



HOUSING OPPORTUNITIES FOR ALL WORKGROUP

PRINCE GEORGE'S COUNTY
FRIDAY, MARCH 26, 2021



CO-CHAIRS' REPORT FOLLOWED BY UPDATES FROM WORKGROUP MEMBERS

MEETING OVERVIEW & OBJECTIVES

TODAY'S AGENDA

AGENDA

1. Welcome from co-chairs and roll call
2. Co-chairs' report on *Housing Opportunity for All* implementation & related activities
3. Meeting overview & objectives
4. Regional housing targets: Overview & update since adoption
5. Universal design: Report back from working sessions
6. 2021 workgroup activities: Virtual brainstorming session
7. Next steps & wrap-up
8. Adjourn

MEETING PURPOSE

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

- A shared understanding of the regional housing targets for the Washington, DC region
- A shared understanding of progress on universal design policy framework (via working sessions)
- A common definition of success for the workgroup's 2021 activities
- A list of potential activities or topics for the workgroup to tackle in 2021

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:

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REGIONAL HOUSING TARGETS

OVERVIEW & UPDATE SINCE ADOPTION

UNIVERSAL DESIGN

REPORT BACK ON WORKING SESSIONS: BACKGROUND

BACKGROUND UNIVERSAL DESIGN WORKING SESSION

PURPOSE

Build-out a policy to increase accessible homes in Prince George's County for further consideration by the Housing Opportunities for All Workgroup

APPROACH TO DATE

Subset of workgroup members met three times between December 2020 and March 2021

PARAMETERS FOR DISCUSSION

- Focused on universal design in local context and as a general standard
- Did not evaluate proposed legislation (past or current)
- Did not discuss developments already covered by federal accessibility standards or universal design in non-housing contexts
- Acknowledgement that some public programs require universal design in subsidized development

UNIVERSAL DESIGN: BACKGROUND

UNIVERSAL DESIGN: DEFINED

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

--- The Center for Universal Design
at NC State University

SOURCE:

CENTER FOR UNIVERSAL DESIGN AT NC STATE UNIVERSITY; [HTTPS://PROJECTS.NCSU.EDU/NCCS/DESIGN/CUD/ABOUT_UD/ABOUT_UD.HTM](https://projects.ncsu.edu/nccs/design/cud/about_ud/about_ud.htm)

UNIVERSAL DESIGN: KEY PRINCIPLES

Universal design is guided by the following seven (7) principles:

1. **Equitable use:** Useful to persons with diverse abilities.
2. **Flexible use:** Accommodates a wide range of preferences and abilities.
3. **Simplicity:** Easy to understand (regardless of knowledge, experience, etc.)
4. **Perceptible information:** Clear communication of necessary information
5. **Tolerance for error:** Minimizes hazards and adverse consequences
6. **Low physical effort:** Can be used comfortably
7. **Size and space for approach and use:** Appropriate size and space is provided

VISITABILITY: DEFINED

Visibility...refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.

--- National Council on Independent Living

As a concept, it focuses exclusively on housing, and within housing, new homes.

VISITABILITY: KEY FEATURES

Visible homes typically have the following three characteristics:

1. Zero-step entrance
2. Wide interior doors (defined by one source as 32 inches of clear passage)
3. Half bathroom on the first floor that can accommodate a wheelchair

UNIVERSAL DESIGN: BACKGROUND

POLICY EXAMPLES

	<u>Design for Life</u> Montgomery County	<u>SmartChoice Homes</u> Arlington County	<u>City Ordinance #92-0-0938</u> Atlanta, GA	<u>City Ordinance #8-4-07</u> Lafayette, CO
Objective	Increase visitable homes by offering incentives to homeowners & builders	Create comfortable and functional homes for everyone	Provide accessibility and usability for persons with physical disabilities	Secure and promote the public health, comfort, convenience, safety, and welfare
Structure	Voluntary & tiered property owner and builder incentives: Property tax credit (property owners) Streamlined permitting (builders)	Voluntary & tiered property owner incentives: State tax credit Guidance on features	Mandatory	Mandatory (25% of units on site)
Applicability	Condos Attached single-family Detached single-family	N/A	New subsidized single-family, duplexes and triplexes	Any new residential development with four or more residential units (subsidized & market-rate)

UNIVERSAL DESIGN REPORT BACK ON WORKING SESSIONS: PROPOSED POLICY

POLICY OBJECTIVE & RELEVANCE

POLICY OBJECTIVE:

PROVIDE ACCESSIBLE HOMES FOR ALL THROUGHOUT THE COUNTY.

WHY IS THIS POLICY NEEDED?

- Needs among existing and future residents
- Structural barriers posed by the county's housing stock

POLICY STRUCTURE AND APPLICABILITY

KEY QUESTIONS

- Does the policy create mandatory or voluntary (incentive-based) standards?
- What types of residential properties and development does this standard apply to?

STRUCTURE

Most working session members support a **mandatory approach** (pending a better understanding of the cost associated with this policy).

APPLICABILITY

Single-family home: All new detached single-family homes.

Multifamily units: A certain percentage of multifamily units.

Townhomes: When topography allows it

POLICY DESIGN FEATURES

KEY QUESTION

What are the key design features that this policy should include?

DESIGN APPROACH

Working session members support a visitability concept rather than a universal design concept. There was an emphasis on making the first floor accessible – which would go beyond the primary measures of visibility but may not be as prescriptive as universal design.

FIRST FLOOR FEATURES

- Zero step entrance
- Room that has a door close that can used a as bedroom
- Bathroom that's large enough to accommodate a wheelchair and adaptable fixtures in the future
- Reinforced bathroom walls/backing
- Wider hallways
- Closet large enough to be a laundry closet

OUTSTANDING POLICY QUESTIONS

OTHER QUESTIONS TO ANSWER (AS IDENTIFIED BY WORKING SESSION)

- What are the costs associated with the design features, specifically wider hallways?
- What are the primary site and spatial constraints for townhome development?
- Is there buy-in from various stakeholders, namely developers and building industry professionals?

WHAT OTHER QUESTIONS SHOULD THE WORKING SESSION BE ASKING
ABOUT UNIVERSAL DESIGN?

2021 WORKGROUP ACTIVITIES

VIRTUAL BRAINSTORMING SESSION

PURPOSE VIRTUAL BRAINSTORMING SESSION

PURPOSE

- Define what success means for the workgroup in 2021.
- Generate a list of potential topics or activities to focus on in 2021.

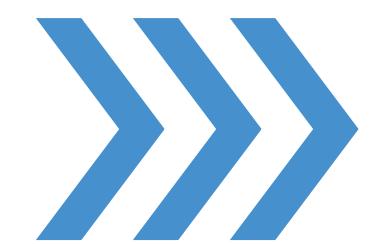
HOW INPUT WILL BE USED

- Identify the topics for the workgroup to focus in 2021, including the workgroup's role.
- Shape the frequency, format, and focus of future workgroup meetings.
- Inform any needed adjustments to the workgroup's roles & responsibilities.

WORKGROUP SUCCESS WHAT DOES LOOK LIKE IN 2021?

FLASH POLL QUESTION
IN ONE WORD, DESCRIBE WHAT SUCCESS WOULD MEAN
FOR THE WORKGROUP THIS YEAR?

Consider how the process could look; what outcomes could be achieved; etc.



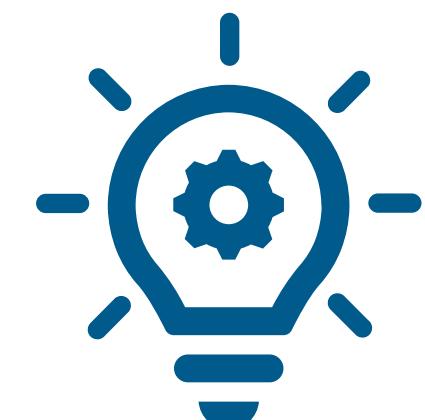
WORKGROUP MEMBERS

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AUDIENCE MEMBERS

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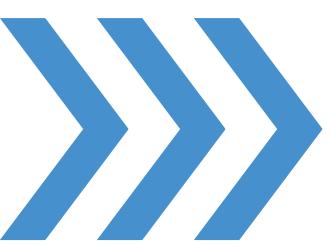
- Think big!
- All ideas are welcome.
- Defer evaluation.

POTENTIAL TOPICS

WHAT SHOULD WE FOCUS ON THIS YEAR?

FLASH POLL QUESTION
WHAT TOPICS OR ACTIVITIES SHOULD THE WORKGROUP
FOCUS ON THIS YEAR?

Consider connections to Housing Opportunity for All; recent workgroup activities; and your work.



WORKGROUP MEMBERS

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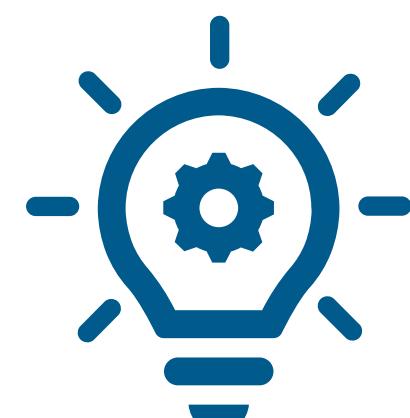
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- Think big!
- All ideas are welcome.
- Defer evaluation.

NEXT STEPS & WRAP-UP

NEXT STEPS & WRAP-UP

NEXT STEPS FOLLOWING TODAY'S MEETING

NEXT STEPS

- Identification of 2021 workgroup activities (including topics to focus on)
- Development of 2021 workplan to guide workgroup engagement & roles
- Development of format for workgroup engagement, including schedule for future meetings
- Report back to workgroup

NEXT WORKGROUP MEETING

**Watch your email for more information about our next meeting and 2021 workgroup activities..*