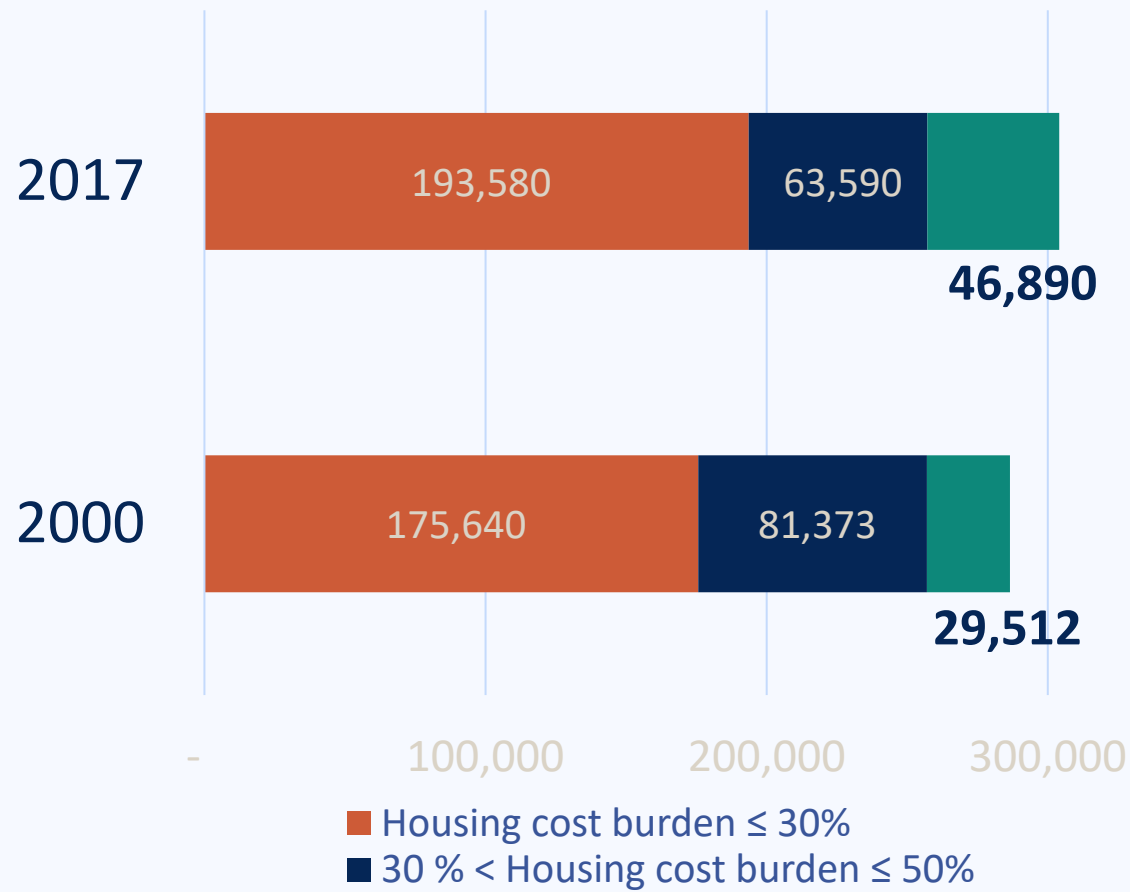


Prince George's median rent increased by **7.4% in five years** (from \$1,373 to \$1,475).

**Rents are rising at a faster rate than in any nearby MD jurisdiction.** Only DC has a higher rent escalation during this period.

*In 2019-inflation adjusted dollars.*  
SOURCES: ACS 2014 & 2019 5YR

# SEVERE HOUSING COST BURDEN



Prince George's County residents **paying at least half of their income on housing-related expenses grew by 59 percent** between 2000 and 2017.

This increase represents **17,738 households** (in green at right).

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.

**TOOLS  
&  
PROGRAMS**

**HOUSING PREVENTION**

**HOUSING PRESERVATION**

**HOUSING PRODUCTION**

**HOMEOWNERSHIP ASSISTANCE**

# PREVENTION - EMERGENCY RENTAL ASSISTANCE

Landlord application, Census Tracts of greatest vulnerability

## Housing Stress

- Rent burden: 50% of income, Overcrowded: 1.5 people per room

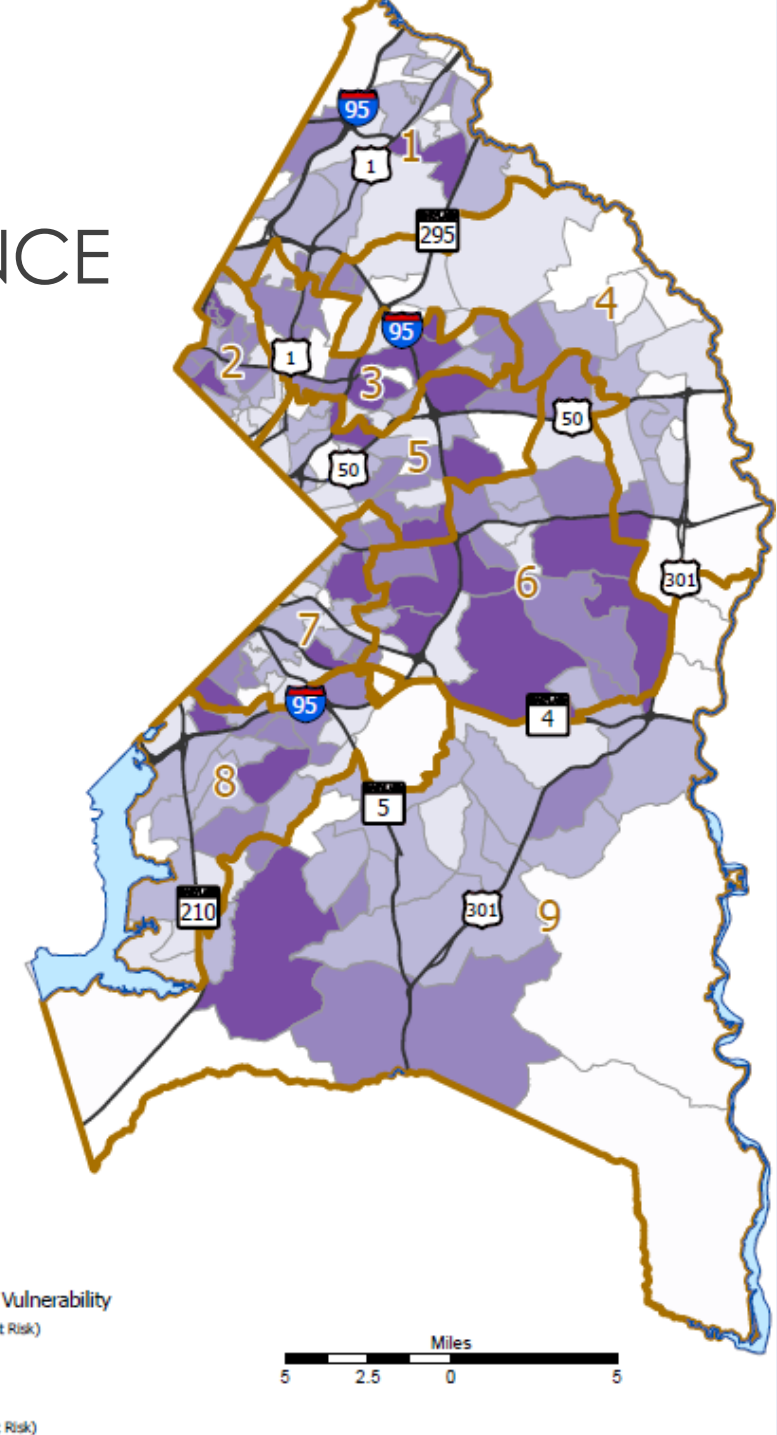
## Social Factors

- African-American and Latino population, population below poverty, number of single parent households (HH)

## Pandemic Effect

- Confirmed COVID-19 cases, employment in fields with layoff risk

Tenant applications are prioritized based on those facing Court proceedings







## EMERGENCY RENTAL ASSISTANCE

Total HHs Assisted: **6,752**

Total Assistance Provided: **\$58.6M**

*As of March 4, 2022*



APPLICATION  
PORTAL



INTAKE  
SPECIALISTS



REVIEWERS



HOTLINE



PARTNERS



OUTREACH &  
COMMUNICATIONS

# PRESERVATION

## EXISTING COMMITTED AFFORDABLE HOUSING

Affordability covenants have expiration dates.

## NATURALLY OCCURRING AFFORDABLE HOUSING

Is a disappearing asset.

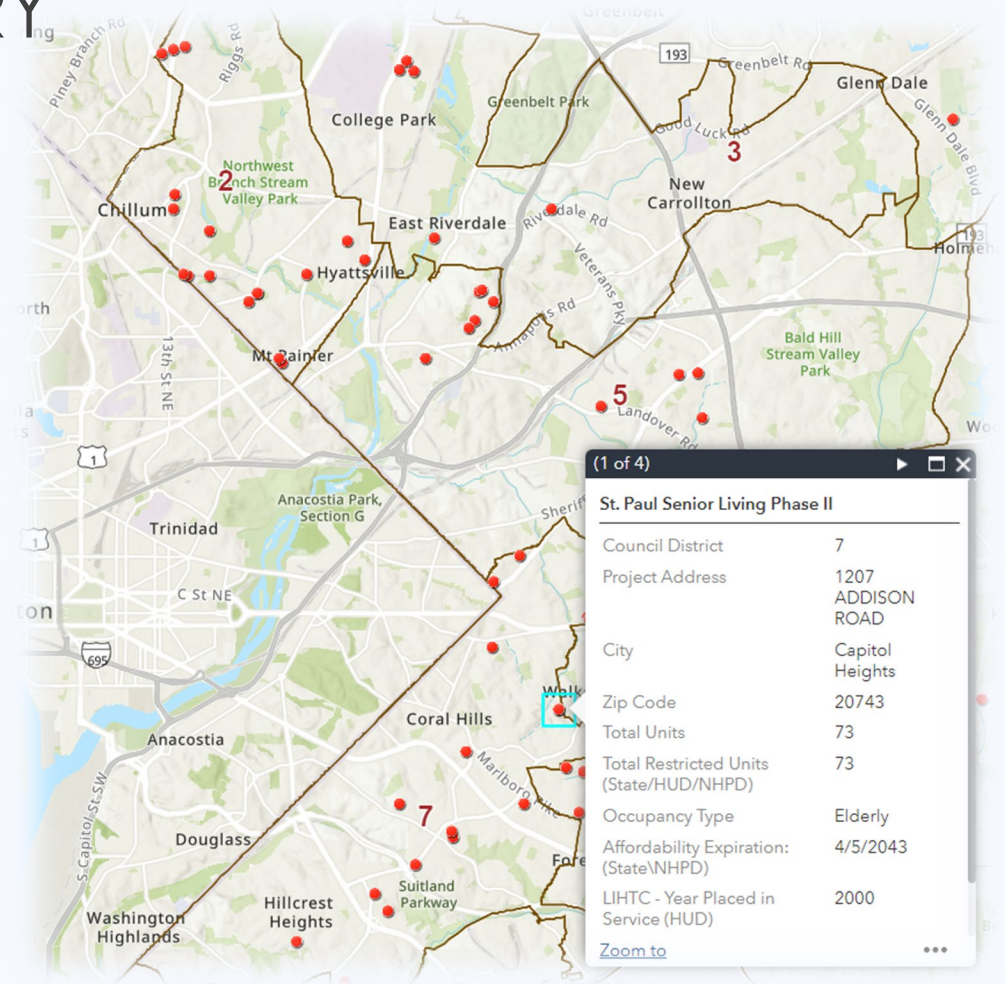
Between 2014 and 2019 the County' median rent increased by 7.4%. Rents in the County are rising at a faster rate than in any nearby MD jurisdiction. Only DC has a higher rent escalation during this period.

# AFFORDABLE HOUSING INVENTORY

- **11,362** committed affordable multifamily rental units in Prince George's County
- **862** units are projected to have expiring affordability covenants **between 2022-2027**
- **3,119** units are projected to have expiring affordability covenants **between 2022-2032**

Updating the data set using the multiple sources is an ongoing effort.

*\*Privately owned affordable housing units, not public housing*



# RIGHT OF FIRST REFUSAL (ROFR) PROGRAM OVERVIEW

- DHCD is authorized under the Code to exercise its ROFR rights and purchase covered properties (or assign its rights to purchase the property to a third-party) in accordance with the timeframes and terms of the Code.
- If a property meets County priorities, the County provides pre-selected affordable housing developers (the ROFR Developer Roster) with an opportunity to match the terms to purchase a multifamily property.
- During calendar year 2021, **37 properties were evaluated** under the ROFR program, and **19 RFPs** were issued to the ROFR Developer Roster. Average property size was 269 units.

## ROFR PROGRAM OVERVIEW, *continued*

- One property (**Hamilton Manor in Hyattsville, 245 units**) was assigned to a ROFR Developer and was successfully purchased in August 2021.
- One property (**Doewood/Woodhaven Apartments in Capitol Heights, 36 units**) received County approval for waiver of ROFR process by agreeing to affordability of units via an Affordability Covenant.
- Several other properties are currently being evaluated for possible purchase by ROFR Developers at the present time.
- The **ROFR Preservation Fund** launched December 1, 2021



**PRODUCTION**

**NEW AFFORDABLE HOUSING**

**RENTAL AND HOMEOWNERSHIP**

# FINANCING TOOLS

**HOME Investment  
Partnerships Program  
(HOME)** – Federal

**Housing Investment Trust  
Fund (HITF)** – Local

**Payment in Lieu of Taxes  
Agreement (PILOT)** – Local



**AFFORDABLE  
HOMEOWNERSHIP**

**HOME-BUYERS DOWNPAYMENT  
ASSISTANCE**

**ADDRESSING CRITICAL HOME  
REPAIRS**



# PATHWAY TO PURCHASE

First-time home buyers

Earning up to 80% of AMI

Purchase Price Limits

- \$361,000 for resale
- \$399,000 for new construction

For more information: 301-883-5456

If you are a first-time home buyer, you could be eligible for up to \$10,000 in down payment and closing cost assistance toward the purchase of your first home.

Pathway to Purchase is a 0% interest, deferred payment loan. The loan is forgiven after 10-years as long as the home is your primary residence and you do not sell or transfer the home during the 10-year period.

## PATHWAY TO PURCHASE

### First-Time Home Buyers Assistance



#### Purchase Price Limits

- \$361,000 Resale
- \$399,000 New Construction

#### ELIGIBLE PROPERTIES

Any residential property including:

- New Construction
- Resale
- Foreclosure
- Short Sale

#### LOAN TERMS

Purchaser may pay back the loan in full when the home is sold, transferred or ceases to be the primary residence of the buyer(s) within a 10-year affordability period.



For Information Call, 301-883-5456 or visit [www.princegeorgescountymd.gov/865](http://www.princegeorgescountymd.gov/865)



# HOMEOWNERSHIP ASSISTANCE PROGRAM (HOPP)

Homeowner occupied properties located in a Qualified Census Tract

- Special set aside for QCTs along the Purple Line Corridor

Households earning up to 80% AMI

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

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



**Habitat for Humanity Metro Maryland** | **Prince George's County Department of Housing & COMMUNITY DEVELOPMENT**

**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	\$45,150	\$72,250
2	\$51,600	\$82,600
3	\$58,050	\$92,900
4	\$64,500	\$103,200
5	\$69,700	\$111,500
6	\$74,850	\$119,750
7	\$80,000	\$128,000
8+	\$85,150	\$136,250

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.

# HOUSING REHABILITATION ASSISTANCE PROGRAM (HRAP)



Homeowner occupied properties  
located County-wide

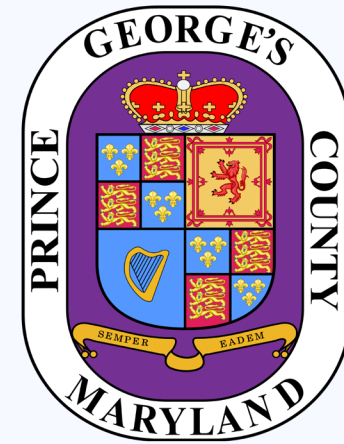
- Special set aside for properties located along the Blue Line Corridor

Households earning up to 80% AMI

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



THANK YOU



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



Prince George's County  
**Department of Housing  
& COMMUNITY DEVELOPMENT**