



# Housing Opportunities for All Workgroup

February 25, 2022

Prince George's County, MD

# Meeting objectives & overview

Housing Opportunities for All Workgroup | January 2022

By the end of this meeting, we will have:

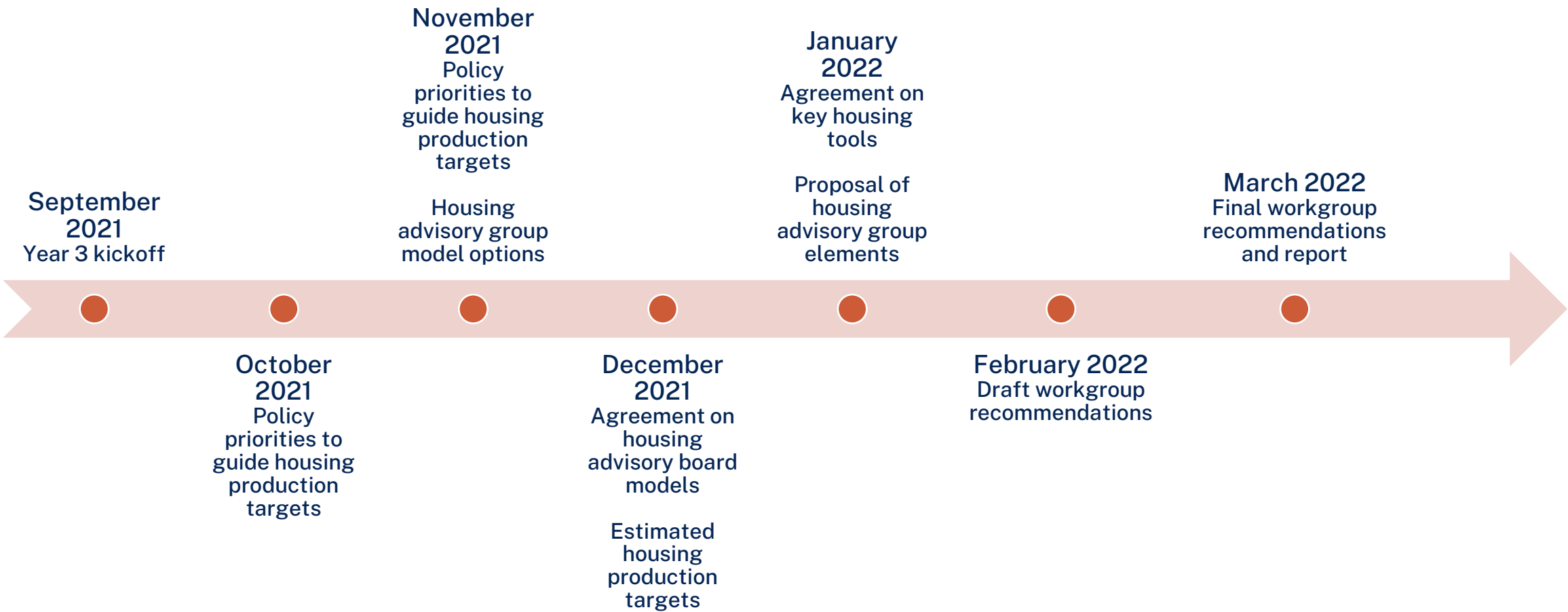
- A list of ways to achieve Prince George's County's priorities for housing production targets
- A preliminary proposal for the role of a Tenant-Landlord Commission
- A finalized proposal for key components of a Housing Policy & Implementation Board

## Agenda

1. Housing tools: What is already happening in Prince George's County
2. Achieving Prince George's County's housing production targets
3. Housing board models: Generating and refining proposals
4. Next steps and wrap-up
5. Adjourn

# Where we've been

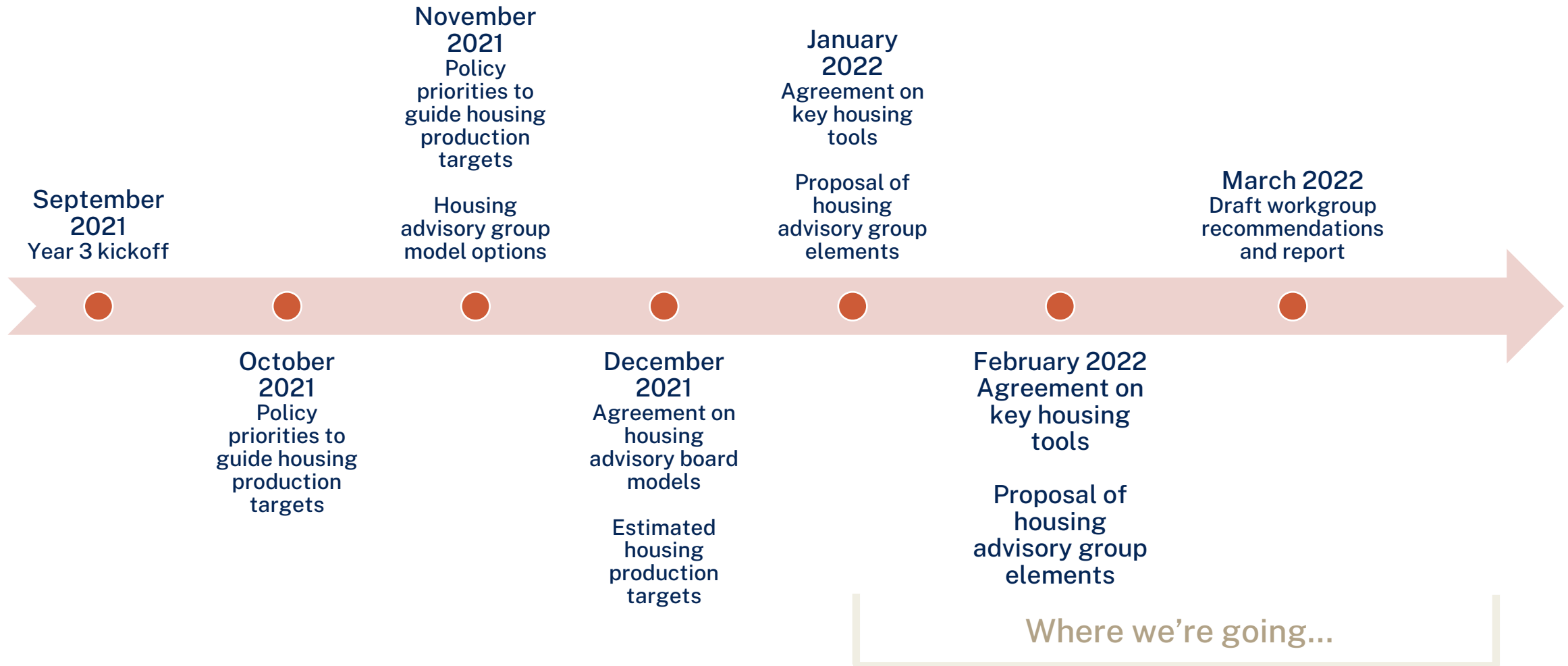
Housing Opportunities for All Workgroup | Year 3 activities



Where we've been...

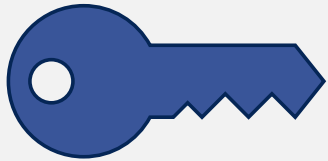
# Where we're going: January-March 2022

Housing Opportunities for All Workgroup | Year 3 activities



# Housing production targets: 2021-2030

As new homes are built, what are key policy priorities in terms of price point, location, type, and tenure?



## TENURE

Even split among new rental & homeownership opportunities



## PRICE POINT

Priced for a range of occupations and lifestyles.



## LOCATION

Priority for transit-oriented development (especially with multimodal options) & connection to services



## TYPE

Increased housing diversity achieved through addressing systemic barriers to development

# Proposed strategies

To achieve housing production targets in Prince George's County

## STRATEGIES TO ACHIEVE HOUSING PRODUCTION TARGETS

**Accelerate housing production of committed affordable units (in tandem with continued investments in these homes through existing tools).**

Supporting tools focused on scaling the number of new committed affordable units and getting them built more quickly

**Lower new rental units' price points (in some instances significantly).**

Supporting tools focused on ensuring new rental units align with a range of income levels

**Incorporate more opportunities for affordable homeownership.**

Supporting tools focused on increasing for-sale units at different price points and helping more people purchase homes.

**Increase market-rate and affordable homeownership opportunities in TODs.**

Supporting tools focused on supporting new for-sale units near transit



# Public comment

This meeting is being lived streamed  
to Prince George's County residents.

For those watching,  
we'd love to hear from you!

Use this Menti code to weigh in  
throughout the meeting.

To make a comment or ask a question:

- Go to [menti.com](https://menti.com)
- Enter code: **7208 5429**

# HOUSING TOOLS

## WHAT IS ALREADY HAPPENING IN PRINCE GEORGE'S COUNTY?

# INFORMING TODAY'S DISCUSSION

# Achieving Prince George's County's housing targets

Framing today's discussion

## Development costs & subsidies

Data from proposed or recent development projects or key programs:

Total costs

Total subsidy or monetary support

## Developers' perspectives

Key takeaways from developer interviewers that focused on two key topics:

Development cost drivers

Ways to accelerate housing production in Prince George's County

## Workgroup members' perspectives

Summary of input collected at January 2022's meeting related to:

Success of the proposed strategies

Critical tools to achieve that success

# Development costs & select program information

Achieving Prince George’s County’s housing production targets

## New committed affordable rental homes

Based on average committed affordable rental development currently under construction

<b>Average total development cost (TDC)</b>	<b>\$30.7 million</b>
Average cost per unit	\$281,246
<b>Average total development subsidy</b>	<b>\$1.6 million</b>
Average subsidy per affordable unit	\$15,755
Average tax abatement per affordable unit	\$839

## Housing Choice Voucher Program

Average annual subsidy per household	\$15,000
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## Pathways to Purchase

Maximum downpayment & closing costs per household	\$10,000
Purchase price limits (per HOME): New construction	\$399,000
Purchase price limits (per HOME): Resale	\$361,000

SOURCES: HOUSING AUTHORITY OF PRINCE GEORGE’S COUNTY, PERSONAL COMMUNICATION, SEPTEMBER 2021; PRINCE GEORGE’S COUNTY AFFORDABLE PROJECT DATA - PILOT PAYMENTS (FEBRUARY 2022) AND HOUSING DEVELOPMENT DIVISION PIPELINE (DECEMBER 2021), MAINTAINED AND PROVIDED BY PRINCE GEORGE’S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT; [WWW.PRINCEGEORGESCOUNTYMD.GOV/2598/PATHWAY-TO-PURCHASE](http://WWW.PRINCEGEORGESCOUNTYMD.GOV/2598/PATHWAY-TO-PURCHASE)

# Developers' perspectives

## Achieving Prince George's County's housing production targets

### Barriers to development

In order of most to least frequently shared

### Developer-proposed solutions

#### Lengthy entitlement process

- Increased efficiency overall (more staff, process improvements)
- Separate track for projects undertaken on county/PHA land
- Development liaison staff
- Multi-track review process (rather than sequential)
- Risk funding pool for nonprofits' predevelopment costs
- By-right multifamily development (including in TODs)

#### High real-estate taxes

- Increased real-estate tax abatements for development
- Other options to offset taxes or other costs (reduced/waived fees)
- Increased consistency and transparency in program administration

#### Land availability and cost

- Continued coordination of landholdings
- More March Madness-type events (RFPs for publicly owned land)

#### Infrastructure costs

- Improvements to land (especially land put out for bid by county)

#### Parking requirements

- Flexibility on how and how much parking to provide (based on demand)
- Scale back requirements to avoid structured parking

# Workgroup members' perspectives

## Achieving Prince George's County's housing production targets

### Preliminary tools

Collected during January 2022 meeting

#### Policy

- Enable accessory dwelling units.
- Advocate for state and federal resources and increased funding commitments.
- Waive impact fees, connection fees, etc.

#### Resources

- Expand the Housing Investment Trust Fund.
- Increase subsidy sources overall (local, state, federal).
- Pursue Section 108.
- Offer sites to nonprofits for homeownership opportunities (land as resource)
- Pilot land bank program to support new homes (land as resource)

#### Programs

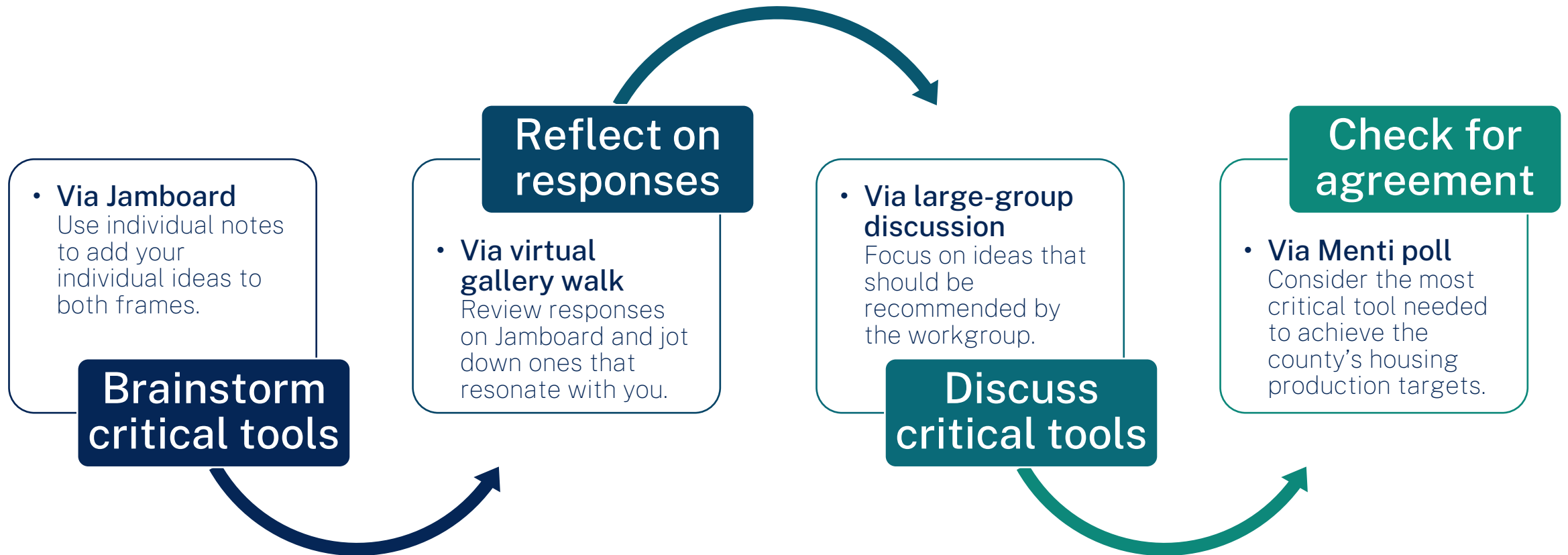
- Expand Pathways to Purchase downpayment program.
- Engage employers in employer-assisted housing programs.
- Increase use of Section 8 rental assistance for homeownership.
- Increase education and outreach to landlords about accepting rental assistance.

#### Process improvements

- Streamline the permitting and entitlement process.
- Assign a special project manager to selected developments.

# Identifying critical tools

Achieving Prince George's County's housing production targets



# HOUSING POLICY & IMPLEMENTATION BOARD PRELIMINARY PROPOSAL

# Preliminary proposal: Housing Policy & Implementation Advisory Board

A Housing Policy & Implementation Advisory Board for Prince George's County would play these main roles:

- **Monitor** implementation of core housing recommendations and progress toward meeting their outcomes.
- **Advise** on housing policy and implementation of housing and development tools.
- **Advocate** for new or modified housing and development tools to aid in implementation.
- **Educate** residents about housing needs affecting residents and actions to address them.

Its main responsibilities would be to:

- Review data related to implementation of core housing recommendation and assess implementation progress.
- Review data related to housing needs affecting Prince George's County residents.
- Monitor progress toward achieving the county's housing goals over time and recommend adjustments as needed.
- Recommend new or modified housing and development tools as broader needs or goals change.
- Issue annual report to Prince George's County Council on implementation progress and state of housing in the county.
- Serve as liaison to Prince George's County Planning Board on housing-related matters.

It would be made up of **diverse, cross-sector groups** (specific groups namechecked: tenants, groups represented in past housing efforts, public, private, and nonprofit sectors, people with lived experiences, advocates) and reflect **geographic representation** from across Prince George's County.



Can you support this proposal as outlined above?  
If not, what would need to be added, refined, clarified, or omitted?

# TENANT-LANDLORD COMMISSION

## KEY ROLES & COMPOSITION

# Tenant-Landlord Commission

What could this model look like?

## Background

A Tenant-Landlord Commission could range from an **advisory and engagement body** that monitors tenant-landlord issues, to a **quasi-judicial body** with the power to conduct hearings and issue legally binding decisions to resolve tenant-landlord disputes (as an alternative to court).

## County precedents

Currently, no existing board or commission provides key services to tenants and landlords: education and outreach, advice and dispute resolution.

Models like the Common Ownership Commission provide education and advice to homeowners and HOAs.

The Housing Authority of Prince George's County Board provides some tenant-landlord mediation services related to public housing programs (like Housing Choice Vouchers).

## Regional precedents

**Commission on Landlord-Tenant Affairs (COLTA)**  
Montgomery County, MD

**Landlord-Tenant Affairs Commission**  
City of Rockville, MD

**Tenant-Landlord Commission**  
Fairfax County, VA

**Tenant-Landlord Commission**  
Arlington County, VA

# Key roles & related responsibilities:

## Tenant-Landlord Commission

- **Educate tenants and landlords and build relationships between them.**  
Advise tenants and landlords on their rights and responsibilities.  
Produce and disseminate information on tenants' and landlords' rights and responsibilities.
- **Monitor and advise on trends or needs related to tenant-landlord issues.**  
Review local, state, and federal data related to tenant and landlord issues and trends.  
Monitor tenant-landlord issues and trends.  
Make recommendations to elected bodies related to tenant-landlord issues or policies.  
Issue written or oral report(s) summarizing commission activities.  
Serve as liaison to related boards and commissions.
- **Mediate or arbitrate tenant-landlord disputes on a voluntary basis.**  
Provide tenants and landlords with referrals to services to resolve disputes.  
Provide voluntary mediation services to tenants and landlords.  
Issue written or oral report(s) summarizing commission activities.
- **Resolve tenant-landlord disputes.**  
Review and determine if tenant-landlord complaints warrant a hearing/further investigation.  
Hold hearings on tenant-landlord disputes and issue decisions.  
Monitor implementation of decisions/orders, including enforcement.  
Issue written or oral report(s) summarizing commission activities.

# Composition:

## Tenant-Landlord Commission

All the regional precedents reviewed, regardless of roles and responsibilities or state enabling context, had the same composition.

They were composed of **equal representation** from the following groups:

- Tenants or groups representing tenants' interests
- Landlords or groups representing landlords' interests
- Members of the public



Can you support a recommendation in the workgroup's annual report that proposes Prince George's County Tenant-Landlord Commission, if created, would have **equal representation** from **tenants**, **landlords**, and **members of the public**?

# NEXT STEPS

# Looking ahead: March 2022

## ANNUAL WORKGROUP REPORT

Draft for members' review: On or before Monday, March 21, 2022

## FINAL MEETING

**Meeting date & time:**

Friday, March 25, 2022 | 10.30 AM – 12.30 PM

**Meeting topics:**

Refine recommendations for Housing Opportunities for All Workgroup's annual report

Reflect on impact of & participation in the Housing Opportunities for All Workgroup

# Thank You

