



Housing Opportunities for All Workgroup

March 25, 2022
Prince George's County, MD

Meeting objectives & overview

Housing Opportunities for All Workgroup | March 2022

By the end of this meeting, we will have:

- Consensus on the workgroup's annual recommendations
- A list of critical changes to finalize the workgroup's annual recommendations
- A list of lessons learned and reflections from participating in the workgroup

Remaining agenda

1. Meeting overview & Year 3 recap
2. Presentation: Housing Opportunities for All Workgroup's annual recommendations
3. Open dialogue: Housing Opportunities for All Workgroup's annual recommendations
4. Final reflections & wrap-up
5. Adjourn

“ There is always enough time for the right work.
There is a conversation in the room that only these
people at this moment can have. Find it. ”

adrienne maree brown, author
emergent strategy



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:

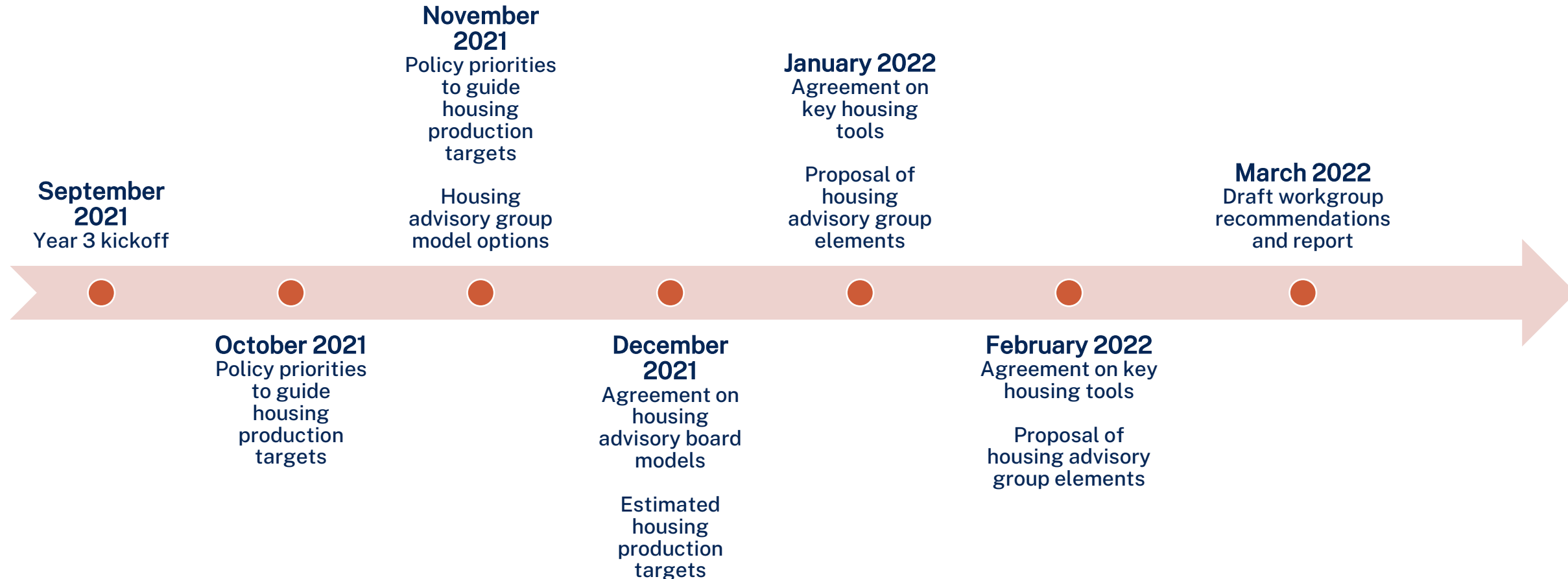
- Go to menti.com
- Enter code: **4962 6769**

WORKGROUP

YEAR 3 RECAP & KEY ACCOMPLISHMENTS

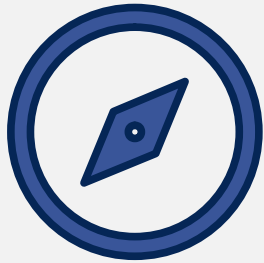
Year 3 activities: Topics by meeting

Housing Opportunities for All Workgroup



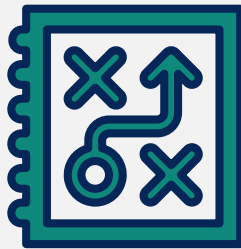
Year 3 activities: Annual recommendations

Housing Opportunities for All Workgroup



POLICY PRIORITIES

To guide new housing production in Prince George's County



RECOMMENDED TOOLS

To achieve Prince George's County's housing production targets



HOUSING ADVISORY BOARD

Proposal for a permanent body to monitor and advise on housing issues



TENANT LANDLORD COMMISSION

Proposal to create a key piece of tenant-landlord infrastructure

Year 3 activities: By the numbers

Housing Opportunities for All Workgroup

9

WORKGROUP MEETINGS

From May 2021 through March 2022,
representing 18 hours of stakeholder dialogue
on local policy and budget questions

4

POLICY PRIORITIES

For new homes in Prince George's County
as part of achieving the county's
26,000 housing production target

2

ADVISORY BOARD PROPOSALS

To create permanent space to discuss housing
issues and support tenants and landlords

16

RECOMMENDATIONS TO
ADVANCE 7 CHS ACTIONS

Key accomplishments: 2019-2022

Housing Opportunities for All Workgroup

50+

HOURS IN DIALOGUE

Total time committed by county stakeholders while participating in the Housing Opportunities for All Workgroup

3

ANNUAL REPORTS

Recommendations to the County Executive and County Council to advance implementation of *Housing Opportunity for All*

8

ACTIONS FROM THE CHS

Total actions advanced by the workgroup through its recommendations between 2019 and 2022

\$15M

RIGHT OF FIRST REFUSAL

Funding to support the county's redesigned Right of First Refusal Program, which were both recommended by the workgroup in 2020

\$10M

ANNUAL DEDICATED FUNDING

Reliable funding for the county's Housing Investment Trust Fund, which was recommended by the workgroup in 2020

\$2.3M

COMMUNITY NAVIGATORS

Staff to connect families and individuals to available programs, which was recommended by the workgroup in 2021

ANNUAL RECOMMENDATIONS HOUSING TARGETS

ANNUAL RECOMMENDATIONS: HOUSING TARGETS

Prince George's County housing targets

What was the starting point for the workgroup's key policy priorities for new homes?

The County Executive's **Economic Development Platform** (June 2021) created the guiding framework for the workgroup's recommendations for housing production targets.

It outlines a goal focused on **preserving housing affordability and diversify the County's housing stock** (Goal 4).

[Click here for Prince George's County's Economic Development Platform.](#)

TOTAL NEW HOMES BY 2030:

26,000 new homes

COMMITTED AFFORDABILITY:

19,500 new units

INCOME LEVEL:

Up to 120 percent AMI for new committed affordable units

LOCATION:

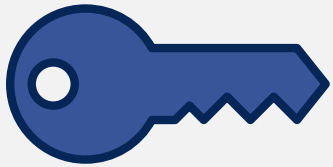
Transit-oriented development

HOUSING TYPOLOGY:

10,400 new multifamily construction starts

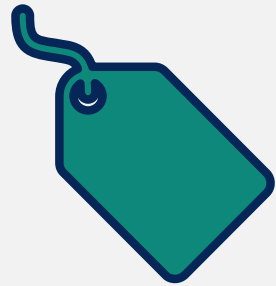
Housing production targets: 2021-2030

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

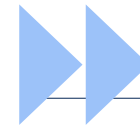
Increase housing diversity by addressing systemic barriers to development

Land use & zoning

Recommendation:

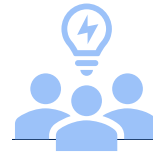
Prince George's County should explore **specific near-term opportunities in its land use & zoning standards** to help meet the county's housing production targets in three main areas:

- Development standards
- Accessory dwelling units
- Inclusionary zoning



Recommended actions

- Identify small-scale, near-term adjustments to development standards that unlock more opportunities for development
- Permit accessory dwelling units (ADUs) in designated areas
- Continue to monitor the feasibility of inclusionary zoning



Areas for further consideration

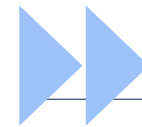
- Accessibility of ADUs
- Alignment of ADUs as a permitted use with existing infrastructure
- Engagement of an advisory group for ADU policy development

Development incentives

Recommendation:

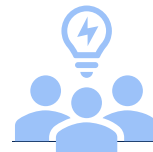
Prince George's County should **amend its existing fee schedule** to incentivize the development of new homes in ways that advance the workgroup's policy priorities.

Amended incentives should **create better alignment between housing and economic development tools**. They should balance the value of any reduced or waived fees with what is being offered in terms of new homes or other community benefits.



Recommended action

- Reduce or waive impact fees for development with affordable housing



Areas for further consideration

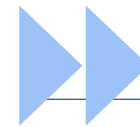
- Creation of a common framework to guide reductions or waivers
- Cost-benefit analysis to inform reductions or waivers

Process improvements

Recommendation:

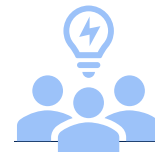
Prince George's County should make **permitting process improvements** that support qualifying housing development.

This process should account for **timelines** associated with affordable housing development and use **consistent criteria** for when to offer additional staff support.



Recommended actions

- Continue to support Department of Permitting, Inspections & Enforcement improvements
- Prioritize affordable housing in the entitlement process



Areas for further consideration

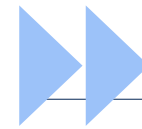
- Creation of a common framework to guide streamlined permitting
- Evaluation of best approach to streamline process (dedicated staff for affordable housing development; development liaison; or multiple permitting streams)

Expanded access to homeownership

Recommendation:

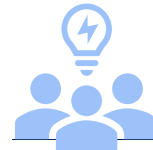
Prince George's County should undertake a multi-pronged approach to increase access to homeownership:

- Stronger homeownership programs
- More affordable, entry-level homes
- More homebuyers prepared to buy



Recommended actions

- Adjust homeownership programs to improve effectiveness
- Increase residents' preparedness for homeownership
- Build out new homeownership inventory by leveraging existing land holdings (county, landbank, and housing authority)



Areas for further consideration

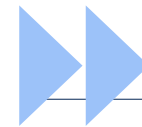
- Alignment with land use and zoning tools (see first recommendation)

Actions to continue & expand

Recommendation:

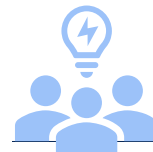
Prince George's County should **utilize, scale, and expand** its existing tools:

- Expand the Housing Investment Trust Fund
- Increase funding for Right of First Refusal implementation
- Provide incentives for housing production and preservation in connected communities



Recommended actions

- Increase annual contributions to the Housing Investment Trust Fund
- Increase investments in the Right of First Refusal program
- Provide incentives for affordable housing production and preservation in proximity to transit stations and inner beltway communities



Areas for further consideration

- Potential sources (e.g., federal resources, local funds)
- Priorities for use of an expanded Housing Investment Trust Fund (e.g., homeownership assistance, predevelopment activities)

ANNUAL RECOMMENDATIONS ADVISORY BOARDS

Housing Policy & Implementation Advisory Board

Recommendation:

Prince George's County should establish a **Housing Policy and Implementation Advisory Board**.

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 & development tools to aid in implementation.
- Educate residents about housing needs affecting residents and actions to address them.

Responsibilities

- 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 & 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.

Composition

- Diverse, cross-sector representation
- Geographic representation from across Prince George's County
- Further consideration to way to engage non-county representatives

Tenant-Landlord Commission

Recommendation:

Prince George's County should establish a Tenant-Landlord Commission.

Roles

- Educate tenants and landlords.
- Build relationships between tenant and landlords.
- Mediate or arbitrate tenant-landlord disputes on a voluntary basis.
- Resolve tenant-landlord disputes.

Composition

- Equal representation from:
 - Tenants
 - Landlords
 - Members of the public (with more definition around this group)

Questions to resolve through open dialogue

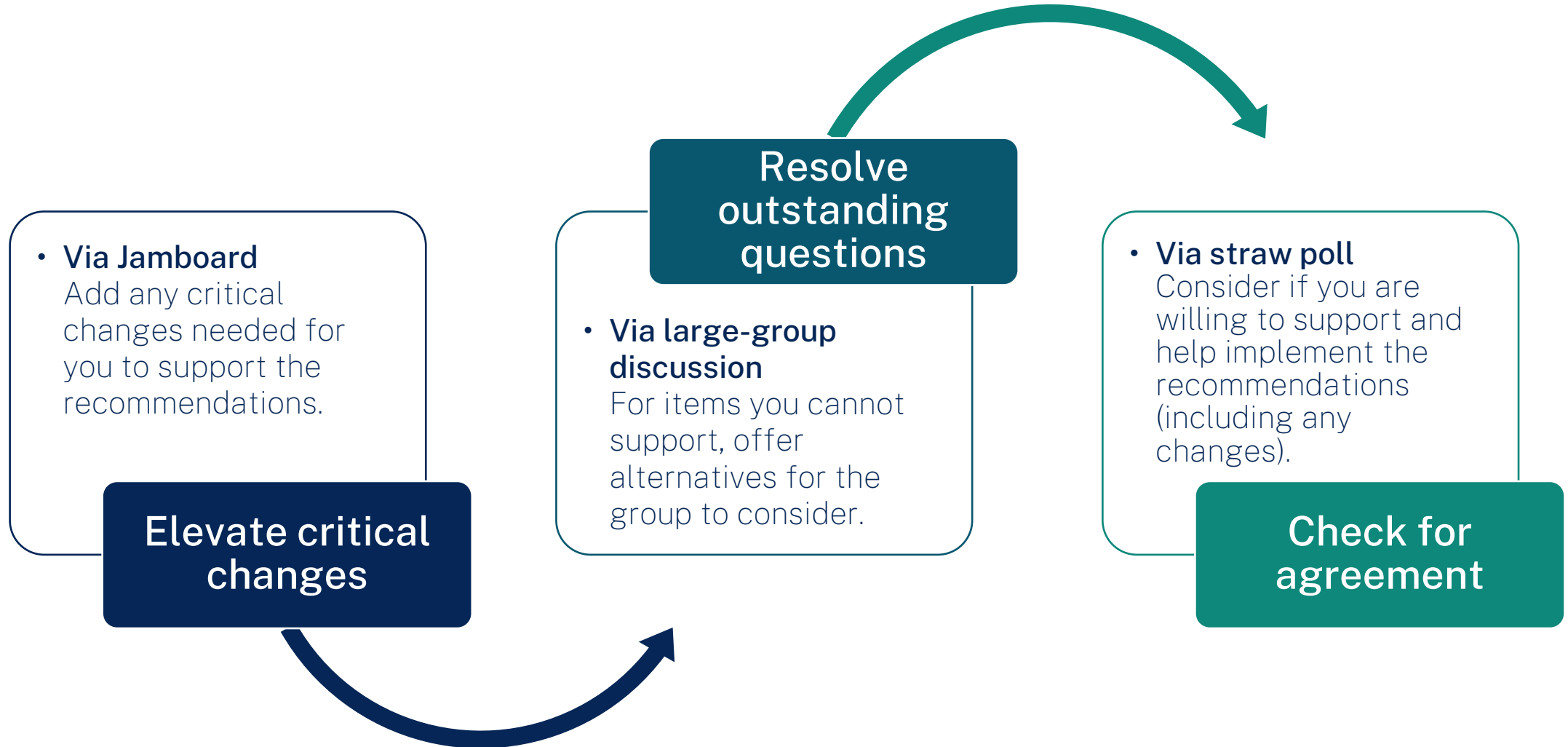
- Should the commission focus on resolution over mediation or vice versa? Both roles?

OPEN DIALOGUE

ANNUAL RECOMMENDATIONS

Open dialogue

Housing Opportunities for All Workgroup: Annual recommendations



REFLECTIONS

EXPERIENCE & IMPACT AS A WORKGROUP

Guided reflection: Mirror • Microscope • Binoculars

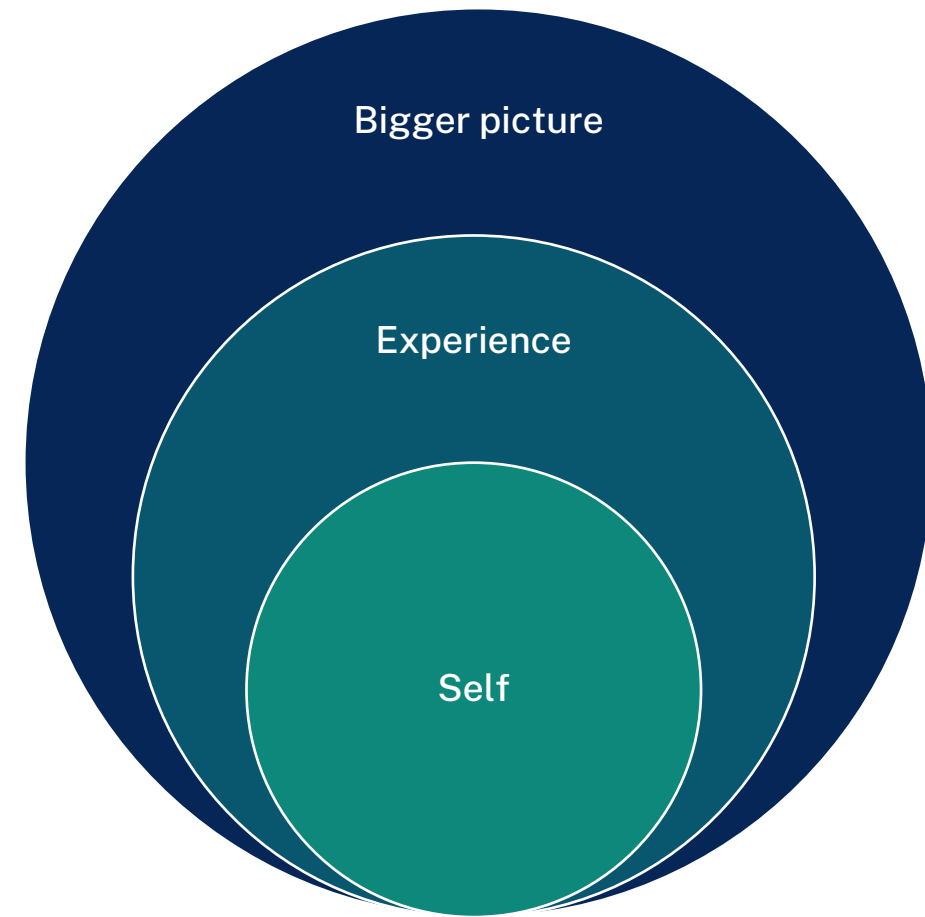
Housing Opportunities for All Workgroup: 2019-2022

Get something to jot down your thoughts: a piece of paper and something to write with or open a document on your computer or note on your phone.

Take a few minutes to think about **your experience participating in the workgroup and its impact** on future action on housing in Prince George's County and on current and future residents.

Write responses to complete the following sentences:

- The impact of participating in this workgroup **on me** was...
- A lesson I learned about **collaborating on housing issues** was...
- The **legacy of our work** in Prince George's County will be...



Thank You

