



Department of Housing and Community Development Tools for the Development and Preservation of Affordable Housing

JUNE 13, 2024



Tools: Federal Funding

Federal Entitlement: Department of Housing and Urban Development (HUD)

- Community Development Block Grant (CDBG)
 - Infrastructure
 - Down Payment Assistance (up to \$30,000)
- Housing Investment Partnership (HOME)
 - New Construction and Preservation
 - Down Payment Assistance (up to \$30,000)

American Rescue Plan Act (ARPA): Department of Treasury

- One time funding, obligated by 12/2024
- New Construction
 - \$18 Million – 2,018 Units
- Preservation
 - \$2.2 Million – project:HOMES
 - \$2 Million ~70 Homes



Tools: Municipal Programs and Funds

Affordable Housing Trust Fund (AHTF)

- New Construction and Preservation
- Acquisition

Non-Departmental

- Housing development and preservation related activities
- Use of funds vary, but there are no restrictions

Capital Improvement Funding

- Infrastructure

Equitable Affordable Housing Bond Program (EAHP)

- \$10 Million annually for 2024-2028
 - 2024: \$7 Million for 822 Units
- New Construction and Preservation
- Acquisition
- Gap financing



Tools: Tax Based

Affordable Housing Partial Tax Exemption

- Adaptive reuse of derelict and vacant buildings
- Tax abatement on investment dollars

Designation of a Conservation Area

- Partial Tax Exemption

Performance Grants

- New construction
- Annual grant for 15 years, can be extended for another 15 years
- Grant equal up to 100% of the incremental real estate taxes above the baseline resulting from the new improvements

Designation of Revitalization Areas

- City Council designation
- Increases Low Income Housing Tax Credit (LIHTC) points





Tools: Zoning

Affordable Dwelling Unit Density Bonus

- If affordable units are provided:
 - Single-family & two-family detached, and two-family attached, dwelling lot size reduced by 20%
 - Single-family attached dwelling density increased by 20%
 - Multifamily lot area
 - 23 or fewer; unit increase by 15%
 - 24 or more; unit increase by 10%
 - Where multifamily floor area ratio applies, permitted area increases by 10%

Accessory Dwellings

- Permitted by right

Parking Minimums

- All parking minimums were repealed in 2023



Habitat Homeownership



700 West Carnation Street



Joint venture Habitat and Project: HOMES

QUESTIONS



Armstrong Renaissance



1218-1228 Brookland Park Blvd



The Townhomes at Warwick

