

Prince George's County
Housing Opportunities for All Workgroup
Annual Report to the County Executive and
County Council

March 2021 – March 2022 | Published April 2022

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Introduction

Housing Opportunity for All, Prince George’s County’s comprehensive housing strategy (CHS), represents the County’s 10-year plan to serve the housing needs of all county residents, both current and future, while expanding access to opportunity through housing investments. Implementing *Housing Opportunity for All* will help further establish the county as a community of choice in the Washington, DC metropolitan region—a place where families and individuals can live, grow, and thrive! *Housing Opportunity for All* was designed to achieve three primary goals:

1. **Support existing residents**, including long-time residents, seniors, residents with disabilities, and residents at-risk of displacement
2. **Attract new residents**, including millennials & families, **employers, and developers**
3. **Build on strategic investments & submarket conditions**, including transit-oriented development (TOD) areas like the Purple Line Corridor, areas around strategic assets & major public investments, and areas designated as federal Opportunity Zones.

Since 2019, Prince George’s County has completed three actions and started implementing 23 other actions from *Housing Opportunity for All*; a majority of Years 1–3 actions (18 of 22) are in progress, as well as an additional four actions slated for Years 4–7, and one action originally planned for Years 8-10.

Housing Opportunities for All Workgroup

In March 2019, Prince George’s County Council established the Housing Opportunities for All Workgroup through CR-16-2019 to assist with the implementation of *Housing Opportunity for All* (see Appendix 1). The Workgroup helps set priorities; provides guidance on proposed legislation related to housing; and recommends changes to housing policies, programs, procedures, and resources. In April 2021, Prince George’s County Council extended the Workgroup’s term through March 2022 via CR-21-2021 (see Appendix 2). As part of its extension, the Council directed the Workgroup to advise on the creation of a permanent stakeholder body to generate housing policy and advise on related issues.

The Workgroup is comprised of the following 22 members:

- The Chair of the Prince George’s County Council (or their designee)
- The Director of Department of Housing and Community Development (or their designee) who serves as Co-Chair of the Workgroup
- The President and CEO of the Prince George’s County Chamber of Commerce (or their designee)
- The President and CEO of the Prince George’s Economic Development Corporation (or their designee)
- The Director of Prince George’s County Department of Social Services (or their designee)
- The Director of Prince George’s County Department of Planning (or their designee)
- The Director of Prince George’s County Department of Permitting, Inspections and Enforcement (or their designee)
- The Chair of the Board of the Housing Authority of Prince George’s County (or their designee)
- One (1) representative from each of the following organizations:
 - Prince George’s County Association of Realtors
 - CASA de Maryland
 - Prince George’s County Municipal Association
 - Maryland Building Industry Association – Prince George’s County Chapter
 - Apartment and Office Building Association of Metropolitan Washington

- City of Bowie (as the County’s fair housing partner)
- Maryland Legal Aid Bureau, Inc. or Community Legal Services of Prince George’s County
- One (1) representative from each category, jointly selected by the County Executive and County Council Chair:
 - Senior community
 - Non-profit/faith community
 - Housing advocacy organization
 - Disability community
 - Non-profit housing developer
 - For-profit developer
 - Immigrant/cultural group

Report Overview

Per CR-16-2019, the Housing Opportunities for All Workgroup must provide a report to the County Council annually that summarizes its activities, the implementation status of *Housing Opportunity for All*, and policy and budget recommendations for the upcoming year. The Workgroup is pleased to share its third and final report with the County Executive and Council.

This report has three sections:

1. **Implementation update on *Housing Opportunity for All*** – This section provides an overview of actions in *Housing Opportunity for All* that have been completed and are currently being implemented (as of March 2022).
2. **Housing Opportunities for All Workgroup activities** – This section summarizes the Workgroup’s primary activities and accomplishments for its final cycle, from September 2022 through March 2022.
3. **Recommendations for Prince George’s County Executive and County Council in 2022** – This section recommends priorities for the County’s housing production targets through 2030, housing-related tools to achieve these housing targets guided by the Workgroup’s policy priorities, and recommendations for permanent housing advisory groups for Prince George’s County.

Implementation Update on *Housing Opportunity for All*

Housing Opportunity for All categorized 48 cross-cutting and targeted actions into short-, medium-, and long-term timeframes for implementation over 10 years.¹ This section aims to take stock of what Prince George’s County has accomplished during its first three years in terms of advancing its housing goals, improving the lives of existing residents through its housing activities, and creating and enhancing housing-related tools to better address housing challenges.

Since April 2019, Prince George’s County has completed three actions and started implementing 23 additional actions from *Housing Opportunity for All*. A majority of Years 1–3 actions (18 of 22), as well as five actions originally planned for Years 4–10, are in progress. The table beginning on page 6 shows the status of all Years 1–3 actions, as well as additional actions from Years 4–7 and Years 8–10 currently being implemented, and the outcomes they are designed to achieve.²

The Housing Opportunities for All Workgroup facilitated the implementation of eight (8) actions during its three-year tenure (see table below).

Actions Facilitated by the Housing Opportunities for All Workgroup	Status
Cross-cutting action 1.5: Establish stronger, market-informed inclusionary housing requirements	Complete
Cross-cutting action 3.1: Increase the County’s Housing Investment Trust Fund	Complete
Targeted action 2.6: Strengthen the County’s and partners’ ability to purchase affordable rental properties at risk of converting to market-rate housing (i.e., right-of-first refusal provisions)	Complete
Cross-cutting action 1.1: Modify public land disposition to advance Comprehensive Housing Strategy (CHS) goals	In progress
Cross-cutting action 2.1: Improve cross-departmental coordination and communication on development projects	In progress
Cross-cutting action 2.2: Conduct a broad education and outreach plan to promote existing and new housing programs and dialogue with various community stakeholders on a regular basis	In progress
Cross-cutting action 2.8: Increase internal capacity to support implementation of CHS goals and strategies	In progress
Cross-cutting action 3.4: Establish consistent funding terms and align uses of key County resources (e.g., HITF, PILOTs, PACE, Section 108, and other financing tools, including any tailored financial products or incentives)	In progress

¹ For a more detailed discussion of actions in *Housing Opportunity for All*, see the full strategy: www.princegeorgescountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19.

² The *Housing Opportunity for All* is implemented by County departments, County Council, County Executive, and other partners; some of their work overlaps with the policy focus area of the Workgroup in 2021 and 2022. An action is considered “in progress” if at least one implementation step in *Housing Opportunity for All* was underway as of January 2022.

Completed Actions

- **Cross-cutting action 1.5:** In 2019, with the support of Center for Community Investment’s Accelerating Investments in Healthy Communities grant, Prince George’s County completed an inclusionary zoning feasibility study, which examined market conditions, development feasibility, and policy recommendations along the Purple Line Corridor (see page 14 for next steps on this policy).
- **Cross-cutting action 3.1:** Prince George’s County established the Housing Investment Trust Fund (HITF), a dedicated, recurring resource to fund housing activities, including the creation of new homes. In 2021, Council dedicated \$10 million annually (at minimum) to the County’s HITF; the first round of developments funded with the dedicated source will be announced in June 2022. In addition to new resources, Prince George’s County aligned the goals of *Housing Opportunity for All* with its use of federal resources in Prince George’s County’s 2021-2025 Consolidated Plan and is pursuing authorization of two additional tools: Section 108 and Neighborhood Revitalization Strategy Area.
- **Targeted action 2.6:** The County now has a powerful tool for preservation in its redesigned right of first refusal (ROFR) program.³ The County’s Department of Housing and Community Development (DHCD) uses ROFR to enable a process for assigning its right to purchase multifamily properties that become for sale to a designee through a competitive process among a roster of qualified developers. The County clarified the full process and timelines for transactions and aligned its use of the payment in lieu of taxes (PILOTs) policy. The County also allocated \$15 million in American Rescue Plan funds to support implementation of the program.⁴ Using its redesigned ROFR program, Prince George’s County increased its committed affordable housing supply by 271 units between December 2020 and May 2021.

Key Activities Underway

- **Cross-cutting action 1.4 and Targeted action 2.4:** *Housing Opportunity for All* preceded COVID-19, but many of its actions became increasingly relevant as immediate responses to the pandemic. Already having a set of actions to stabilize households demonstrated the dynamic nature of the County’s CHS, even during uncertain and difficult times. These actions became a focal point for Housing Opportunities for All Workgroup activities and annual recommendations in 2021. As of March 18, 2022, the County deployed \$60.6 million and assisted nearly 7,000 households with emergency rental and utility assistance.
- **Cross-cutting action 1.7:** Prince George’s County, across several departments and with the input of the Housing Opportunities for All Workgroup, continued to explore tools and policies that will create more accessible and more diverse housing options in the county. The Workgroup put

³ The use of ROFR is increasing in Prince George’s County, with one property successfully purchased by a ROFR developer and another one that committed affordable units in exchange for a ROFR waiver.

<https://pgccouncil.us/DocumentCenter/View/6437/ROFR-Presentation-to-HOFA-5-28-21---FINAL>

⁴ The DHCD has set aside \$15 million (\$5 million per year for 3 years) to capitalize a ROFR Preservation Fund to provide targeted, flexible financing to ROFR Developers that acquire a property under the ROFR Program. More information on the program can be found here:

<https://www.princegeorgescountymd.gov/DocumentCenter/View/38650/NOFA-and-ROFR-Webinar---Final-11292021>

forward a policy framework, which continues to guide ongoing development of a universal design policy in Prince George’s County.

- **Targeted action 1.1:** Maryland-National Capital Park and Planning Commission (M-NCPPC) launched its Missing Middle Housing Initiative, which will explore how more missing middle housing in the County can meet community needs and align with the County’s long-term goals.⁵
- **Targeted action 1.2:** Prince George’s County, led by the DHCD, increased its efforts in supporting new production of affordable housing units. In the Fall 2021, the DHCD released a Notice of Funding Availability (NOFA) for housing and community development projects for the HOME Investment Partnership Program (HOME) and the County’s HITF. In addition to HOME and HITF funding, PILOTs were considered on a project-by-project basis.⁶
- **Targeted action 1.6:** Prince George’s County’s preservation efforts extended its resources into homeownership. In partnership with Habitat for Humanity Metro Maryland, the DHCD launched the Prince George’s County Homeownership Preservation Program (PG HOPP) funded with American Rescue Plan Act funds. These funds provide income-qualifying residents the financial resources they need to address critical health, safety, and accessibility related needs.⁷
- **Targeted action 2.4:** In response to the Workgroup’s 2021 recommendations, the DHCD also allocated \$2.3 million to support community navigators who are responsible for helping households that are experiencing housing crises access available resources.
- **Targeted action 3.2:** Prince George’s County, led by the DHCD, received technical assistance from the Center for Community Progress as they further explored the creation of a land bank for Prince George’s County; they also discussed the creation of an internal land banking taskforce. The Center for Community Progress provided a set of immediate and long-term actions for Prince George’s County to better utilize and coordinate existing tools to address vacant, abandoned, and tax delinquent properties. These actions provide a path forward for Prince George’s County that is more equitable, effective, and efficient, and outline how a land bank could also be leveraged to support local affordable housing goals from *Housing Opportunity for All*.⁸

⁵ For more information on the Missing Middle Housing Initiative, visit: <https://www.mncppc.org/5179/Missing-Middle-Housing>

⁶ The complete NOFA can be found here: <https://www.princegeorgescountymd.gov/DocumentCenter/View/39277/2021-HOME-and-HITF-NOFA---FINAL-Extended>

⁷ For more information on PG HOPP, visit: <https://habitatmm.org/how-to-apply/home-repair-services-for-homeowners/prince-georges-county-homeownership-preservation-program-pg-hopp.html>

⁸ The complete assessment from the Center for Community Progress can be found here: <https://communityprogress.org/wp-content/uploads/2021/08/2021-06-An-Assessment-of-Land-Banking-and-other-Tools-to-Transform-Vacant-Abandoned-and-Tax-Delinquent-Properties-into-Affordable-Housing-in-Prince-Georges-County-Maryland-TA-Report.pdf?eType=ActivityDefinitionInstance&eId=56d4779c-ffd2-4236-8822-db5756e2a936>

Implementation status: Actions from *Housing Opportunity for All*

* = Action discussed by the Housing Opportunities for All Workgroup in 2019. | ** = Action discussed by the Housing Opportunities for All Workgroup in 2021 and 2022. "In progress" = at least one implementation step in Housing Opportunity for All is underway as of March 2022 and confirmed by Housing Opportunities for All co-chairs.

YEARS 1-3 ACTIONS

Action	Intended outcome	Implementation status		
		Not started	In progress	Complete
Cross-cutting action 1.1 Modify public land disposition process to advance CHS goals.	Leveraged land for housing		✓	
Cross-cutting action 1.5 Establish stronger, market-informed inclusionary housing requirements. *	Expanded supports for vulnerable residents			✓
Cross-cutting action 1.6 Streamline the development review and permitting process for developments with a certain share of units set-aside for low-income households. **	Increased internal capacity & coordination		✓	
Cross-cutting action 2.1 Improve cross-departmental coordination and communication on development projects. **	Increased internal capacity & coordination		✓	
Cross-cutting action 2.2 Conduct a broad education and outreach plan to promote existing and new housing programs and dialogue with various community stakeholders on a regular basis. **	Increased transparency & accountability		✓	
Cross-cutting action 2.3 Create a centralized inventory of publicly-owned land, subsidized housing, naturally occurring affordable housing, and underutilized properties.	Leveraged land for housing		✓	
Cross-cutting action 2.7 Create more consistency within the County's development process. **	Increased internal capacity & coordination		✓	
Cross-cutting action 2.8 Increase internal capacity to support implementation of CHS goals and strategies. **	Increased internal capacity & coordination		✓	
Cross-cutting action 2.9 Build a fully culturally competent staff to serve the county's changing demographics. **	Increased internal capacity & coordination	✓		

Implementation status: Actions from *Housing Opportunity for All*

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Action	Intended outcome	Implementation status		
		Not started	In progress	Complete
Cross-cutting action 2.11 Reduce barriers for residents trying to find or stay in income-restricted housing.	Expanded supports for vulnerable residents		✓	
Cross-cutting action 2.12 Monitor, evaluate, and report progress on implementation of the CHS.	Increased transparency & accountability		✓	
Cross-cutting action 3.1 Increase the County's Housing Investment Trust Fund (HITF). *	Increased & diversified financing for housing			✓
Cross-cutting action 3.2 Apply for federal Section 108 Loan Guarantee Funds to support mixed-income and mixed-use development.	Increased & diversified financing for housing		✓	
Cross-cutting action 3.4 Establish consistent funding terms and align uses of key County resources. **	Increased transparency & accountability		✓	
Cross-cutting action 3.5 Align the County's housing initiatives with federal and state resources to maximize impact of all existing and new resources.	Increased & diversified financing for housing		✓	
Targeted action 1.2 Align the County's HITF and other development solicitations for public funding to support CHS goals and actions.	Increased internal capacity & coordination		✓	
Targeted action 1.3 Build more mixed-use and mixed-income developments. **	Increased & diversified financing for housing		✓	
Targeted action 1.4 Identify opportunities for new housing development on publicly-owned land.	Leveraged land for housing		✓	
Targeted action 1.6 Create additional resources to make it easier for persons with disabilities to find and stay in a home.	Expanded supports for vulnerable residents	✓		

Implementation status: Actions from *Housing Opportunity for All*

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Action	Intended outcome	Implementation status		
		Not started	In progress	Complete
Targeted action 2.4 Create a range of resources for households experiencing a housing crisis (unanticipated change in housing costs, eviction, etc.). **	Expanded supports for vulnerable residents		✓	
Targeted action 3.2 Create a land bank to support redevelopment of abandoned residential properties (or expand powers granted to RDA to provide the same function). *	Leveraged land for housing		✓	
Targeted action 3.7 Leverage project-based vouchers to promote mixed-income projects and allocate funding sources for a local rental assistance program.	Expanded supports for vulnerable residents		✓	
YEARS 4-7 ACTIONS				
Cross-cutting action 1.4 Strengthen rights and responsibilities of tenants and landlords. **	Continued support for vulnerable residents		✓	
Cross-cutting action 2.5 Work with non-profit and faith-based institutions to evaluate opportunities for partnerships on new development, education and outreach, or programming.	Expanded partnerships for implementation		✓	
Cross-cutting action 3.3 Market available resources and programs to local and regional developers	Expanded partnerships for implementation	✓		
Targeted action 1.1 Support proposed zoning changes that expand and encourage "missing middle" and other diverse housing types (e.g., duplexes, live/work units, one-level homes). **	Expanded housing diversity		✓	
Targeted action 2.6 Strengthen the County's and partners' ability to purchase affordable rental properties at risk of converting to market-rate housing (i.e., right-of-first refusal provisions). **	Expanded partnerships for implementation			✓
Targeted action 2.8 Expand existing programs and financing tools to increase access to homeownership. **	Increased & diversified financing for homeownership programs	✓		

Implementation status: Actions from *Housing Opportunity for All*

** = Action discussed by the Housing Opportunities for All Workgroup in 2019. | ** = Action discussed by the Housing Opportunities for All Workgroup in 2021 and 2022. "In progress" = If at least one implementation step in Housing Opportunity for All is underway as of March 2022 and confirmed by Housing Opportunities for All co-chairs.*

Action	Intended outcome	Implementation status		
		Not started	In progress	Complete
Targeted action 3.6 Coordinate targeted public investments with housing activities or other revitalization activities.	Revitalized neighborhoods		✓	
YEARS 8-10 ACTIONS				
Cross-cutting action 1.3 Allow accessory dwelling units as a permitted use in designated zones. **	Expanded housing diversity	✓		
Cross-cutting action 1.7 Adopt a universal design policy. **	New supports for existing residents		✓	

Housing Opportunities for All Workgroup Activities

In its final year, the Housing Opportunities for All Workgroup took a strategic and collaborative approach to develop a set of recommendations that will support the County in achieving its housing production goals and create permanent advisory bodies for key housing issues.

In total, the Workgroup met nine (9) times from May 2021 through March 2022. The Workgroup met seven (7) times between September 2021 and March 2022 to hear updates on *Housing Opportunity for All* implementation, develop policy priorities for the county's housing production targets, identify key housing tools to achieve these targets, and develop recommendations for a permanent housing advisory board and tenant-landlord commission. It met twice in May and June 2021 to have special conversations on universal design and implementation.⁹

The pandemic continued to impact the Workgroup's meeting format. The Workgroup met remotely via GoToMeeting for its final year of work. Despite meeting remotely, the Workgroup continued to garner participation from local and regional stakeholders with as many as 50–60 people, including Workgroup members, in attendance at each meeting.

From September to December 2021, the Workgroup had an open dialogue to create more detailed policy priorities to guide the County's housing production targets and inform the creation of a permanent stakeholder body to generate housing policy and resolve housing-related issues. The Workgroup used the housing goals in the County Executive's Economic Development Platform as its starting point for its efforts.

Workgroup members met in January and February 2022 to build out and refine recommendations on key housing tools to achieve housing production targets and permanent housing advisory boards. The Workgroup members and other attendees participated in facilitated discussions to identify priority housing tools to enact and/or expand; findings from targeted outreach to affordable housing developers, regional partners, County agencies and departments, and the Maryland Department of Housing and Community Development also informed the discussion. The Workgroup finalized their recommendations during the March 2022 meeting.

⁹ The finalized Housing Opportunities for All Workgroup policy memo on universal design can be found at: <https://pgccouncil.us/DocumentCenter/View/6700/Final-Universal-Design-Recommendation-Memo>

Recommendations for Prince George’s County Executive and County Council

The recommendations in this section aim to accomplish three main objectives to satisfy the roles of the Workgroup members in their final year:

- **Develop guiding policy priorities when achieving new production:** During their Fall 2021 meetings, Workgroup members built out key policy priorities to guide the production of new homes. They set priorities around tenure, price point, location, and type (see page 12).
- **Identify strategies to increase housing opportunities:** Through an iterative process with the Workgroup, members of the regional development community, Prince George’s County staff, and State of Maryland Department of Housing and Community Development, participants generated a list of priority housing tools to meet the estimated housing targets. As previously noted, Workgroup members used the County Executive’s Economic Development Platform as a starting point for more detailed targets.
- **Propose frameworks for permanent housing advisory groups:** The Workgroup members identified a need for Prince George’s County to establish two housing bodies with distinct functions: one advising housing policy and another related to tenant-landlord issues.

Once implemented, the recommendations in this report would advance seven (7) actions from Housing Opportunity for All. The housing tool recommendations in this section are well-aligned with the following actions from Housing Opportunity for All:

- **Cross-cutting Action 1.3.** Allow accessory dwelling units as a permitted use in designated zones.
- **Cross-cutting Action 1.5.** Establish stronger, market-informed inclusionary housing requirements.
- **Cross-cutting Action 2.1.** Improve cross-departmental coordination and communication on development projects.
- **Cross-cutting Action 2.7.** Create more consistency within the County’s development process.
- **Targeted Action 2.4.** Create a range of resources for households experiencing a housing crisis.

The permanent advisory board recommendations in this section are well-aligned with the following actions from *Housing Opportunity for All*:

- **Cross-cutting Action 1.4.** Strengthen rights and responsibilities of tenants and landlords.
- **Cross-cutting Action 2.12.** Monitor, evaluate, and report progress on implementation of the CHS.

The recommendations detailed below represent the Workgroup’s efforts during Year 3 and the primary areas of consensus among Workgroup members. The recommendations are also informed by previous Workgroup meetings and discussions. While developing these recommendations, Workgroup members and audience members raised important questions and points for consideration. Some of their questions were resolved in developing these recommendations. Other considerations will need to be explored in greater detail as recommendations move forward or by future housing advisory bodies in Prince George’s County.

Policy Priorities for New Homes

The County Executive outlined a housing goal focused on new housing production in her 2021 Economic Development Platform.¹⁰ More specifically, it calls for 26,000 new residential units by 2030, with 75 percent of those units affordable to households with incomes at or below 120 percent of the area median income.¹¹ This goal, along with complementary goals in the 2021 Economic Development Platform around type and location, created the framework through which the Housing Opportunities for All Workgroup's set more detailed priorities around tenure, price point, location, and type.

During their Year 3 work, Workgroup members identified key policy priorities to guide new housing production, under the overarching housing target in the County Executive's 2021 Economic Development Platform, and the tools needed to achieve them. The Workgroup's discussions were informed by data about Prince George's County's housing landscape, recent housing production patterns,¹² the county's pipeline of new for-sale and rental homes,¹³ and the remaining homes needed to achieve the production targets.¹⁴

Workgroup members agreed that the following priorities should guide production of the 26,000 new homes built in Prince George's County through 2030:

- An even split among new rental & homeownership opportunities that enables a range of people to benefit from new homes
- Homes priced for households in different circumstances, including Prince George's County employees; existing small business owners; individuals whose earnings will increase over time (e.g., recent graduates); families; aging residents; and persons with disabilities
- Homes built in transit-oriented development areas with access to multimodal transportation options and connection to services
- Increased housing diversity achieved through addressing systemic barriers to development and maximizing site development potential¹⁵

The Workgroup members also affirmed the importance of housing preservation, which is another goal in the County Executive's Economic Development Platform and *Housing Opportunity for All*, during their discussions about housing production.

¹⁰ The County Executive's Economic Development Platform can be found here:

https://www.princegeorgescountymd.gov/DocumentCenter/View/36074/26120_SOCA_FINAL

¹¹ Priorities identified by Housing Opportunities for All Workgroup members, September through November 2021.

¹² Recent production trends help understand recent development patterns and areas where new or expanded policies or tools may be needed to achieve the county's housing targets.

¹³ This examined all new for-sale homes and rental units in multifamily buildings of 5+ units built in 2021 or currently under construction as of 2021 in Prince George's County.

¹⁴ Examined the difference between the estimated new homes and the housing targets set by the County Executive, guided by stakeholder priorities for new homes.

¹⁵ Workgroup members agreed that it will be critical to consider neighborhood contexts while exploring policy changes that will allow for various scales and building forms.

Strategies to Increase Housing Opportunities

In collaboration with the Workgroup members, Prince George's County DHCD, and M-NCPPC, Enterprise Advisors estimated numerical housing targets that reflected the Workgroup's policy priorities and identified the shifts needed to achieve them.

To achieve the housing production targets in Prince George's County, Enterprise Advisors shared the following lenses with Workgroup members to anchor their tool identification:

- Accelerate housing production of committed affordable units (in tandem with continued investments in these homes through existing tools)
- Lower price points for new rental units (in some instances significantly)
- Incorporate more opportunities for affordable homeownership
- Increase market-rate and affordable homeownership opportunities in TODs

New Strategies to Explore

Workgroup meeting participants raised the following new strategies to consider in order to increase and enable new affordable housing opportunities.

Land Use & Zoning Tools

Action Overview: Prince George's County has experienced growth while becoming more diverse. As the County changes, land use & zoning policies can function as creative tools that enable neighborhoods or transit areas to adapt to the needs and opportunities associated with growth and addressing housing demands or gaps. Since 2014, Prince George's County has been rewriting its zoning ordinance. As of April 1, 2022, a new zoning and subdivision ordinance is in effect.¹⁶ The new zoning ordinance will begin to make policy improvements that support infill and greater housing types. In 2021, M-NCPPC launched their Missing Middle Housing Initiative to support development of a greater diversity of housing types for current and future residents.¹⁷ As the revised zoning ordinance begins to be implemented and the Missing Middle Housing Initiative study is underway, the Housing Opportunities for All Workgroup members highlighted specific near-term opportunities in the County's land use & zoning standards to help meet the County's housing production targets. Land use & zoning changes that support the County's goal include:

- **Development standards:** Prince George's County took steps to simplify its development standards through the Zoning Rewrite. However, Workgroup members agreed upon a need for land use & zoning standards that can support more housing opportunities. Workgroup members highlighted the following areas to explore: adjusting standards to unlock more development potential and promote increased density (e.g., minimum lot sizes, building square footage, land square foot requirements); and repurposing underutilized spaces (i.e., empty parking lots).
- **Accessory Dwelling Units:** The County's updated zoning ordinance supports more walkability and connectivity with less space dedicated to parking and smaller front setbacks with wider sidewalks to encourage walking in single-family, transit-adjacent neighborhoods. The Workgroup members agreed that zoning changes that support accessory dwelling units (ADUs) (both attached dwelling units, such as basement apartments, and detached dwelling units,

¹⁶ <https://www.washingtoninformer.com/prince-georges-zoning-approval-described-as-a-proud-moment/>

¹⁷ For more information on the Missing Middle Housing Initiative, visit: <https://www.mncppc.org/5179/Missing-Middle-Housing>

sometimes also called granny flats) can add more homes in different neighborhoods, support existing homeowners who may want to downsize or live near their family or caretaker, and enable neighborhoods to better meet current and future housing needs. The State of Maryland has pending ADU legislation that, if passed, would allow local jurisdictions to authorize the development of ADUs on single family residential properties. The Workgroup members acknowledged that if these pieces of legislation move forward in the future, it will allow Prince George's County to make zoning changes that enable ADUs.¹⁸

- **Inclusionary Zoning:** In 2020, the DHCD commissioned a feasibility study of inclusionary zoning along the Purple Line in Prince George's County.¹⁹ The study found that market conditions and the County's current incentives would not support inclusionary zoning at this time and outlined the metrics to monitor to reassess this tool for use in Prince George's County in the future. The Workgroup members agreed that there is a need to continue monitoring the inclusionary zoning metrics and, if/when enacted, ensure these requirements are put in place without negatively impacting development.

Recommended actions by the County Executive and County Council in 2022:

- **Identify small-scale, near-term adjustments to development standards that unlock more opportunities for development.** M-NCPPC should review smaller adjustments to existing development standards, with a focus on ways to remove development barriers that impact infill development and offer more flexibility for diverse housing types.
- **Permit ADUs in designated areas.** M-NCPPC should examine opportunities for where accessory dwelling units could be a permitted use (either by-right without special approvals or as a conditional or special use), including in single-family neighborhoods. This assessment would inform future local legislation to amend the County's zoning code and start to build other supportive tools needed to support creation of ADUs (e.g., homeowner outreach and education, access to financing, technical assistance, and design guidelines). This assessment may be able to leverage the work of the Missing Middle Housing Initiative and align development of future zoning amendments for both ADUs and missing middle homes.
 - **Areas for future considerations:** In developing the ADU policy, the Workgroup members have identified key components that should be considered: 1) accessibility, 2) geographic focus on priority funding areas or areas served by public sewer to keep new housing connected to public services & mitigate pollution; and 3) an advisory group to provide dedicated time and resources to lead the development of the ADU policy.
- **Continue to monitor the feasibility of inclusionary zoning.** Workgroup members agreed that Prince George's County should monitor evolving market conditions and evaluate inclusionary zoning as a potential future tool. There is an opportunity for the DHCD and M-NCPPC to collaborate with a consultant to set up a monitoring system across County departments to enable the County to move forward on developing a policy once the conditions suggest it would be feasible. An inclusionary zoning policy should include a mandatory program structure, utilize

¹⁸ General Assembly legislation on ADUs: HB1259 and SB871.

¹⁹ The complete Inclusionary Housing Study can be found here:

<https://pgccouncil.us/DocumentCenter/View/6013/Prince-Georges-County-Inclusionary-Housing-Study#:~:text=Inclusionary%20zoning%20policies%20require%20developers,bonus%20density%20or%20tax%20abatement.&text=Rents%20for%20affordable%20units%20are,median%20household%20in%20a%20region.>

a countywide approach (rather than target areas), and instate a long-term affordability period for affordable units created through the policy.

Development Incentives

Action Overview: The county's economic activity shows that it has experienced tremendous growth in recent years.²⁰ Workgroup members have expressed the need to capture this growth while advancing the County's housing goals. There is an opportunity for better alignment of existing economic and housing tools with the growth the County has been experiencing to move forward in reaching its housing targets. Specifically, this growth can attract new pipeline projects of affordable or mixed-income housing. The Workgroup identified an opportunity for the County to become more competitive in affordable housing or mixed-income development through addressing the following:

- **Existing Impact Fees:** Prince George's County has two existing impact fees: school facilities surcharge fees and public safety fees.²¹ These surcharge fees increase annually to adjust for inflation.²² The residential construction surcharges offer lower fees for projects inside the Beltway and projects adjacent to Washington Metropolitan Area Transit Authority sites. The Economic Development Corporation offers reductions or exemptions to promote multifamily development in transit-oriented development areas. The Workgroup members see these fees as a cost driver of new development, in part due to necessary infrastructure improvements.

Recommended actions by the County Executive and County Council in 2022:

- **Reduce or waive existing impact fees for development with affordable housing.** The Workgroup members recommend that Prince George's County amend the existing fee structure to incentivize affordable housing development aligned with policy priorities supporting the housing targets. There is an opportunity for the DHCD and the Economic Development Corporation to collaborate on how to readjust this existing economic tool to achieve the greatest impact for the County's housing and economic goals.
 - **Areas for future considerations:** In amending the existing impact fee structure, there is a need for a common framework to help determine when and how to apply updated standards for waivers and provisions. A cost benefit analysis would be helpful in determining the fiscal impacts of waiving or reducing impact fees for affordable or mixed-income developments.

Permitting Process Improvements

Action Overview: Workgroup members and the development community cited systemic concerns when going through the permitting review process. There is not a consistent or clear policy to guide how and when projects are prioritized. The Department of Permitting, Inspections and Enforcement (DPIE) has

²⁰ https://www.washingtonpost.com/local/md-politics/prince-georges-has-overtaken-montgomery-as-top-job-creator-in-maryland-suburbs/2020/01/19/218c3646-38b6-11ea-bf30-ad313e4ec754_story.html

²¹ For more information on the County's existing surcharges, visit: <https://www.princegeorgescountymd.gov/DocumentCenter/View/22472/School-Facilities-Surcharge-and-Public-Safety-Fees-Adjusted-PDF#:~:text=Pursuant%20to%20the%20Prince%20George's,Highway%20495%20and%20the%20District>

²² School Facilities Surcharge and Public Safety Surcharge fees were adjusted for inflation for Fiscal Year 2022 by an increase of .3% on new residential construction for which a building permit is issued.

been working proactively to streamline its permitting system. The proposed recommendations would bring a clear guide for affordable housing developments.

Recommended actions by the County Executive and County Council in 2022:

- **Continue to support DPIE improvements:** DPIE has begun to look internally at improvements to the permitting process. They have launched a process to bring a new permitting and licensing system online, which will bring more predictability and lower costs related to the permitting process. DPIE is also exploring separating permitting streams for construction and non-construction stakeholders who need DPIE support. The County Council and County Executive should work alongside with DPIE to support these improvements. The Workgroup members recommend increasing the budget for relevant agencies (planning, entitlement, and permitting) to increase staff capacity or allow third parties to approve plans for entitlement and permitting.
- **Prioritize affordable housing in the entitlement process:** The Housing Opportunities for All Workgroup members agree on the need for streamlined approval paths for affordable housing developments in the entitlement process. DHCD will continue to be a valuable resource to DPIE as DPIE leads the efforts in prioritizing affordable housing development in the entitlement process. As DHCD continues to play a supportive role for DPIE and lead other larger housing initiatives in the County, it is important to ensure their budget increases to reflect the growth of responsibilities they are taking on.
 - **Areas for future consideration:** the DPIE and DHCD should collaborate to develop a consistent set of eligibility requirements for the types of affordable housing developments that will qualify for a streamlined process. DPIE would then need to evaluate internally the best approach to streamline the process, which could include: 1) dedicated staff to affordable housing development; 2) development liaison for special projects; and 3) multiple permitting streams.

Expand Access to Homeownership

Action Overview: Workgroup members cited the need to improve access to homeownership for new and existing residents by strengthening existing homeownership programs, increasing and enabling new for-sale inventory, and increasing residents' preparedness for homeownership.

Recommended actions by the County Executive and County Council in 2022:

- **Adjust homeownership programs to improve effectiveness:** The Workgroup members cited that it has become increasingly difficult for residents to purchase homes as market conditions have changed. The Workgroup members recommend enhancing existing down payment programs by increasing funding to existing down payment programs, as well as identifying additional sources of funding earmarked for homeownership programs.
- **Increase residents' preparedness for homeownership:** The Workgroup members cited a need to actively build out a pipeline of qualifying homebuyers by improving first-time homebuyer courses. By helping residents become ready for homeownership, the County will be increase demand for the new homeownership units that the housing targets aim to bring to the County.
- **Build out new homeownership inventory:** The Workgroup members recommended leveraging publicly-owned land and vacant land through a competitive RFP process (with affordability requirements for new for-sale homes), utilizing public gap funding to subsidize the development of for-sale homes, and increasing the County's access to funding from state and federal resources to fund production of affordable for-sale homes.

- **Adjust regulatory environment to promote diverse homeownership types:** As noted above, the Workgroup members recommend that Prince George’s County continue to pursue efforts that will create a regulatory environment that will allow a range of housing types to serve a wide range of residents and families in different occupations and points in life. The M-NCPPC’s efforts around missing middle housing and the new zoning ordinance have the potential to enable more affordable for-sale housing development.

Actions to Continue and Expand

Workgroup members also recommend that Prince George’s County utilize and expand the use/scale of its existing tools.

Recommended actions for Prince George’s County to continue:

- **Increase annual contributions to the Housing Investment Trust Fund:** Recently, Prince George’s County Council established a dedicated funding source for the HITF.²³ The Workgroup members cited the need for the HITF to be fully funded through increased annual contributions. In past discussions during Year 1, the Workgroup members agreed on increasing annual contributions to the HITF to \$25 million (median of all meeting participants’ responses). It is worth noting this is not enough relative to the estimates projected in the *Housing Opportunity for All*. *Housing Opportunity for All* reported that it could take as much as \$51.7 million annually for a period of 10 years to capitalize enough units for the current supply gap. The increase in funding for the HITF could allow for allocations to other priorities, such as homeownership assistance or predevelopment activities.
- **Increase investments in ROFR:** Prince George’s County has made significant strides in the ROFR implementation. The Workgroup members noted that, following the expenditure of American Rescue Plan funding, there should be more dollars allocated to ROFR program for acquisition and improvements.
- **Provide incentives for affordable housing production and preservation in proximity to transit stations and inner beltway communities:** The Workgroup uplifted the need to focus Prince George’s County affordable housing efforts around transit-accessible areas and the inner beltway communities.

Advisory Boards

In addition to the discussion to the around housing targets and housing-related tools, the Workgroup members identified a need for Prince George’s County to establish two housing bodies with distinct functions – one advising on housing policy and another related to landlord-tenant issues.

Permanent Housing Advisory Board

Action Overview: As the Housing Opportunities for All Workgroup culminates its three-year effort, Workgroup members agree that this work will need to continue. To inform the recommendations around what boards or commissions should form after the work sunsets, the Workgroup reviewed a scan of existing board and commissions across the region.

²³ For more information on the HITF, visit: <https://www.princegeorgescountymd.gov/4270/Housing-Investment-Trust-Fund>

Recommended actions by the County Executive and County Council 2022:

- **Establish a permanent Housing Policy & Implementation Advisory Board:** The Workgroup members agree that the County Council should establish a Housing Policy & Implementation Advisory Board for Prince George’s County.
 - **Roles** - The Workgroup members recommends this board have the following 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** - The Workgroup members recommend that this board carry out the following 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 an annual report to Prince George’s County Council on implementation progress and state of housing in the county
 - Serve as a liaison to Prince George’s County Planning Board on housing-related matters
 - **Composition** - The Workgroup members also agreed that the board should be made up of representatives from a variety of sectors and perspectives (i.e., public, private & nonprofit sectors; people with lived housing instability experience; housing advocates) and reflect geographic representation from across Prince George’s County. The Workgroup members recommend that the full board meet four to six times a year, with subcommittees meetings between scheduled board meetings.

Note: Workgroup members would like board members to be made up of Prince George’s County residents and individuals with specific expertise, similar to the current composition of the Housing Opportunities for All Workgroup. In the case that a subject matter expert lives outside the county, but does work within Prince George’s County, residency requirements should be waived. Workgroup members also discussed compensation, though no consensus was reached on whether to offer it; if offered, there will be a need for clear policies to avoid conflicts of interest.

Tenant-Landlord Commission

Action Overview: The Workgroup members observed that there is no landlord-tenant focused board or commission in the County. The Workgroup centered an ongoing need to create this body and to build out a strong landlord-tenant infrastructure. Past recommendations have highlighted this need. During Year 2 of *Housing Opportunity for All* implementation, Workgroup members advocated for recommendations that would respond to the urgent and unmet needs among tenants affected by COVID-19, as well as long-term actions to support greater tenant stability, widen communication and education for both landlords and tenants, and create a more resilient housing system.

Recommended actions by the County Executive and County Council in 2022:

- **Create a Tenant-Landlord Office** - In tandem with establishing a Tenant-Landlord Commission, a Tenant-Landlord Office will need to be developed to build out a comprehensive tenant-landlord infrastructure. The Tenant-Landlord Office should be responsible for educating the public on rental programs, tenant-landlord information, tenant rights, and other relevant topics. The office will need dedicated staffing, such as a full-time tenant liaison and support staff. The Tenant-Landlord Office and Tenant-Landlord Commission would work together around tenant-landlord related issues and topics.
- **Establish a Tenant-Landlord Commission** - The Workgroup members recommend that County Council establish a Landlord-Tenant Commission for Prince George's County.
 - **Roles** - The Workgroup members recommend the board:
 - Mediate or arbitrate tenant-landlord disputes on a voluntary basis
 - Resolve tenant-landlord disputes
 - **Composition** - The Workgroup members agreed that the Landlord-Tenant Commission should have equal representation from tenants, landlords, and members of the public. Workgroup members expressed the importance that all those who serve on the Landlord-Tenant Commission come equipped with the proper education in fair housing and go through anti-bias trainings. Workgroup members also uplifted the need for inclusion of renters with lived experience with housing instability, (i.e., current participants of rental assistance programs), a mediator, a housing counselor, and an individual with relevant legal expertise as these groups add tremendous value and a range of perspectives.

Notes:

- Workgroup members recommend the County explore liability questions for any mediation or resolutions work this board would be involved in.
- Additionally, the Workgroup agreed that once the board has been established and is ready to expand their work, they should focus on 1) educating tenants and landlords and 2) building relationships between tenant and landlords.

Conclusion

Implementation of *Housing Opportunity for All* is well underway. Three years into implementation, more than half of all short-term actions outlined in *Housing Opportunity for All* have been completed (three total actions) or are in the process of being implemented (23 total actions) as of March 2022. The Housing Opportunities for All Workgroup played a role in advancing eight (8) total actions during its tenure from April 2019 through March 2022.

The Housing Opportunities for All Workgroup recommends the following actions to continue implementation of *Housing Opportunity for All* and collaboration across county stakeholders:

- Prince George's County should explore specific near-term changes to its land use & zoning standards to help meet the County's housing production targets in three main areas: 1) development standards; 2) accessory dwelling units; and 3) inclusionary zoning.
- Prince George's County should align its housing and economic development incentives (namely development fee waivers) to support affordable housing development.
- Prince George's County should continue to strengthen its permitting process and prioritize affordable housing development in the development approvals process.
- Prince George's County should increase access to homeownership by supporting low- and moderate-income residents who are ready to purchase their first homes and by increasing the supply of affordable for-sale homes.
- Prince George's County should establish two permanent housing-related boards to provide ongoing stakeholder input on housing issues and decisions: 1) Housing Policy and Implementation Advisory Board and 2) Tenant-Landlord Commission.
- Prince George's County should build on successful efforts to increase the effectiveness and use of its housing tools. Expanded efforts should focus on significantly increasing funding for the Housing Investment Trust Fund, creating a permanent source of funding to support implementation of the County's right of first refusal policy, and continuing to embed TOD goals into its use of resources.

The Housing Opportunities for All Workgroup applauds the commitment of the County Executive and County Council in supporting the robust implementation of *Housing Opportunity for All* since 2019. The Workgroup members been encouraged by County leaders' foresight to protect residents and improve their homes, as well as their willingness to embrace ambitious targets to guide future housing investments.

The Workgroup humbly asks that County leaders continue their commitment to both achieving the goals of *Housing Opportunity for All* and increasing the county's housing supply in ways that support a range of residents over the next three years and beyond.

Appendices:

Appendix 1. CR-16-2019

Appendix 2. CR-21-2021

1 well as consider the unique housing and fiscal challenges in Prince George's County; and
2 promote and encourage sustainable and vibrant communities, thriving families and housing
3 options for all; and

4 WHEREAS, after working with stakeholders over a twenty-four (24) month period, a
5 County Comprehensive Housing Strategy Report, titled "*Housing Opportunity for All*", (herein
6 "Report") was developed and was finalized in March 2019; and

7 WHEREAS, Prince George's County has become a key location for the relocation or
8 expansion sites of several key federal agencies and high value economic development activities,
9 all which will have a direct effect on short and long-term job creation, whereby diverse
10 affordable housing is needed to house potential employees; and

11 WHEREAS, Prince George's County has significant land opportunities, transit-oriented
12 development sites and a diverse housing stock at prices less than neighboring jurisdictions; and

13 WHEREAS, the Comprehensive Retail Market Strategic Plan recognized the need for
14 housing in strategic locations to support high-quality retail and the Approved County General
15 Plan 2035 identified the need for different housing types to support mixed-use walkable
16 neighborhoods; and

17 WHEREAS, Prince George's County continues to experience challenges including
18 foreclosures and shortages of quality affordable and workforce housing; and

19 WHEREAS, there is value in having a Housing Opportunities for All Workgroup to assist
20 the County with the creation and monitoring of a Countywide Housing Policy, to provide
21 guidance and assistance with implementing comprehensive strategies to promote and preserve
22 housing for all; to provide guidance and innovation in financing tools and the re-distribution of
23 County resources, promote strategies for equitable access to healthcare, education, jobs, and
24 transportation; and to assist the County assess barriers to fair, affordable, diverse and quality
25 housing opportunities to meet existing and future needs for the County's diverse population.

26 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
27 County, Maryland, that the Housing Opportunities for All Workgroup is hereby established to
28 assist the County monitor and evaluate the effectiveness of the Comprehensive Housing Strategy
29 and implementing the strategies thereof.

30 BE IT FURTHER RESOLVED that the Housing Opportunities for All Workgroup will
31 have an initial term of two (2) years from the date of adoption of this Resolution. If determined

1 advantageous and desirable, the Housing Opportunities for All Workgroup may be reauthorized
 2 in subsequent years by Council Resolution. The Housing Opportunities for All Workgroup shall
 3 meet at least on a quarterly basis, unless otherwise required by the County Council or as deemed
 4 appropriate by the Co-Chairs of the Workgroup.

5 BE IT FURTHER RESOLVED that the Housing Opportunities for All Workgroup shall be
 6 composed of nineteen (19) members, as follows:

- 7 1. The Chair of the Prince George's County Council or the Chair's designee; and
- 8 2. The Director of the Department of Housing and Community Development or their
 9 designee who will serve as Co-Chair of the Comprehensive Housing Workgroup; and
- 10 3. The President and CEO of the Prince George's County Chamber of Commerce or their
 11 designee; and
- 12 4. The President and CEO of the Prince George's Economic Development Corporation,
 13 or their designee; and
- 14 5. The Director of the Prince George's Department of Social Services, or their designee;
 15 and
- 16 6. The Director of Prince George's County Department of Planning or their designee; and
- 17 7. The Chairman of the Board of the Prince George's County Housing Authority or their
 18 designee; and
- 19 8. One (1) Representative from each of the following Organizations: Prince George's
 20 County Association of Realtors (PGCAR); CASA de Maryland (CASA); Prince George's
 21 County Municipal Association (PGCMA); Maryland Building Industry Association – Prince
 22 George's Chapter (MBIA); Apartment and Office Building Association (AOBA); and the City of
 23 Bowie (the County's Fair Housing partner); and
- 24 9. One (1) Representative from each category of the following areas, jointly selected by
 25 the County Executive and County Council Chair: Senior Community, Non-Profit/Faith
 26 Community, Housing Advocacy Organization, Disability Community; Non-profit housing
 27 developer and "For-profit" Developer.

28 BE IT FUTHER RESOLVED that appointment of members shall be completed within 30
 29 days after the adoption of this Resolution.

30 BE IT FURTHER RESOLVED that should either member listed above cannot serve in
 31 their full capacity, the agency/organization should provide a replacement within 30 days.

1 BE IT FURTHER RESOLVED that the Council Administrator and the Department of
2 Housing and Community Development shall assign appropriate technical and administrative
3 support staff, or contract for policy support as necessary, to assist the Housing Opportunities for
4 All Workgroup in its work.

5 BE IT FURTHER RESOLVED that the Housing Opportunities for All Workgroup will use
6 the existing Report and other data resources to create the framework of a housing policy; will
7 create benchmarks that will be monitored and distributed in a transparent manner; and provide
8 quarterly updates of the benchmarks and strategies to the County Council and submit an annual
9 report by January 1st of each year outlining activities, status of implementation and
10 recommendations to be used for incorporation within the upcoming budget and calendar year.

Adopted this ____ day of _____, 2019.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2021 Legislative Session

Resolution No. CR-21-2021

Proposed by Council Member Glaros

Introduced by Council Members Glaros, Taveras, Hawkins, Ivey, Davis, Harrison,
Streeter, Franklin, Turner, Dernoga and Anderson-Walker

Date of Introduction March 2, 2021

RESOLUTION

1 A RESOLUTION concerning

2 The Housing Opportunities for All Workgroup – Extension of Term, Additional Members and
 3 Advice on Creation of Permanent Stakeholder Body to Generate Housing Policy and Resolve
 4 Housing Related Issues

5 For the purpose of extending the term of the Housing Opportunities for All Workgroup which
 6 was established to assist the County in setting priorities and implementing the Comprehensive
 7 Housing Strategy Report for Prince George's County; to provide advice on any proposed
 8 legislation and/or changes being considered by the County to existing policies and legislation
 9 and to recommend possible changes for consideration by the County to the County's policies,
 10 regulations, procedures, and distribution of County resources; to extend the due date of the
 11 workgroup's annual report; adding members to the Housing Opportunities for All Workgroup;
 12 adding the responsibility of advising on the creation of a permanent stakeholder body to generate
 13 housing policy and resolve housing related issues; and generally relating to housing issues in
 14 Prince George's County.

15 WHEREAS, developing an effective housing policy, which would be comprised of
 16 strategies that develop housing for all, benefits the health, social, and economic development of
 17 our entire County; and

18 WHEREAS, after working with stakeholders over a twenty-four (24) month period, a
 19 County Comprehensive Housing Strategy Report, titled "Housing Opportunity for All",
 20 ("Report") was developed and was finalized in March 2019; and

21 WHEREAS, Prince George's County has become a key location for the relocation or
 22 expansion sites of several key federal agencies and high value economic development activities,

1 all which will have a direct effect on short and long-term job creation, whereby diverse
2 affordable housing is needed to house potential employees; and

3 WHEREAS, Prince George's County has significant land opportunities, transit-oriented
4 development sites and a diverse housing stock at prices less than neighboring jurisdictions; and

5 WHEREAS, the Comprehensive Retail Market Strategic Plan recognized the need for
6 housing in strategic locations to support high-quality retail and the Approved County General
7 Plan 2035 identified the need for different housing types to support mixed-use walkable
8 neighborhoods; and

9 WHEREAS, Prince George's County continues to experience challenges including, but not
10 limited to, foreclosures and shortages of quality affordable and workforce housing; and

11 WHEREAS, there continues to be great value in having a Housing Opportunities for All
12 Workgroup to further assist the County with the creation, implementation and monitoring of a
13 Countywide Housing Policy, to provide guidance and assistance with implementing
14 comprehensive strategies to promote and preserve housing for all; to provide guidance and
15 innovation in financing tools and the re-distribution of County resources, promote strategies for
16 equitable access to healthcare, education, jobs, and transportation; and to assist the County to
17 assess barriers to fair, affordable, diverse and quality housing opportunities to meet existing and
18 future needs for the County's diverse population.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
20 County, Maryland, that the initial term of the Housing Opportunities for All Workgroup is
21 hereby extended an additional period of time, until March 31, 2022, to assist the County monitor
22 and evaluate the effectiveness of the Comprehensive Housing Strategy and continue to
23 implement the strategies thereof.

24 BE IT FURTHER RESOLVED that the Housing Opportunities for All Workgroup shall be
25 comprised of all of the members from the CR-16-2019 Resolution with the addition of the
26 Director of the Department of Permitting Inspections and Enforcement, or the designee; and a
27 representative from Maryland Legal Aid Bureau, Inc. or Community Legal Services of Prince
28 George's County, Inc.; and a representative from an immigrant/cultural group as designated by
29 the Workgroup co-chairs.

30 BE IT FURTHER RESOLVED that the Housing Opportunities for All Workgroup shall
31 have the additional responsibility of advising on the creation of a permanent stakeholder body

1 (e.g., Housing Advisory Commission) to generate housing policy and resolve housing related
2 issues.

3 BE IT FURTHER RESOLVED that a final report shall be due to the Prince George’s
4 County Council by March 31, 2022.

Adopted this 6th day of April, 2021.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council