



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>					

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included in Current Budget? Yes \_\_\_\_\_ No X  
 Does this Item include the use of Federal funds? Yes \_\_\_\_\_ No X  
 Does this Item include the use of State funds? Yes \_\_\_\_\_ No X

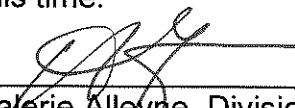
Budget Account No.:

Fund 1114 Dept. 143 Unit various Object various Program Code/Period \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

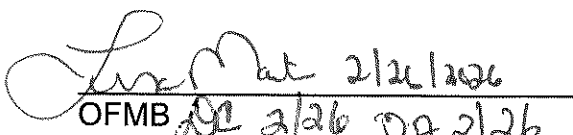
Fiscal impact is indeterminable at this time.


**C. Departmental Fiscal Review:**

  
 Valerie Alleyne, Division Director II  
 Finance and Administrative Services, DHED

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

 2/26/2026  
 OFMB DL 2/26 DA 2/26

 2/27/26  
 Contract Development and Control 2/27/26

**B. Legal Sufficiency:**

  
 Chief Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director



## **Strategies to Increase For-Sale Housing and Homeownership**

The Department of Housing and Economic Development (DHED) recommends the following strategies to increase production of housing units for homeownership, and to prompt greater utilization of the Housing Bond Loan Program (HBLP) construction financing mechanism. The below-recommended strategies may be employed individually or in conjunction with each other. In general, the greater the level of affordability desired of housing price, the greater the amount of subsidy layering that will be required.

### **1. Offer County-Owned Properties with Construction Financing**

In conjunction with the Facilities Development and Operations Department, DHED has identified approximately 40 County-owned properties that may be suitable for single-family residential development. The majority of these properties are individual single family lots that can accommodate a single housing unit, however, several could accommodate a small number of attached for-sale units (villa, townhome, etc.). The properties are located countywide in both the unincorporated area and municipalities. It is envisioned that the Department of Housing and Economic Development would conduct a RFP that would offer both HBLP construction financing and County-owned properties in bundles of five (5). Selected developers would receive title to the County properties subject to a reverter clause and deed restrictions, and would receive a low-interest HBLP construction loan that would be repaid in full upon sale of the homes.

### **2. Pair Construction Financing with Permanent Development Subsidy**

DHED currently utilizes funding from various Federal, State, and local sources to assist developers in the construction of homeownership units for low, moderate, and middle income families. Funds are typically offered through a competitive process and are provided as a loan to fund development costs. When the homes are sold, the portion of the loan principal that can be repaid from the sales proceeds is repaid to the County. The unpaid balance of principal is forgiven, thereby becoming permanent subsidy in the home with affordability requirements secured by a deed restriction. DHED recommends offering funds for permanent development subsidy in conjunction with HBLP and other construction financing to help bring development costs in line with affordable and workforce pricing.

### **3. Commit Direct Homebuyer Assistance for HED-Funded Projects**

DHED currently utilizes funding from various Federal, State, and local sources to provide direct financial assistance to homebuyers. Funds are typically provided towards downpayment and closing costs, and provided in the form of a subordinate mortgage that does not require repayment so long as the buyer remains owner-occupant during a prescribed period of affordability. The funds help close the gap between the purchase price and the buyer's contribution and first mortgage. Although homebuyer funds are currently distributed through a lottery-style process, DHED recommends setting aside funds specifically for buyers of homes in HED-funded projects in order to ensure affordable sales.

