

# Department of Housing and Community Development

## Overview of Current *Housing Opportunity for All* Actions by DHCD

---

ESTELLA ALEXANDER | ACTING DIRECTOR

# Department of Housing and Community Development

The Department of Housing and Community Development administers policies and programs, facilitating:

- Housing Construction and Rehabilitation/Preservation
- The delivery of housing and community development related services
- Large-scale economic development projects
- Preservation and revitalization of neighborhoods
- The provision of federally assisted housing opportunities

Benefiting individuals and families while strengthening the socio-economic, and physical infrastructure of Prince George's County.

## DHCD: Current Executive Actions (Years 1 – 3)

---

- **Cross-Cutting Action 2.1:** Improve cross-departmental coordination and communication on development projects.
- **Cross-Cutting Action 3.1:** Increase the County's Housing Investment Trust Fund (HITF).
- **Cross-Cutting Action 3.2:** Apply for federal Section 108 Loan Guarantee Funds to support mixed-income and mixed-use development.
- **Cross-Cutting Action 3.5:** Align the County's housing initiatives with federal and state resources to maximize impact of all existing and new resources.

# Cross-Cutting Actions

---

- **Cross-Cutting Action 2.1:** Improve cross-departmental coordination and communication on development project.
  - DHCD's Current Activity/Status for Cross-Cutting Action:
    - ✓ Meeting/Coordination with Economic Development Corporation
    - ✓ Meeting/Coordination with Maryland-National Capital Park and Planning Commission
    - ✓ Coordination with State of Maryland CDA
  
- **Cross-Cutting Action 3.1:** Increase the County's Housing Investment Trust Fund (HITF).
  - DHCD's Current Activity/Status for Cross-Cutting Action:
    - ✓ In May 2019, DHCD issued a NOFA for funds available through HOME and HITF in which DHCD announced that applications are being accepted on a rolling basis. Currently DHCD has received two (2) applications requesting HITFs; these applications are currently being reviewed.

## Downpayment and Closing Costs - Snapshot

Downpayment and Closing Costs		
Program	Pathway to Purchase First Time Homebuyer Program 1/1/2017 – 5/31/2019	Housing Investment Trust Fund (PGCPAP) 8/1/2018 – 5/31/2019
Beginning Balance	\$1,100,000	\$2,147,400
Total Sales Price	\$22,795,136	\$27,231,952
Average Sales Price	\$223,481.73	\$277,877.06
Loan Amount Funded	\$945,844.45 (Average: \$9,272.98)	\$1,343,293.60 (Average:13,707.08)
1 <sup>st</sup> Trust Mortgage Loans	\$22,227,945	\$26,422,838
Prince George's County Property Taxes	\$315,210.58	\$359,597.26
Prince George's County Recordation & Transfer Taxes	\$426,783.68	\$532,676.42
Total Loans Closed	102	98
Remaining Balance as of 6/1/2019	<b>\$154,155.55</b>	<b>\$804,106.40</b>

## Cross-Cutting Actions

- **Cross-Cutting Action 3.2:** Apply for federal Section 108 Loan Guarantee Funds to support mixed-income and mixed-use development.
  - DHCD's Current Activity/Status for Cross-Cutting Action:
    - ✓ For the upcoming FY 2021 – 2025 Consolidated Plan, the department may prepare a Section 108 application for financing housing development.
    - ✓ Conduct an evaluation for a Neighborhood Revitalization Strategy Area (NRSA)
  
- **Cross-Cutting Action 3.5:** Align the County's housing initiatives with federal and state resources to maximize impact of all existing and new resources.
  - DHCD's Current Activity/Status for Cross-Cutting Action:
    - ✓ Leverage and coordinate with the State for the following programs:
      - ✓ Downpayment and Closing Costs
      - ✓ HRAP
      - ✓ HOME Program/Gap Financing – Affordable Housing Development

# HOME Funded Development Projects - Snapshot

HOME Funded Development Projects			
Program Years	2011 – 2018 Preservation and New Construction	2018 – Present New Awardees	2011 – Present HOME Awards Totals: Construction + New Awardees
Total Home Development Projects	7 (4 Multi-family, 3 Senior)	3 (Senior)	10 (4 Multi-family, 6 Senior)
Affordable Housing Units	550	424	974
Market Rate Units	17	20	37
Total Development Costs	\$141,470,905	\$91,903,181	\$233,374,086
County HOME Funds	<b>\$9,975,000</b>	<b>\$2,868,490</b>	<b>\$12,843,490</b>

# Housing Rehabilitation Assistance Program (HRAP) - Snapshot

HRAP Data Summary			
Original Launch: April 2014 through April 2016		Re-Launch: April 2018 Targeted Completion Date: April 2021	
Funding Total	\$ 2,542,595	Funding Total	\$ 5,050,648
Total Loans Provided	41	Proposed Total Loans	91
		Loans Issued to Date	13
<b>Demographics</b>		Approved Applications on Waiting List	106
Average Loan Size	\$ 51,718	Applications with Elderly Head of Household	62
Average Mortgage Balance	\$ 121,138		
Average Home Value	\$ 198,792	Rehabilitation Activities Completed	6
Average Household Income	\$ 39,033	Rehabilitation Activities in Process	35
Average Year of Ownership	20	Rehabilitation Activities Completed and/or in Process with Elderly Head of Household	19
Elderly Head of Household	23		
		<b>Balance of Available Funds</b>	<b>\$ 4,244,872</b>



# Housing Plans and Policy Analysis in Progress

- **Consolidated Plan:** The Consolidated Plan is a required document that must be submitted to HUD every 3 to 5 years in order to continue receiving entitlement funding, per 24 CFR Part 91. DHCD is currently soliciting a RFP to prepare the FY 2021 – 2025 Consolidated Plan. The Consolidated Plan will align with the *Comprehensive Housing Strategy – Housing Opportunity for All*.
- **Analysis of Impediments (Affirmatively Furthering Fair Housing):** The Analysis of Impediments to Fair Housing Choice Plan is a document required by HUD as a requisite to receiving entitlement funding. As recipients of federal entitlement funds, the County is required to conduct an analysis to identify impediments to fair housing choice within boundaries; take appropriate actions to overcome the effects of any impediments identified through that analysis; and maintain records reflecting the analysis and actions. The plan is due to HUD by late 2019/early 2020.
- **Right of First Refusal**
  - Currently tracking and logging data
  - Policy programmatic review underway
- **Purple Line Corridor Coalition – Housing Action Plan**

# Questions?

---