



Garrett County
Community Action

Rural Affordable Housing: Myths vs Realities

2023 Rural Summit



Learn More! 301.334.9431 | ContactUs@GarrettCAC.org

GCCAC Organizational Strategies

Creating Opportunities

Community & Economic Development

- Community Development
- Economic Development
- Housing Development**
- Community Facilities
- Municipal Assistance
- Property Management

Stabilization & Asset Building

Family Economic Security

- Aging & Nutrition Services
- Asset Building Services
- Early Care & Education Services
- Stabilization Services
- Transportation Services

Capacity Building

Administration

- Financial Management
- Human Resources
- IT & Risk Management
- Partnerships & Enterprises



GCCAC Housing Activities



Housing Services	
Rental Assistance	HUD, State
Homeless Services	HUD, State, Private
Homebuyer Classes	Banks, County
Financial Counseling	HUD, State

Housing Units Produced	
Rental Units	714
Down Payment Assistance	998
New Construction	517
Home Repairs	744

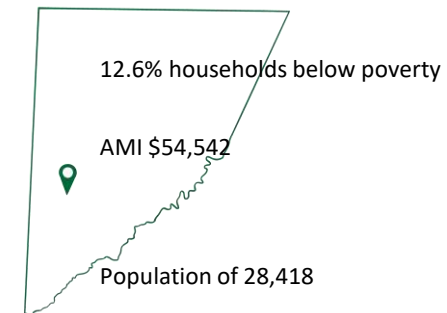


Liberty St, Oakland MD 87 units

Rural (Garrett) Challenges



- Cost – Infrastructure, household incomes, topography, climate
- Market – Scale, Declining population, Capacity,
- Lake Effect



What's happening

- Post COVID Economy
 - Search for employees
- Housing Advocacy
 - Housing Alliance
 - Business advocacy
- Supply Issues
 - Middle housing
 - Lake effect
 - Qualified Sec 8 units



Mountain Village, McHenry 88 units

Solutions

- **Local Government incentives**
- **Mixed housing**
- **Land Trust**
- **Comprehensive Plan(s)**
- **Zoning accommodations**
- **Collaboration**
- **Resources**
- **Housing Typologies/amenities**

Sources	Multi-Family Rental	All GCCAC Housing
State	29%	22%
Tax Credits	43%	24%
USDA	13%	13%
Fed. Home Loan Bank	3%	2%
ARC	1%	3%
CDBG	5%	6%
GCCAC	4%	8%
Buyer		3%
Commercial Banks	2%	19%



Sources of last four LIHTC Developments

233 Rental Units

1 BDRM	\$520-672
2 BDRM	\$595-740
3 BDRM	\$745-850

Source	Amount	Percentage
LIHTC	\$31,904,749	61%
HOME/MD	\$5,613,962	11%
AHP	\$1,477,572	3%
MAHT (State Trust)	\$300,000	1%
GCCAC	\$1,431,871	3%
Bank	\$1,200,000	2%
CDBG	\$1,745,000	3%
ARPA	\$2,086,990	4%
USDA	\$4,518,320	9%
County	\$549,333	3%
Other	\$1,319,869	1%
TOTAL		\$52,147,333

Cashflow Financing	\$5,795,082	11%
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Examples of GCCAC Housing



104 EAST CENTER STREET
OAKLAND, MD 21550



301.334.9431



CONTACTUS@GARRETTCAC.ORG



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