# HOUSING OPPORTUNITIES FOR ALL WORKGROUP

PRINCE GEORGE'S COUNTY
FRIDAY, MAY 28, 2021

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# MEETING OVERVIEW & OBJECTIVES

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# AGENDA

1. Welcome from co-chairs and roll call

2. Meeting overview & objectives

3. Co-chairs' report on Housing Opportunity for All implementation I Workgroup recommendations

4. Universal Design: Guiding policy objective

5. Large Group Discussion: Universal Design policy framework

6. Wrap-up & closing remarks

7. Adjourn

# MEETING PURPOSE

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

- Built consensus around the proposed universal design policy framework

- A shared understanding of recent implementation activities related to Housing Opportunity for All (Right of First Refusal and Landbanking)

# 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

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# WORKGROUP RECOMMENDATIONS

## Implementation update

# 2019 POLICY & BUDGET RECOMMENDATIONS

- **INCREASE THE HOUSING INVESTMENT TRUST FUND.**
  *Recommended actions by the workgroup:*
  *Updates to local legislation and authorization of a dedicated source of revenue.*

- **ESTABLISH MARKET-INFORMED INCLUSIONARY HOUSING REQUIREMENTS.**
  *Recommended actions by the workgroup:*
  *Additional study (inclusionary housing study) and policy development (if feasible).*

- **STRENGTHEN THE COUNTY'S RIGHT-OF-FIRST REFUSAL PROVISIONS.**
  *Recommended actions by the workgroup:*
  *Updates to the local legislation (nonprofit designee); regulations; and process.*

- **CREATE A LANDBANK.**
  *Recommended actions by the workgroup:*
  *Additional study (vacant, abandoned property) to inform next steps (via taskforce).*

Recommendations advance the following actions from *Housing Opportunity for All:*
- Cross-cutting action 1.5
- Cross-cutting action 3.1
- Targeted action 2.6.
- Targeted action 3.2

# 2020 POLICY & BUDGET RECOMMENDATIONS

- **INFORMATION & OUTREACH**
  *Recommended actions by the workgroup:*
  Community navigators; more centralized and accessible resources; landlord-tenant infrastructure

- **TENANT PROTECTION POLICIES**
  *Recommended actions by the workgroup:*
  Expanded emergency protections and long-term tenant protections (extended notice provisions, right to counsel, sealing eviction records during pandemic timeframe)

- **FINANCIAL ASSISTANCE**
  *Recommended actions by the workgroup:*
  More low-barrier assistance for tenants and homeowners, including emergency assistance pool, and tax relief programs for property owners (after fiscal impact analysis)

Recommendations support implementation of the following actions in *Housing Opportunity for All:*
- Cross-cutting action 1.4
- Cross-cutting action 2.9
- Targeted action 2.4

# IMPLEMENTATION ACCOMPLISHMENTS TO DATE

- **INCREASE THE HOUSING INVESTMENT TRUST FUND.**
  *Accomplishment: Dedication of recordation tax (via passage of CB-4-2021)*

- **ESTABLISH MARKET-INFORMED INCLUSIONARY HOUSING REQUIREMENTS.**
  *Accomplishment: Completion of inclusionary housing study (click here for study)*

- **STRENGTHEN THE COUNTY'S RIGHT-OF-FIRST REFUSAL PROVISIONS.**
  *Accomplishment: Updated right-of-first refusal program; selection of nonprofit designees*

- **CREATE A LANDBANK.**
  *Accomplishment: Completion of additional study*

# UNIVERAL DESIGN
## Guiding policy objective

# RELEVANCE IN PRINCE GEORGE'S COUNTY

**Housing Opportunity for All, among other efforts, elevates the need for more accessible homes in Prince George's County.**

- **NEEDS AMONG EXISTING AND FUTURE RESIDENTS**
  Current Prince George's County residents, including seniors and persons with disabilities need accessible homes. During development of Housing Opportunity for All, persons with disabilities shared that the County lacks enough accessible units to serve persons with disabilities, along with a common standard and consistent information about a unit's accessibility features. Other stakeholders noted the need to support seniors aging in place over time.

- **STRUCTURAL BARRIERS**
  Prince George's County's housing stock is older and predominantly single-family, detached homes. The age and type of homes in the county suggest that many of them will require accessibility modifications and most new homes are not subject to federal laws. Demand for current modification programs, such as Home Rehabilitation Assistance Program, exceeds available resources.

# RELEVANCE IN PRINCE GEORGE'S COUNTY

## RECOMMENDATION FROM HOUSING OPPORTUNITY FOR ALL

**CROSS-CUTTING ACTION 1.7. ADOPT A UNIVERSAL DESIGN POLICY.**
This action creates a common standard for using universal design principles in new or significantly rehabilitated residential projects and over time, integrates this standard into the County's zoning code (similar to its green building standards).

This standard would be created and enforced in collaboration with persons with disabilities, seniors, developers, and service providers to ensure it meets a range of interests.

# POLICY OBJECTIVE

**POLICY OBJECTIVE STATEMENT:**

Provide accessible homes for all in Prince George's County by establishing a base level of housing accessibility throughout the county.

# KEY POLICY ELEMENTS

- **POLICY STRUCTURE:** Mandatory Policy, targeting new construction (both public and private builds)

-  **APPLICABILITY:** Target 100% of new detached single-family homes. Target a certain percentage of multifamily units.

- **REQUIRED FEATURES: Features are required to be on the first floor.** Zero step entrance, room that has a door close that can used a as bedroom, a full bathroom with ADA height bathroom appliances, reinforced bathroom walls/backing, wider hallways, laundry closet.

- **APPROACH TO DESIGN FEATURES:** Going beyond the primary measures of visibility but not be as prescriptive as universal design.

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# Large-group discussion
## Universal Design policy framework

# DECISIONMAKING
# among Workgroup members

## HOW WILL DECISIONS BE REACHED?

The Workgroup will strive for **consensus** in its decision-making.

## WHAT IS CONSENSUS?

"A consensus decision is one that **every member of the team** is willing to support and help implement."

## WHY DOES THE WORKGROUP NEED TO REACH CONSENSUS?

This discussion will be folded into a future meeting around Council member Anderson-Walker's Universal Design Bill.

DEFINTION OF CONSENSUS FROM INTERACTION INSTITUTE FOR SOCIAL CHANGE. (2016). *FACILITATIVE LEADERSHIP FOR SOCIAL CHANGE.*

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# OUR DISCUSSION

**PRIORTIZE POLICY ELEMENTS THAT NEED FURTHER DISUCSSION.**

**DISCUSS THE KEY POINTS OF DISAGREEMENT.**

**FINALIZE A LIST OF OUTSTANDING POLICY QUESTIONS.**
The policy framework is unable to answer every questions, however these outstanding policy questions will be carried over to the next conversation on Universal Design.

**UPDATE THE UNIVERSAL DESIGN POLICY FRAMEWORK.**
The updates will reflect the Workgroup's discussion

# PRIORTIZING OUR DISCUSSION
## WHERE DO WE LACK CONSENSUS?

Which policy element need further discussion for the workgroup members support?
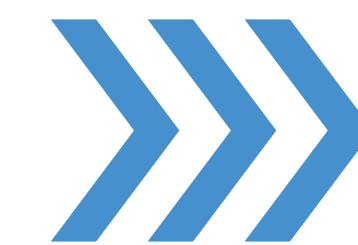
**WORKGROUP MEMBERS**

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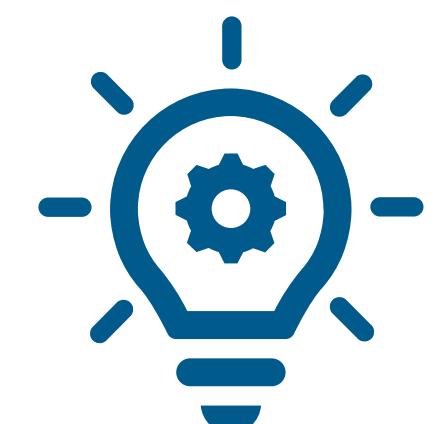
# DISCUSSION OVERVIEW & PROMPTS

## PURPOSE

Reach agreement around the policy element by discussing key points of disagreement.

## DISCUSSION PROMPTS

- What questions do you have about this policy element? What additional information is needed?

- Why can you not support the policy element at this time?

# Re-check on Agreement
## WHERE DID WE LAND FOR CONSENSUS?

Does this policy element have the workgroup members support?

**WORKGROUP MEMBERS**

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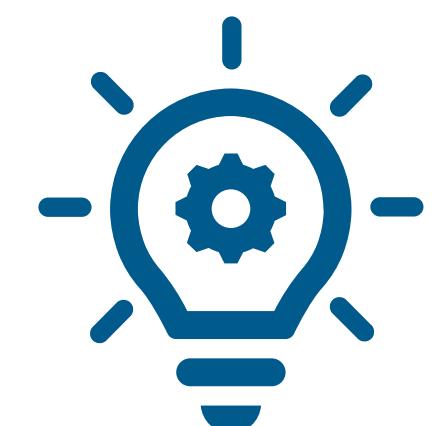
# OUTSTANDING POLICY QUESTIONS

## OTHER QUESTIONS TO ANSWER (AS IDENTIFIED BY WORKING SESSION)

- **Applicability:** What are the cost implications associated with the design features, specifically wider hallways?

- **Design Features:** What are the primary site and spatial constraints for townhome development?

- **Implementation:** Is there buy-in from various stakeholders, namely developers and building industry professionals? Are there stakeholders not included that should be considered?

# NEXT STEPS & WRAP-UP

# NEXT STEPS

## NEXT WORKGROUP MEETING

Friday, June 11, 2021, | 1.00 PM- 3.00 PM | Via GoToMeeting