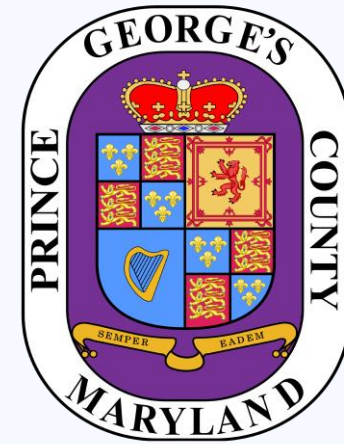


# ADVANCING AFFORDABLE HOUSING

PRINCE GEORGE'S COUNTY



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



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

# AGENDA

1. Shared Understanding of County Housing Needs
2. Prevention – Current ERAP
3. Preservation – ROFR
4. Production – PILOT – HITF – HOME

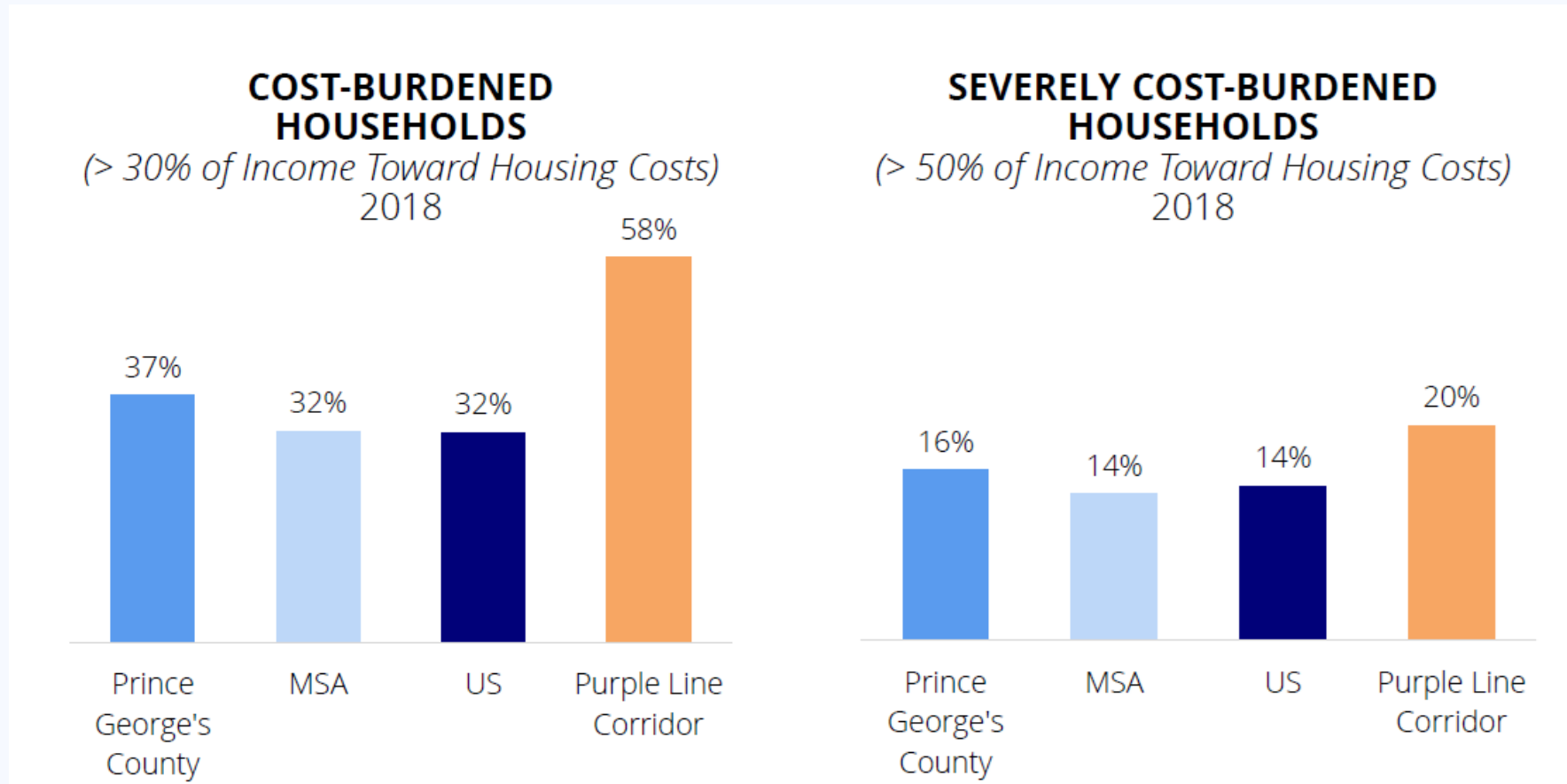
# HOUSING INDICATOR TOOL

LET'S HOLD OURSELVES ACCOUNTABLE  
TO SOLVING OUR REGION'S HOUSING CRISIS

More than half (51%) of renter households in the County are housing cost burdened, which is the **highest level in the DC region.**

At **\$1,469**, the median gross rent in the County has increased more than **\$200** in just 6 years.

# AFFORDABLE HOUSING IN PRINCE GEORGE'S COUNTY



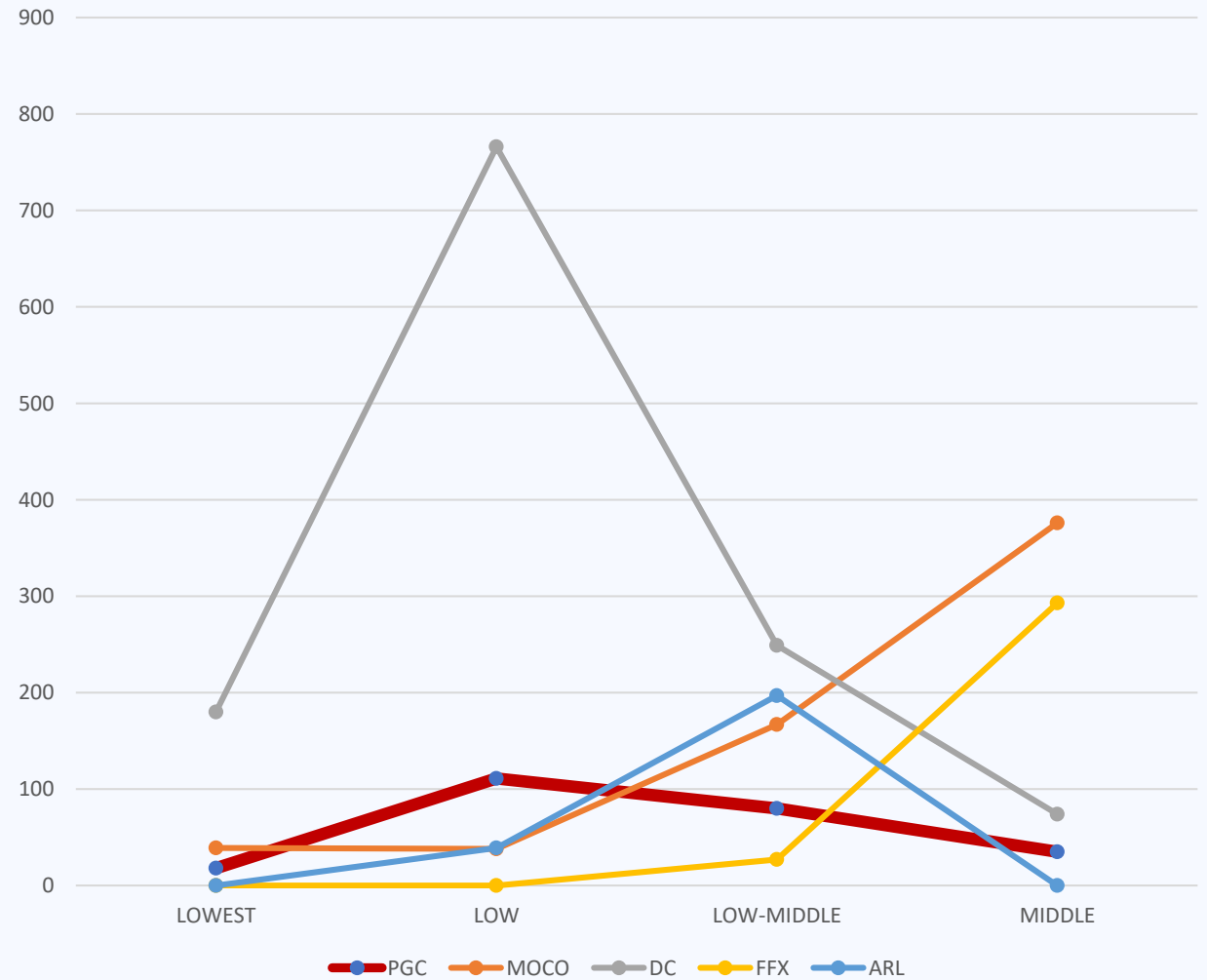
Source: HR&A Advisors

PRINCE GEORGE'S COUNTY  
AFFORDABILITY COMES FROM  
NATURALLY OCCURRING UNITS (A  
BY-PRODUCT OF LACK OF  
INVESTMENT)

NOT FROM CREATED OR  
COMMITTED AFFORDABLE UNITS.

## 2019 UNIT PRODUCTION (By Affordability)

Source: HAND HIT TOOL

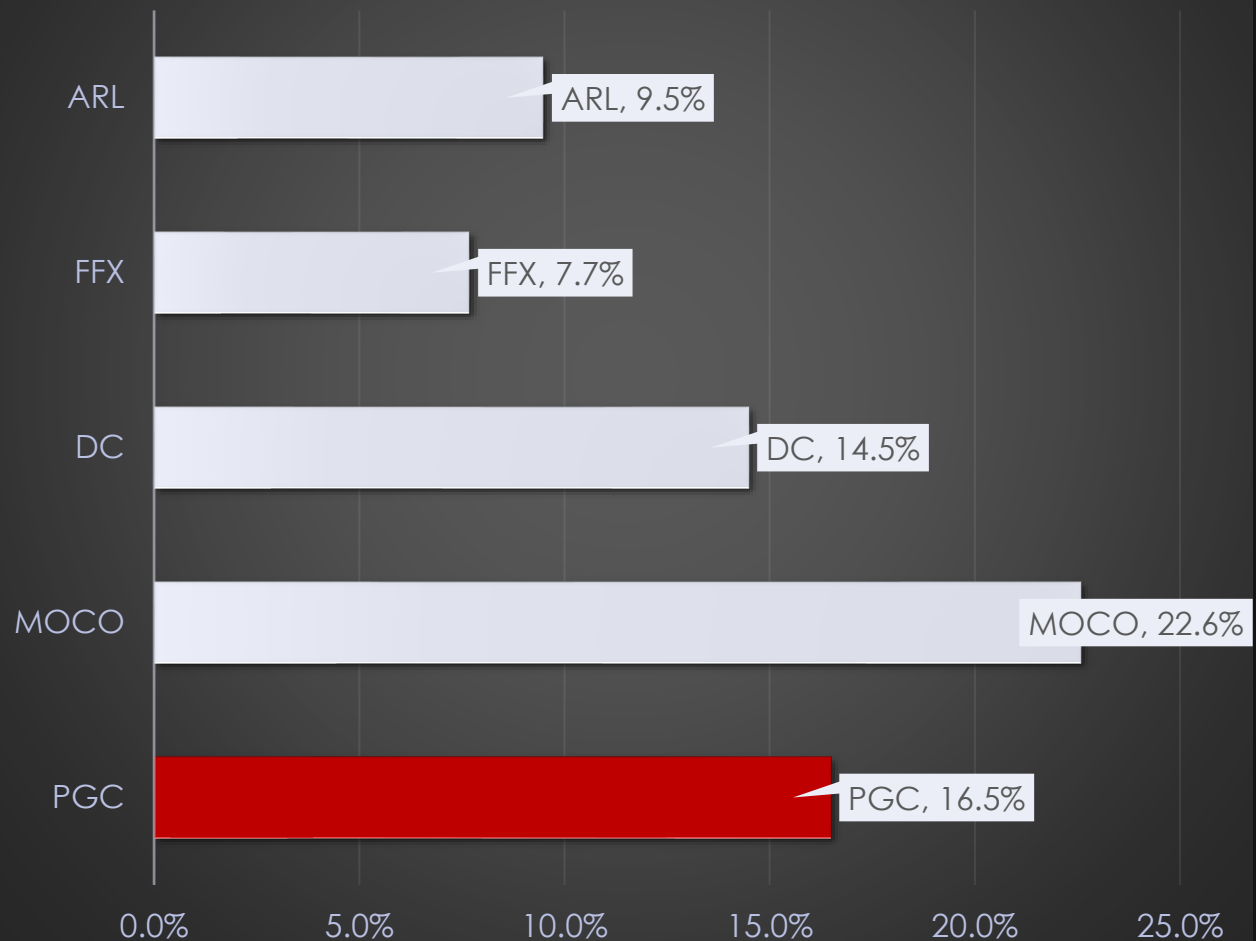


NATURALLY OCCURRING  
AFFORDABILITY IS A DISAPPEARING  
ASSET

PRINCE GEORGE'S COUNTY HAD  
THE 2ND HIGHEST CHANGE IN  
MEDIAN RENT 2013 - 2019.

## PERCENT CHANGE IN MEDIAN RENT (2013-2019)

Source: HAND HIT TOOL



# PREVENTION EMERGENCY RENTAL ASSISTANCE

## Housing Stress

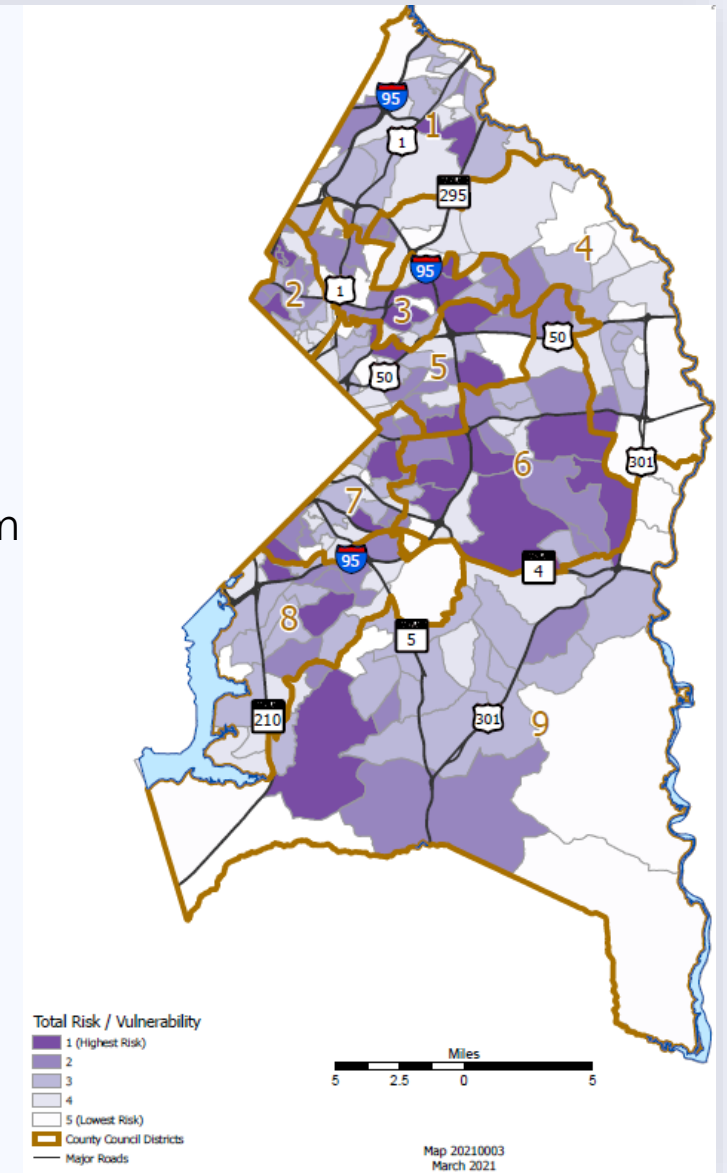
- Rent burden: 50% of income, Overcrowded: 1.5 people per room

## Social Factors

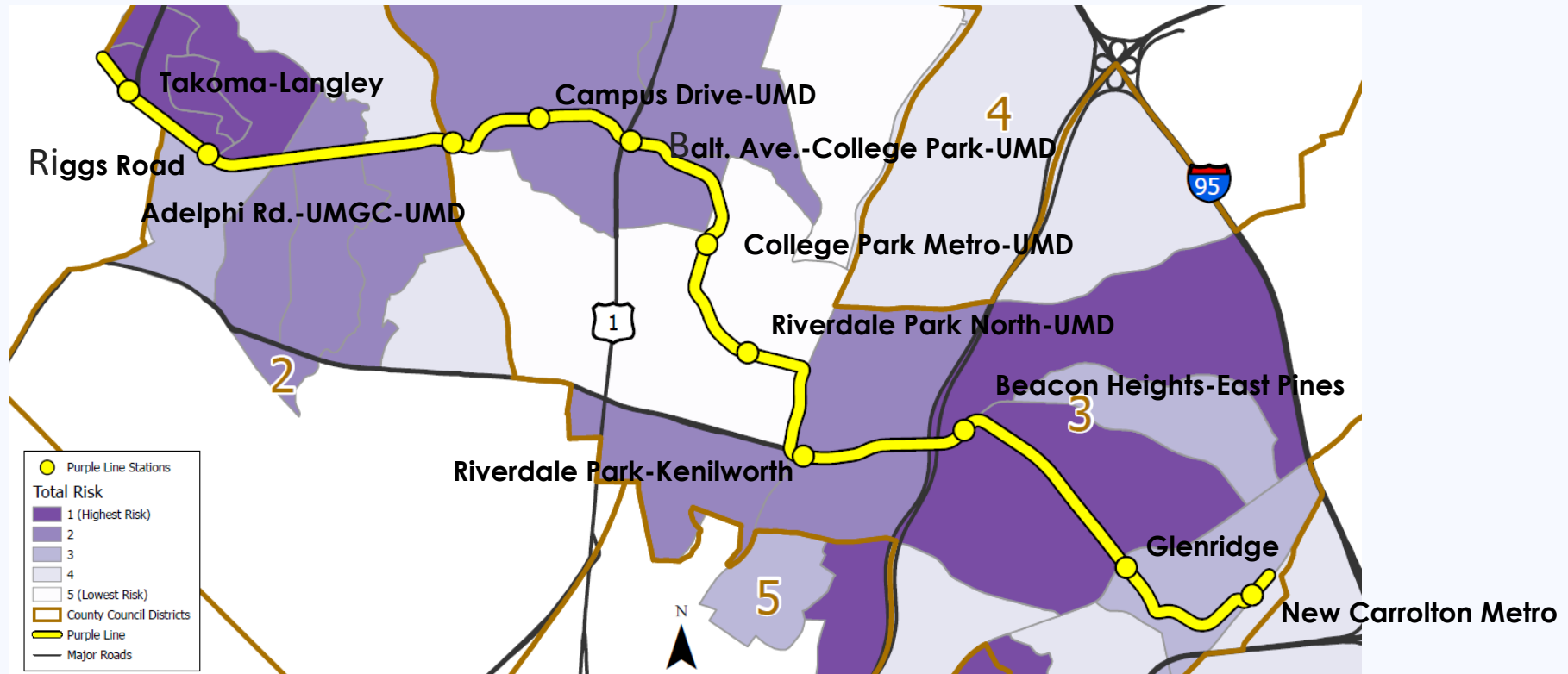
- African-American and Latino population, population below poverty, number of single parent households (HH)

## Pandemic Effect

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



# PURPLE LINE – RENTAL ASSISTANCE & AREAS OF RISK



<https://www.princegeorgescountymd.gov/3703/Emergency-Rental-Assistance-Program>



## PRESERVATION RIGHT OF FIRST REFUSAL (ROFR)

- Program is overseen and implemented by DHCD and detailed in County Code 13-1110 et. seq.
- 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.
- DHCD has created a programmatic structure to systematically evaluate contracts of sale which are provided to the County under the ROFR Program.

### **DHCD ROFR website:**

[www.princegeorgescountymd.gov/984/Apartment-Multifamily-Rental-Owners](http://www.princegeorgescountymd.gov/984/Apartment-Multifamily-Rental-Owners)

# PRODUCTION & PRESERVATION

## Pilot In Lieu of Taxes:

For projects with a demonstrated need and the project meets the requirements of Section 7-505 of the Tax Property Article of the Annotated Code of Maryland, as amended.

**PILOT**

To support the supply of decent, safe, sanitary and affordable, rental or homeownership housing opportunities to families and individuals with incomes below 80% of the area median (AMI) income (below 60% and 50% for some activities).

**HOME ENTITLEMENT**

Gap Financing with an emphasis on supporting the development of new construction, rehabilitation while targeting households earning up to 80% of the area median income (AMI).

**LOCAL HITF**

# HOUSING OPPORTUNITIES FOR ALL

**A 10-year plan to serve the housing needs of all county residents, both current and future, while expanding access to opportunity.**

Build the County's and partners' capacity for successful implementation.

Address specific housing needs through new or expanded tools.

For more information please contact:  
LeShann Murphy at [LBMurphy@co.pg.md.us](mailto:LBMurphy@co.pg.md.us)

Experience Community.  
Expand Opportunity.  
Explore Choice.



## COMPREHENSIVE HOUSING STRATEGY **HOUSING OPPORTUNITY FOR ALL**

Prepared in partnership with Enterprise Community Partners, Inc.



# STAY TUNED...

## **STATE OF THE COUNTY EVENT**

Summer 2021

An opportunity to hear Prince George's County Executive share the short and long-term economic development goals and vision for the County.

## **GRAND SLAM**

Summer 2021

- An opportunity to learn about forthcoming solicitations and business opportunities from agencies in the Economic Development cluster.
- Panel discussions on business development, employment goals, permitting, and entitlement.

# WORKING TOGETHER

General Inquiries and  
feed back

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PROGRAM MANAGER