

NOTICE OF FUNDING AVAILABILITY

2026 NOFA PRE-PROPOSAL CONFERENCE

FEBRUARY 11, 2026



Aisha N. Braveboy
County Executive



2026 NOFA Pre-Proposal Conference



Welcome

Jonathan R. Butler
Director, Prince George's County DHCD

Opening Remarks:

Pamela Wilson
Chief Housing Development Manager, Prince George's County DHCD

Additional Presenters:

Jane Brice
Capital Projects Manager, Prince George's County DHCD

Jocelyn Dowtin

Capital Projects Manager, Prince George's County DHCD

AGENDA

1. NOFA Background
2. CEX 2027 Priorities
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

- 4th Annual NOFA
- 2025 NOFA Accomplishments
 - 21 applications received
 - Supported 19 projects
 - 3 projects in pipeline or under construction



County Executive AISHA N. BRAVEBOY FY2027 Priorities



- **COLLABORATION**
- **ENVIRONMENT**
- **PUBLIC SAFETY & ACCOUNTABILITY**
- **YOUTH – FIRST CLASS EDUCATION**
- **ECONOMIC GROWTH & DEVELOPMENT**
- **TRANSPORTATION AND INFRASTRUCTURE**
- **EQUITABLE COMMUNITIES**



County Executive

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ECONOMIC GROWTH & DEVELOPMENT

WHERE EVERYONE BELONGS AND EVERY NEED IS MET

- Business Attraction: Focuses on attracting new businesses to the county to generate jobs and stimulate the local economy.
- Workforce Development: Invests in job training and workforce development programs to ensure residents have the skills needed for emerging industries
- County Based Vendors: Prioritize working with local businesses

“It is good business to do business with Prince George’s County”

County Executive

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EQUITABLE COMMUNITIES

Where everyone belongs and every need is met

- Affordable Housing
- Social Services
- Unhoused Citizens
- Health Care

COUNTY RESOURCES

HOME

HOME Investment Partnership Fund

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



COUNTY FUNDING PRIORITIES

1. **New Construction:** Workforce/affordable housing with mixed-use near WMATA Metrorail (≤ 1 mile).
2. **Preservation:** Existing workforce/affordable housing near WMATA Metrorail (≤ 1 mile).
3. **Affordability:** Units for households $\leq 50\%$ AMI and those that create permanent supportive housing.
4. **Alignment:** Conforms to Prince George's County 2035 General Plan.
5. **Mixed-Income:** Affordable/workforce housing options.
6. **Sustainability:** Energy-efficient, 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 26, 2026
Pre-proposal Conference:	February 11, 2026
Application Submission Deadline:	March 31, 2026
Letters of Support Issued:	April 30, 2026

**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

HILL HOUSE AT BEECHFIELD

Developers:	KCG Development Streetscape at Bowie, LLC
Address:	12005 Traditions Boulevard Bowie, MD 20720
Description:	An affordable senior (62+) rental development comprised of apartment style units
Number of Units:	150 <ul style="list-style-type: none">• 89 units - 1BR / 1BA• 24 units - 2BR / 1BA• 37 units - 2BR / 2BA
AMIs Served:	50% AMI – 60% <ul style="list-style-type: none">• 2 units at 50%• 148 units at 60%



FINANCING

➤ Bond Loan	\$21,500,000
➤ Rental Housing Works	\$ 2,500,000
➤ County HOME Funds	\$ 1,000,000
➤ Low Income Housing Tax Credits	\$17,387,111

TOTAL SOURCES

\$ 44,008,324

HAMLET WOODS

Developer: Osprey Property Company II LLC

Address: 5201 Egret Lane
Bladensburg, MD 20710

Description: An affordable family rental development comprised of townhouse-style buildings

Number of Units: 59
• 43 units – 3 BR / 2 BA
• 16 units - 4 BR / 3 BA

AMIs Served: 60%



FINANCING

➤ MD CDA Risk Share	\$10,240,000
➤ Rental Housing Works	\$ 3,500,000
➤ County HITF Funds	\$ 2,500,000
➤ Low Income Housing Tax Credits	\$11,603,160
➤ Deferred Developer's Fee	\$ 1,145,977

TOTAL SOURCES

\$ 28,989,137



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 CDA 202 and other State of Maryland DHCD attachments and files can be found online at:

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

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County Executive

Q & A

THANK YOU!

