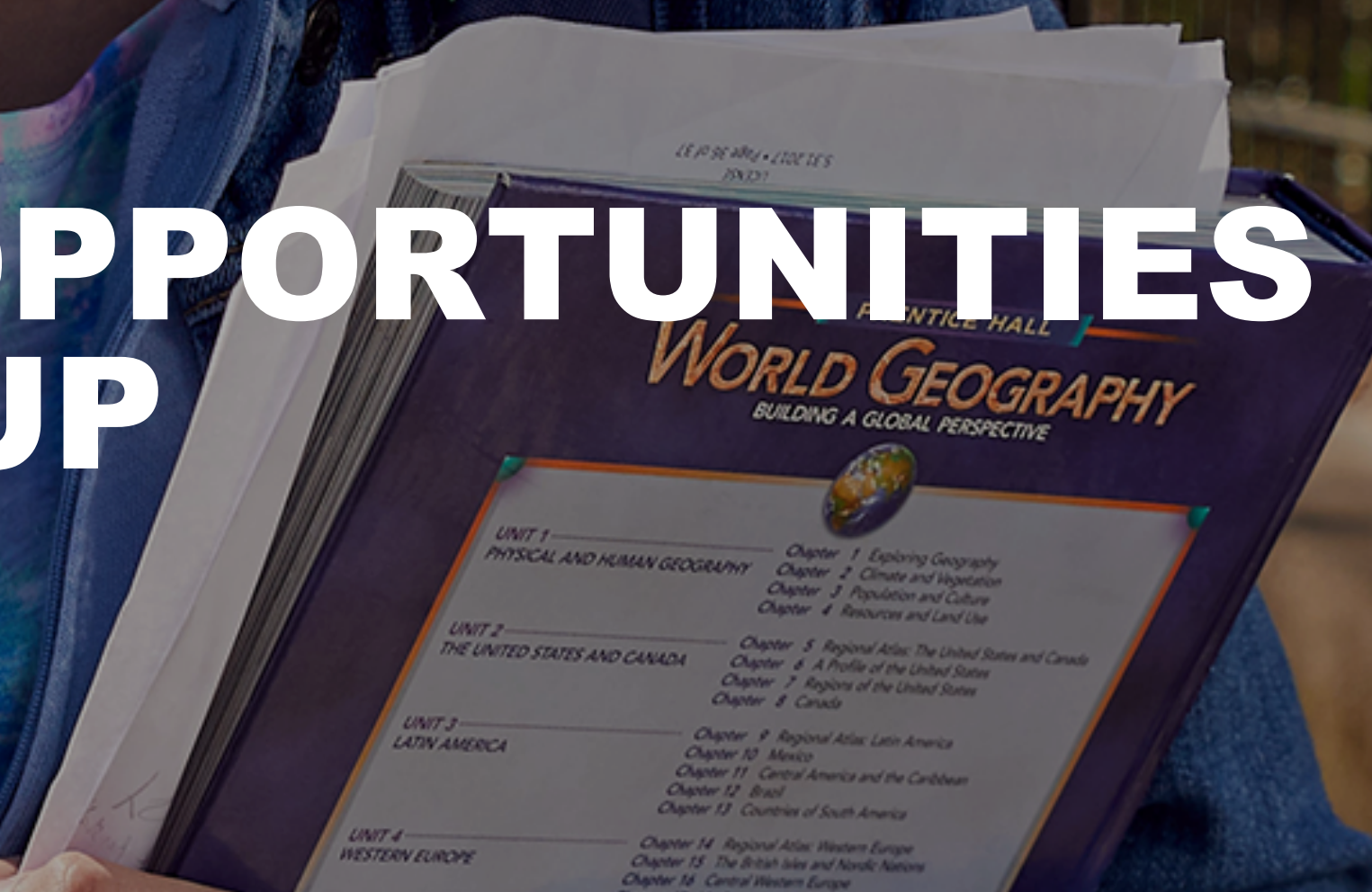




# HOUSING OPPORTUNITIES FOR ALL WORKGROUP

PRINCE GEORGE'S COUNTY  
FRIDAY, OCTOBER 30, 2020





# MEETING OVERVIEW & OBJECTIVES

## TODAY'S AGENDA

# AGENDA

1. Welcome & roll call
2. Meeting overview & objectives
3. Supporting renters in Prince George's County:  
Existing needs, tools, and recommended actions
4. Local perspectives on supporting renters:  
Panel discussion among community partners
5. Large-group discussion: Defining a framework to support renters
6. Next steps & wrap-up

# SEPTEMBER 2020 MEETING

**At September's Workgroup meeting, we...**

- Generated a list of housing-related challenges and opportunities presented by COVID-19:
  - ▶ **Challenges:** Evictions, housing stability, rental assistance, and homelessness
  - ▶ **Opportunities:** New or expanded funding and partnerships
- Prioritized the following topics to guide the Housing Opportunities for All Workgroup's activities for the remainder of 2020 and into 2021:
  - ▶ **Renter sustainability**
  - ▶ **Funding sources**



## MEETING OVERVIEW & OBJECTIVES

# WORKGROUP

## PROPOSED ACTIVITIES INTO 2021

Activity type	Workgroup's primary role	Potential topics
<b>Workgroup-led item</b>	<ul style="list-style-type: none"><li>• Identify key policy areas to focus on.</li><li>• Develop policy and budget recommendations County Council and County Executive.</li></ul>	<ul style="list-style-type: none"><li>• Renter sustainability</li><li>• Funding sources</li></ul>
<b>Input on Council- or Executive-led item</b>	<ul style="list-style-type: none"><li>• Provide guidance on policies initiated by County Council or County Executive.</li></ul>	<ul style="list-style-type: none"><li>• Proposed 2021 legislation</li><li>• Alternatives to IZ</li></ul>
<b>Informational item</b>	<ul style="list-style-type: none"><li>• Stay informed of housing issues but no active input sought.</li></ul>	<ul style="list-style-type: none"><li>• Landbanking study</li><li>• Right-of-first refusal program</li></ul>



# MEETING PURPOSE

**By the end of this meeting, we will have...**

- A shared understanding of the long-standing needs among renters in Prince George's County and existing or new tools being used to support them
- Agreement on the main components of rental instability to address through policy and budget recommendations to County Council and County Executive



## TODAY'S AGENDA

# MEETING LOGISTICS FOR MEETING PARTICIPANTS

### COMMENTS & QUESTIONS

- Please mute yourself unless you are commenting.
- We've set-aside time after each agenda item for Q&A or discussion as a group.
- If you have a question or would like to comment, please send a chat to **Laura Searfoss**, who will prompt you to come off mute.

### FLASH POLLING

We plan to use Mentimeter to poll workgroup members and the general public in real time later in the meeting. We will share a link and code to the poll, which can be completed in a separate browser window on an Internet-enabled device (computer, tablet, smartphone).

### TECHNICAL DIFFICULTIES

If you encounter technical difficulties during this meeting, please contact the following persons via chat or email:

- **Jackie Brown** | email: [jwbrown@co.pg.md.us](mailto:jwbrown@co.pg.md.us)
- **Leonard Moses** | email: [LDMoses@co.pg.md.us](mailto:LDMoses@co.pg.md.us)



## TODAY'S AGENDA

# Q&A FOR GENERAL PUBLIC

**This meeting is being live-streamed to Prince George's County residents.**

### **SUBMIT YOUR QUESTIONS**

If you are watching the live stream and would like to submit a question during the meeting,  
here's how to share your question with the organizers:

[Use this link to submit your question.](#)

This link can also be accessed using the following steps:

**GO TO:** [www.menti.com](http://www.menti.com)

**ENTER CODE:** 93 77 80 8



# **SUPPORTING RENTERS: EXISTING NEEDS, TOOLS, AND RECOMMENDED ACTIONS**

## SUPPORTING RENTERS

# EXISTING NEEDS

## COST-BURDENED RENTERS

The county has a shortage of rental units affordable to those making 50 percent of regional area median income or below. This shortage is more apparent inside the Beltway.

Renters primarily bear the burden of the county's higher housing prices. As of 2014, 49 percent of renters were cost-burdened.

## EXPIRING SUBSIDIES

More than half of subsidized housing contracts are scheduled to expire by 2030. These expirations will largely affect inner-Beltway communities, which currently contain a large amount of the county's subsidized housing.



# EXISTING TOOLBOX

## PROGRAMS

Prince George's County has direct financial assistance to renters to help with housing costs (Housing Choice Vouchers, Rental Allowance Program, VASH).

## POLICIES

Prince George's County requires additional policies to comprehensively support the current and future needs of renters.

## FINANCING MECHANISMS

The County does not have sufficient resources to support renters, including addressing displacement pressure. The County's federal funds (HOME & CDBG) could be used support a Tenant-Based Rental Assistance (TBRA) program.

## SUPPORTING RENTERS

# HOUSING OPPORTUNITY FOR ALL ACTIONS FOR RENTERS

## CROSS-CUTTING ACTIONS

C 1.4. Strengthen right and responsibilities of tenants and landlords.

C 2.9. Build a fully culturally competent staff to serve the County's changing demographics.

C 2.11. Reduce barriers for residents trying to find or stay in income-restricted housing.

## TARGETED ACTIONS

T 2.3. Stabilize residents through anti-displacement programs.

T 2.4 Create a range of resources for households experiencing a housing crisis.

T 3.7. Leverage project-based vouchers to promote mixed-income projects and allocate funding sources for a local rental assistance program



For more information, including how to apply for assistance, visit:

[www.princegeorgescountymd.gov/3703/Emergency-Rental-Assistance-Program-Rela#:~:text=The%20Prince%20George's%20County%20Department,Rental%20Assistance%20Program%20\(ERAP\).](http://www.princegeorgescountymd.gov/3703/Emergency-Rental-Assistance-Program-Rela#:~:text=The%20Prince%20George's%20County%20Department,Rental%20Assistance%20Program%20(ERAP).)

## SUPPORTING RENTERS

# COVID-19 RESPONSE EMERGENCY RENTAL ASSISTANCE

### WHAT IS THE EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP)?

- Provides financial relief to landlords on behalf of renters experiencing financial difficulties due to the COVID-19 pandemic
- Covers missed rent payments after April 1, 2020

### WHO CAN APPLY FOR ERAP?

Owners, landlords or property managers with a valid rental license for occupied rental units

### HOW MANY RENTERS HAVE BEEN SERVED TO DATE?

- 652 processed applications
- ~\$2.2 million in support
- ~7,200 households who submitted ERAP applications
- ~6,000 applications closed

SOURCE: PRINCE GEORGE'S COUNTY, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, OCTOBER 2020.

# Q&A AND DISCUSSION

## MEETING PARTICIPANTS

### SEND A CHAT

If you'd like to ask a question or comment, please send a chat to **Laura Searfoss**, who will prompt you to come off mute.

## GENERAL PUBLIC

### SUBMIT YOUR QUESTIONS

[Use this link to submit your question.](#)

This link can also be accessed using the following steps:

**GO TO:** [www.menti.com](http://www.menti.com)

**ENTER CODE:** 93 77 80 8



# **LOCAL PERSPECTIVES ON SUPPORTING RENTERS: PANEL DISCUSSION**

# TODAY'S PANELISTS

## LOCAL PERSPECTIVES ON SUPPORTING RENTERS



**Sarah Basehart**  
Independence Now



**Gloria Brown-Burnett**  
Prince George's County  
Department of Social Services



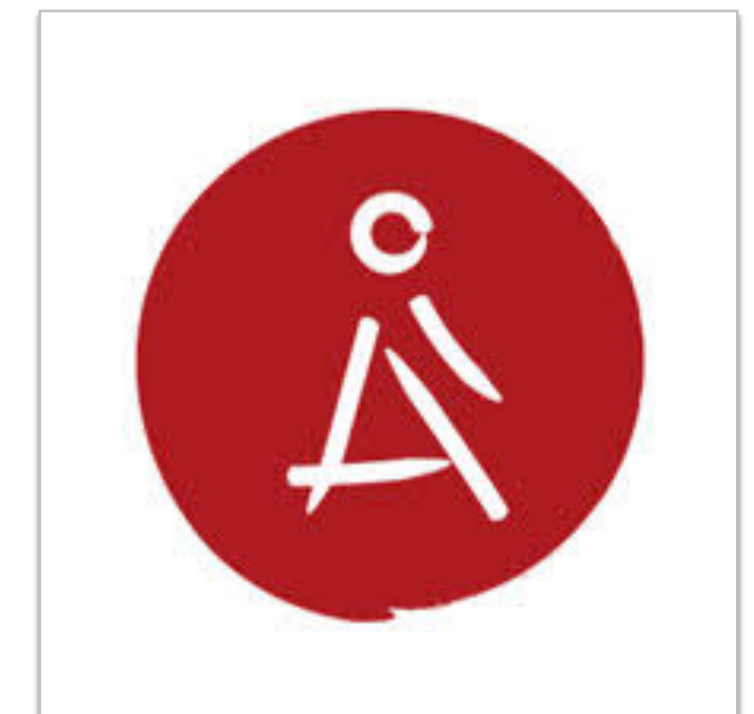
**Maryann Dillon**  
HIP, Inc.



**Ashanti Martinez**  
Casa de Maryland



**Jessica Quincosa**  
Community Legal Services  
of Prince George's County



**Sabrina Wear**  
Maryland Legal Aid



# **LARGE-GROUP DISCUSSION: DEFINING A FRAMEWORK TO SUPPORT RENTERS**

# DISCUSSION OVERVIEW

## PURPOSE

Surface the main policy and budget questions related to supporting renters, using four actions from *Housing Opportunity for All* to ground our thinking.

## APPLICATION

Help design future conversations with the Housing Opportunities for All Workgroup to identify specific policy and budget recommendations that support renters' immediate, medium-term, and long-term needs and goals.



LARGE-GROUP DISCUSSION

# DISCUSSION FORMAT

FOR EACH ACTION, WE WILL...



**BRAINSTORM VIA FLASH POLL**  
Defer evaluation. All ideas are OK.



**REFLECT ON RESPONSES**  
Discuss what stands out to you across responses.  
Identify a core set of ideas.



**CONNECT TO EQUITY & CULTURAL RELEVANCE**  
Consider how these ideas may increase or decrease equity.  
Consider cultural relevance considerations related to these ideas.

## LARGE-GROUP DISCUSSION

# COVID-19 RESPONSE & RECOVERY FRAMEWORK

### CRISIS RESPONSE

Short-term approaches that respond to immediate needs, such as evictions, foreclosures and homelessness, and adapt housing services (public housing, housing vouchers or other types of rental assistance) and program delivery to meet public health guidelines

### STABILIZATION

Medium-term approaches that stabilize renters and homeowners and properties as protections, such as eviction moratoria and rent repayment and mortgage forbearance options, end

### RECOVERY

Medium- to long-term approaches that position people and communities to achieve their housing goals (e.g., improved financial stability, homeownership, production and preservation opportunities)

### RESILIENCE

Long-term approaches that make individuals, families, and communities more resilient to future shocks, including updating housing strategies as needed

SOURCE: LOCAL HOUSING SOLUTIONS | [WWW.LOCALHOUSINGSOLUTIONS.ORG/COVID-19-STRATEGY/](http://WWW.LOCALHOUSINGSOLUTIONS.ORG/COVID-19-STRATEGY/)

# WHAT IS EQUITY?

**EQUITY** is defined as “the fair treatment, access, opportunity, and advancement for all people, while at the same time striving to identify and eliminate barriers that have prevented the full participation of some groups.”

– *Independent Sector (based on language from D5 Coalition, Racial Equity Tools Glossary, and UC Berkeley)*



# Equality



# Equity



# WHAT IS EQUITY?



**LARGE-GROUP DISCUSSION**

**TARGETED ACTION 2.4**

**CREATE A RANGE OF RESOURCES FOR  
HOUSEHOLDS IN A HOUSING CRISIS**

**FLASH POLL #1: RESPONSE**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 78 69 80 7

**FLASH POLL #2: STABILIZATION & RECOVERY**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 74 08 35 9

**FLASH POLL #3: RESILIENCE**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 32 00 39 1

**LARGE-GROUP DISCUSSION**

**CROSSCUTTING ACTION 1.4**  
**STRENGTHEN RIGHTS / RESPONSIBILITIES**  
**OF TENANTS AND LANDLORDS**

**FLASH POLL #1: RESPONSE**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 74 15 75

**FLASH POLL #2: STABILIZATION & RECOVERY**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 79 55 37 7

**FLASH POLL #3: RESILIENCE**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 73 86 48 7



**LARGE-GROUP DISCUSSION**

**TARGETED ACTION 2.3**

**STABILIZE RENTERS THROUGH  
ANTI-DISPLACEMENT PROGRAMS**

**FLASH POLL #1: RESPONSE**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 50 28 52 4

**FLASH POLL #2: STABILIZATION & RECOVERY**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 26 43 7

**FLASH POLL #3: RESILIENCE**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 59 08 72 6

**LARGE-GROUP DISCUSSION**

**CROSS-CUTTING ACTION 2.9**  
**BUILD A FULLY CULTURALLY COMPETENT STAFF**  
**TO SERVE THE COUNTY'S CHANGING DEMOGRAPHICS**

**FLASH POLL #1: RESPONSE**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 51 26 91 3

**FLASH POLL #2: STABILIZATION & RECOVERY**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 12 66 28 5

**FLASH POLL #3: RESILIENCE**

GO TO [WWW.MENTI.COM](http://WWW.MENTI.COM) | ENTER THIS CODE: 77 87 57 1

# NEXT STEPS & WRAP-UP



## NEXT STEPS & WRAP-UP

# NEXT WORKGROUP MEETING

## DATE & TIME

Friday, November 20, 2020 | 10.30 AM-12.30 PM

## MEETING PURPOSE

- TBD (based on feedback gathered at today's meeting)

## DISCUSSION TOPIC

- TBD (based on feedback gathered at today's meeting)

NEXT STEPS & WRAP-UP

# INFORMATION SHARING VIA ONEDRIVE

ALL MEETING MATERIALS AND BACKGROUND RESOURCES  
ARE AVAILABLE AT THIS LINK:

[CLICK LINK TO ACCESS FOLDERS ON ONEDRIVE](#)