

HOUSING ACROSS THE CONTINUUM

Department of Housing & Community
Development

Jonathan R. Butler, Director



Housing Across the Continuum

Affordability Standard

Affordable: $\leq 30\%$ of income

Cost-burdened: 31–50%

Severely cost-burdened: $> 50\%$

Housing Across the Continuum

Affordability by Income Levels

- Extremely Low Income \leq 30% Area Median Income (AMI)
- Very Low Income 31–50% AMI
- Low Income 51–80% AMI
- Moderate Income 81–120% AMI



3

Housing Across the Continuum

Preserving Affordability &
Eliminating Displacement

Right of First Refusal (ROFR)



Right of First Refusal exercised for Plaza Towers – 288 units, Hyattsville, MD.

4



Housing Across the Continuum

Preserving Affordability &
Eliminating Displacement

Deed Restrictions/Regulatory Agreements

EXEMPT FROM TRANSFER AND RECORDATION TAXES PURSUANT TO TAX-
PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND SECTION 12-108(a)(1)(iv)
AND PRINCE GEORGE'S COUNTY CODE SECTION 10-187(a)(1)

After recording, return to:
County Attorney
Office of Law
Wayne K. Curry County Administration Building
1301 McCormick Drive
Suite 4100
Largo, MD 20774

LONG TERM AFFORDABILITY COVENANT

This Long Term Affordability Covenant ("Agreement") is made as of the []th day of [], 202[] (the "Effective Date"), by and between [] a Maryland limited liability company ("Grantor"), and PRINCE GEORGE'S COUNTY, MARYLAND, a public body, corporate and politic ("County" or "DHCD"), concerning the multifamily residential rental property located at [], Prince George's County, Maryland, commonly known as [] and more particularly described in the Exhibit "A" attached hereto and made a part hereof ("Property").

WHEREAS, Grantor has applied to the County for a loan in the amount of [] (the "Loan") to be used to finance costs for acquisition and rehabilitation of a larger undertaking comprised of [] rental units (the "Project") located at [] (such real property together with all improvements and appurtenances thereon, the "Property"), to be known as "[]". The Project will include [] rental units that will be available for rent by eligible households (the "Affordable Units");

Housing Across the Continuum Preserving Affordability & Eliminating Displacement

Inclusionary Zoning



December 2025

TOD Inclusionary Zoning Feasibility Study of Prince George's County

Prepared by National Housing Trust &
Partners for Economic Solutions



Housing Across the Continuum Preserving Affordability & Eliminating Displacement

Land Bank Authority

Implementation underway.



DR-2

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2024 Legislative Session

Bill No. CB-065-2024
Chapter No. 78
Proposed and Presented by Council Members Blegay and Oriadha
Introduced by Council Members Blegay, Oriadha, Demoga and Burroughs
Co-Sponsors
Date of Introduction October 22, 2024

BILL

1 AN ACT concerning
2 Land Bank Authority of Prince George's County
3 For the purpose of amending the Prince George's County Code to establish the Land Bank
4 Authority of Prince George's County in accordance with the Annotated Maryland Code to
5 acquire, manage, maintain, and repurpose blighted, abandoned, and distressed properties in
6 Prince George's County and have other powers and authority conferred by Maryland law upon
7 land banks generally.
8 By adding:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

DIVISION 16. LAND BANK AUTHORITY.

Sections, 13-1156, 13-1157, 13-1158, 13-1159, 13-1160,

7

Housing Across the Continuum Homeownership

Critical Workforce Housing

&

Homeownership Equity

Implementation underway.



DR-2

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2025 Legislative Session

Bill No. CB-099-2025
Chapter No. 66
Proposed and Presented by Council Member Burroughs
Introduced by Council Members Burroughs, Watson, Oriadha, Hawkins and Olson
Co-Sponsors Council Members Fisher and Adams-Stafford
Date of Introduction October 21, 2025

BILL

1 AN ACT concerning
2 Critical Workforce Housing Assistance Program
3 For the purpose of establishing the Critical Workforce Housing Assistance Program within the
4 Housing Investment Trust Fund; providing eligibility standards for participation in the Program;
5 providing for the assistance to be offered in the Program; providing for the application and
6 approval process for Program assistance; and generally regarding the Housing Investment Trust
7 Fund.

DR-1

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2025 Legislative Session

Bill No. CB-101-2025
Chapter No.
Proposed and Presented by Vice Chair Oriadha
Introduced by Council Members Oriadha, Burroughs, Hawkins, Watson and Demoga
Co-Sponsors Council Members Adams-Stafford, Fisher, and Ivey
Date of Introduction October 21, 2025

BILL

1 AN ACT concerning
2 Homeownership Equity Program
3 For the purpose of establishing the Homeownership Equity Program for County residents;
4 providing for the purposes and uses of the Homeownership Equity Program within the Housing
5 Investment Trust Fund; providing for the funding and administration of the Homeownership
6 Equity Program; providing for eligibility, terms, funding, property requirements for buyers;
7 providing for loans for persons in select groups; providing for application intake, underwriting,
8 closing support, post-purchase follow-up and approval of administrative rules and program
9 guidelines; and generally regarding the Homeownership Equity Program.

8

Housing Across the Continuum

Future Tools for Considerations

Community Land Trusts

No Net Loss Policies

Tenant Opportunity to
Purchase Acts

Thank You.
