

NOTICE OF FUNDING AVAILABILITY

2025 NOFA PRE-PROPOSAL CONFERENCE

FEBRUARY 5, 2025



Tara H. Jackson
Acting County Executive



2025 NOFA Pre-Proposal Conference



Welcome

Ashley Johnson-Hare

Deputy Director, Prince George's County DHCD

Opening Remarks:

Pamela Wilson

Chief Housing Development Manager, Prince George's County DHCD

Additional Presenters:

Jane Brice

Senior Multifamily Underwriter, Prince George's County DHCD

John Maneval

Principal, Oculus CAS, LLC

AGENDA

1. NOFA Background
2. CEX Economic Platform
3. County Resources
4. Funding Considerations
5. Funding Priorities
6. Employment/Hiring Requirements
7. Submission Requirements and Schedule
8. Project Highlights

Please hold questions until the end of the presentation and we will allow time for a Q&A session

NOFA BACKGROUND

- 3rd Annual NOFA
- 2022 NOFA Accomplishments
 - 15 applications received
 - Supported 14 projects
 - 11 New Construction
 - 3 Rehab
 - 12 projects in pipeline or under construction





AFFORDABLE HOUSING PRODUCTION GOALS

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.

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

COUNTY EXECUTIVE ECONOMIC DEVELOPMENT PLATFORM

COUNTY RESOURCES

HOME	HOME Investment Partnership Fund
HOME ARP	HOME American Rescue Plan
HITF	Housing Investment Trust Fund
PILOT	Payment in Lieu of Taxes



FUNDING CONSIDERATIONS

HOME / HITF

- Acquisition, rehab, or new construction
- Subordinate debt, gap financing up to **\$2,500,000 per project**
- Priority to those seeking upcoming 2025 **9% Low Income Housing Tax Credits** (LIHTC)
 - 4% LIHTC applicants considered based on funding priorities
- Additional conditions apply to projects awarded HOME funds

PILOTs

- Reviewed on a project-by-project basis based on financial viability
- Requests limited to deferral of up to **\$600 per affordable unit** per year of the County portion of real estate taxes.
- Requests must include **PILOT Analysis Workbook Excel file available upon request**

DHCD will determine the appropriate source of County funding

HOME AMERICAN RESCUE PLAN (HOME-ARP)

HOME-ARP LOAN LIMITS

- **100% of the allowable Total Development Costs** of the HOME-ARP assisted units. The allowable Total Developments Costs are defined in HUD CPD Notice 2021-10, Section (VI)(B)(5)(a-e);

PLUS

- An **Operating Cost Assistance Reserve** of up to \$45,000 per HOME-ARP unit,
 - \$250 per unit per month for a 15-year period.

TERMS AND PRIORITIES

- HOME-ARP units must be set aside for occupancy by homeless households with incomes at or below **10% of AMI** and referred through the Coordinated Entry Policy of the County's Continuum of Care.
- No more than 10% of the units in a project
- Priority will be given to projects led by developers with demonstrated capacity to develop, own and operate permanent supportive housing units.



FUNDING PRIORITIES

- New construction and/or preservation of workforce/affordable housing within one mile of Branch Avenue, Largo Town Center, New Carrollton, Prince George's Plaza and Suitland Metro Stations or within a mile of the Blue Line or Purple Line Transit Corridor
- Projects delivering units affordable to households earning 50% AMI and below
- Conformance with housing priorities and guidance in the Prince George's County's 2035: Adopted General Plan
- Mixed-use, mixed-income affordable/workforce housing
- Affordable/workforce housing that includes sustainable design, energy efficiency and green design standards

EMPLOYMENT & HIRING REQUIREMENTS

CB-51-2022

Applicable to all County-funded projects receiving \geq \$1 M

Purpose: To create high-value employment opportunities for certain County residents, County-based small businesses, Locally-owned and Operated Businesses and County-based minority business enterprises

The Policy and the associated requirements are detailed in Section 10-335 of the Prince George's County Code

Compliance & Monitoring:

Jonathan Mason
MBE Compliance Manager
jrmason@co.pg.md.us



SECTION 3

Applicable to all projects funded with HOME

Purpose: Creates employment, and training contracting opportunities for **persons with low-incomes** and the businesses that employ them.



SUBMISSION REQUIREMENTS

Required Documents

1. **MD CDA Form 202** : in Excel format, with all worksheets completed
2. **MD CDA Exhibits**: The following exhibits to the Maryland CDA “Application Submission Package: Multifamily Rental Financing”
 - Applicant Self Scoring table
 - Exhibit A: Project Information, Part 3: Other Project Financing
 - Exhibit B: Site Information, Part 3: Site Map and Photographs, and Part 5: Site Control
 - Exhibit C: Development Team Information
 - Exhibit D: Financial Statements of Developers, Owners, and Guarantors
 - Exhibit E: Construction Information, CDA form 212 and Building Evaluation Report only. Attach available renderings and elevations.
3. **PGC DHCD Supplemental Application**: Available in WORD format upon request
4. **PGC DHCD PILOT Analysis Workbook**: Available in Excel format upon request
5. **Email** Karan Stewart kastewart@co.pg.md.us to request access and upload submission to a private shared submission folder.



NOFA SCHEDULE

NOFA Published:	January 21, 2025
Pre-proposal Conference:	February 5, 2025
Application Submission Deadline:	March 24, 2025
Letters of Support Issued:	April 30, 2025

****Note: DHCD has the discretion to extend timeline based on CDA's schedule ****

Questions? Requests for Project Specific Proposals Conferences?

Pamela Wilson, Chief Housing Development Manager, pawilson@co.pg.md.us

RESIDENCES AT SPRINGBROOK

- Developers:** Housing Initiative Partnership
Parallax Development Group
Banc of America CDC
- Address:** 8230 Schultz Rd
Clinton, MD 20735
- Description:** An affordable senior (62+) rental development comprised of apartment style units
- Number of Units:** 90
- 72 units - 1BR/1BA
8 units - 2BR/ 1BA
 - 10 units - 2BR/2BA
- AMIs Served:** 50% AMI – 60%
- 54 units at 50%
 - 35 units at 60%



FINANCING

➤ Freddie TEL Private Loan	\$8,187,849
➤ Rental Housing Works	\$2,500,000
➤ County HOME Funds	\$3,000,000
➤ County HITF	\$ 750,000
➤ Low Income Housing Tax Credits	\$10,922,093
➤ Deferred Developer's Fee	\$1,746,737
➤ Federal Home Loan Bank	\$500,000
➤ Other	\$1,460,000

TOTAL SOURCES

\$ 29,066,679

GLENARDEN HILLS PHASE 3 – 9%

Developers: Pennrose
Redevelopment Authority PGC
B&W Solutions
SHIBACH! Ministries

Address: 8405 Hamlin St
Lanham, MD 20705

Description: An affordable multifamily rental development comprised of six (6) apartment buildings that include a mix of townhouse units and stacked apartment units

Number of Units: 44
• 28 units – 1 BR/1.5 BA
• 16 units - 3 BR/2 BA

AMIs Served: 30% - 60%
• 38 units at 30%
• 3 units at 40%
• 2 units at 50%
• 1 unit at 60%



FINANCING

➤ FHA 221(d)4 Freddie Loan	\$1,760,000
➤ County HOME Funds	\$1,500,000
➤ County Infrastructure Funds	\$ 225,000
➤ Low Income Housing Tax Credits	\$13,873,613
➤ Deferred Developer's Fee	\$1,198,473
➤ Return of Commitment Fee	\$35,200

TOTAL SOURCES **\$ 18,592,286**



REFERENCES

The full County application that includes the PGC DHCD Supplement application, and the PILOT Analysis workbook can be found online at:

<https://www.princegeorgescountymd.gov/1061/Public-Notices>

The CDA202 and other State of Maryland DHCD attachments and files can be found online at:

<https://dhcd.maryland.gov/HousingDevelopment/Pages/MFLibrary.aspx>

Contact Info:

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Acting County Executive

Q & A

THANK YOU!

