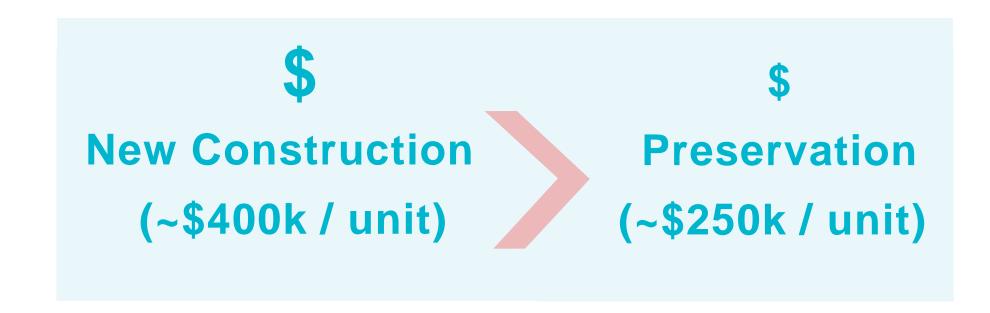
## Focus: Unsubsidized Market-Rate Affordable Housing

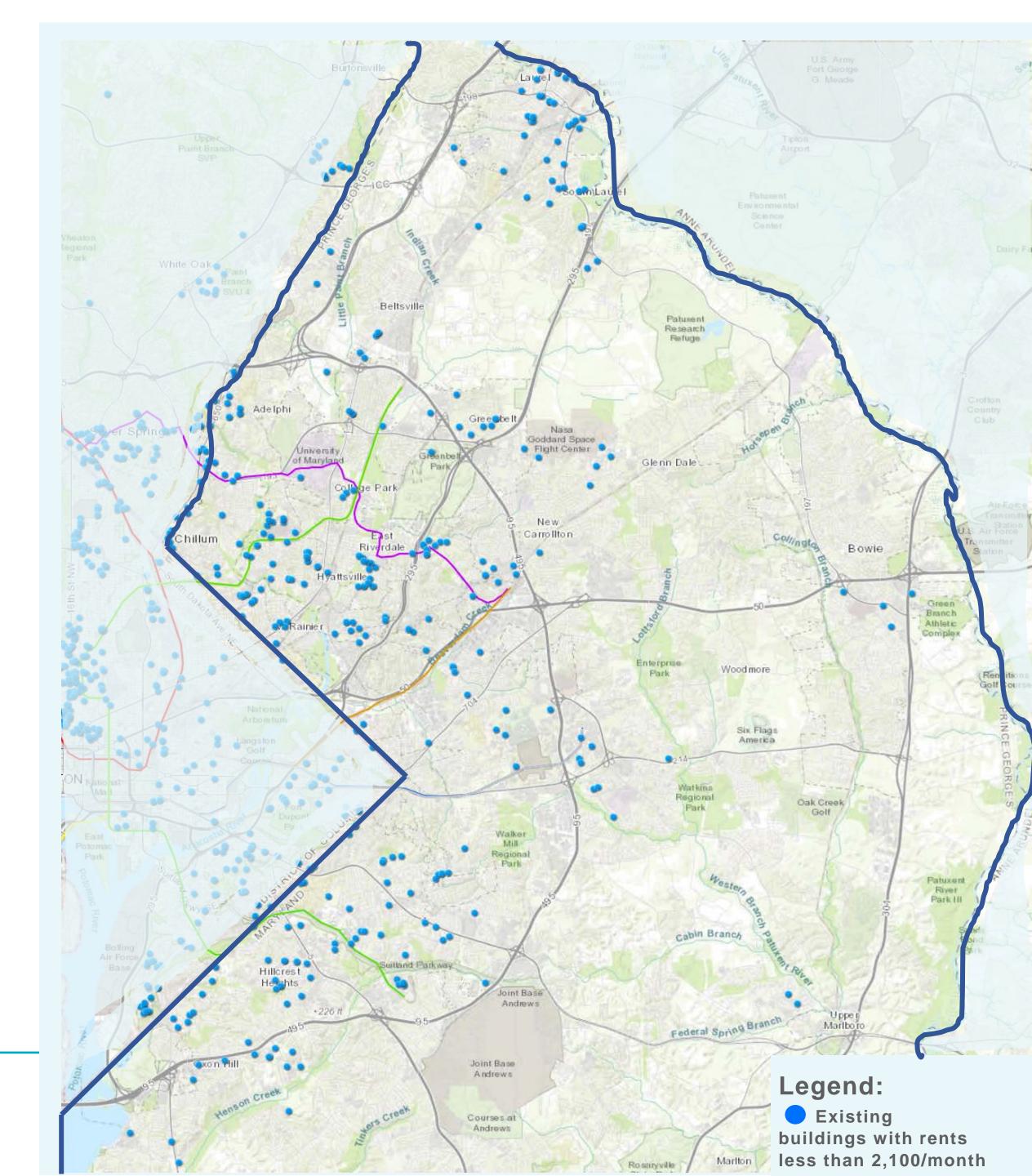
Preservation is crucial to stabilize the market:

- 144,000 market-rate affordable apartments will need some form of preservation by 2030 to remain affordable<sup>1</sup>
- 1,800+ naturally affordable units have been lost to condo conversion or demolition in Prince George's County<sup>2</sup>

Preservation is faster and less expensive than new construction







## Focus: Missing Middle Renters

Less than \$50,000 **ANNUAL INCOME** Qualify for housing assistance



\$50,000 to \$100,000 ANNUAL INCOME

May spend a third or more of their income on rent,

without any outside support



\$100,000+ **ANNUAL INCOME** 

Typically able to afford average rents in the DC area

51% of renter households in Prince George's County spend more than 1/3 of their income on housing costs<sup>1</sup>









Profession	Pre-School Teacher	EMT	Licensed Practical Nurse
Annual Salary <sup>2</sup>	\$39,250	\$49,450	\$54,940
Affordable Monthly Rent	\$981	\$1,237	\$1,374
Monthly Rent Shortfall <sup>3</sup>	(\$488)	(\$232)	(\$95)



\$1,469

Average two-

rent in Prince

George's County<sup>1</sup>

<sup>&</sup>lt;sup>1</sup> HAND, Housing Indicator Tool

<sup>&</sup>lt;sup>2</sup> Bureau of Labor Statistics, Occupational Employment Statistics for Washington, DC, May 2019

<sup>&</sup>lt;sup>3</sup> As of 2019, assuming 30% rent-to-income ratio