

DHCD Presentation to the

Planning, Housing and Economic Development Council Subcommittee



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County Executive

Analysis of Impediments to Fair Housing Choice: Summary of 2019 Update (Revised)

JULY 18, 2019 | ESTELLA ALEXANDER | ACTING DIRECTOR

Overview: Fair Housing

- The County receives CDBG and HOME funds annually from HUD.
- In order to receive these funds, the County is legally obligated to **Affirmatively Further Fair Housing:**
 - *Must work to stop housing discrimination;*
 - *Must work to de-segregate and integrate any racially concentrated areas of poverty in the County; and*
 - *Implement its housing policies and programs in a non-discriminatory.*
- Completing the Analysis of Impediments to Fair Housing Choice (AI) is required to meet this obligation.

Analysis of Impediments to Fair Housing Choice

An AI includes:

- An analysis of demographic and housing data;
- An analysis of local policies, laws and programs related to housing;
- The identification of barriers to housing choice; and
- The development of a Fair Housing Action Plan with strategies to eliminate the barriers to housing choice.

Background

Fair Housing is the right to choose housing free from unlawful discrimination.

- Federal, state, and local laws protect people from discrimination in housing transactions such as rentals, sales, mortgage lending, and insurance

Protected Class: Group of people with a common characteristic who are legally protected from discrimination on the basis of that characteristic.

- **Federal:** race, color, religion, national origin, sex, disability, familial status
- **Maryland:** marital status, sexual orientation, gender identity
- **Prince George's County:** occupation, political opinion, personal appearance, sexual orientation

In 2012 the County and the City of Bowie prepared a joint Analysis of Impediments to Fair Housing Choice, adopted through County Council Resolution CR-116-2013.

AI Process

Community and stakeholder outreach

- Met with staff and community stakeholders in October for comments.

Drafted the AI Update document

- Reviewed goals in previous AI, assessed progress;
- Analyzed demographic, economic, housing market trends;
- Analyzed where County affordable housing funds have been invested since 2012; and
- Updated the Fair Housing Action Plan based on progress achieved since 2012.

Public comment period April-May 2019

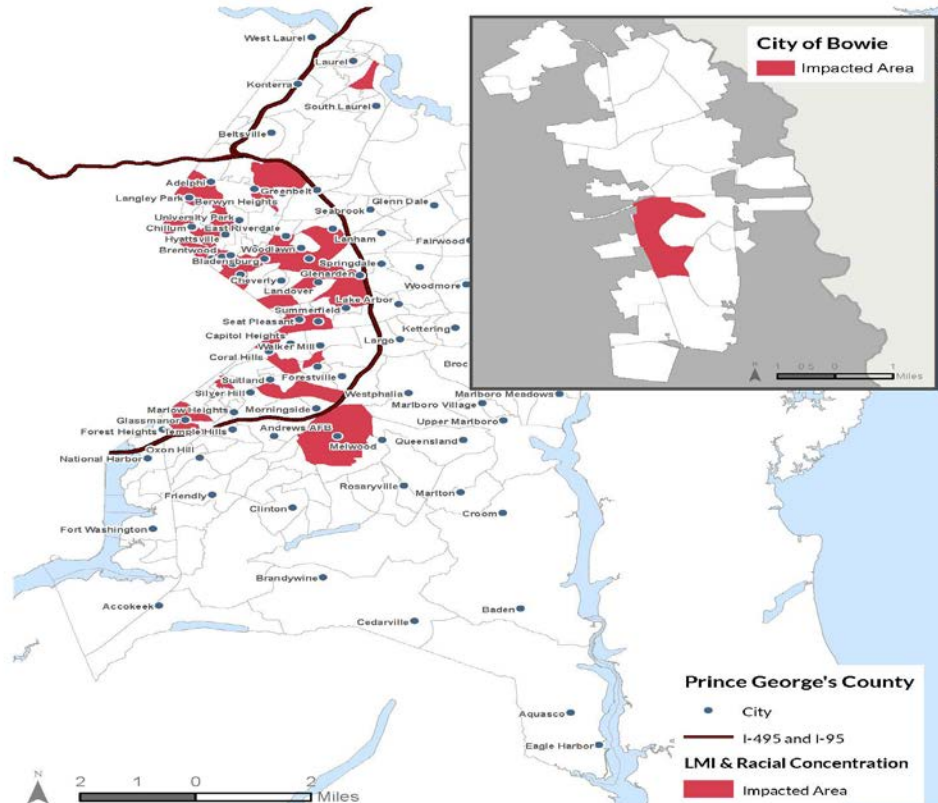
Submission to HUD (upcoming)

Summary of Findings

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Prince George's County and the City of Bowie, MD
Analysis of Impediments to Fair Housing Choice 2019 Update

MAP 3: IMPACTED AREAS, 2016



Sources: U.S. Census Bureau TIGER/Line: County and Census Tract Boundaries, City Points, and Roads; American Community Survey, 2012-2016 5-Year Estimates: LMI Data, Race and Ethnicity

Impacted Areas

- Where concentrations of lower income persons overlap with concentrations of minority persons
- Located predominantly within the Beltway

County's AI Obligation:

Balance improving the quality of life for residents living in Impacted Areas with creating affordable housing opportunities outside of these areas

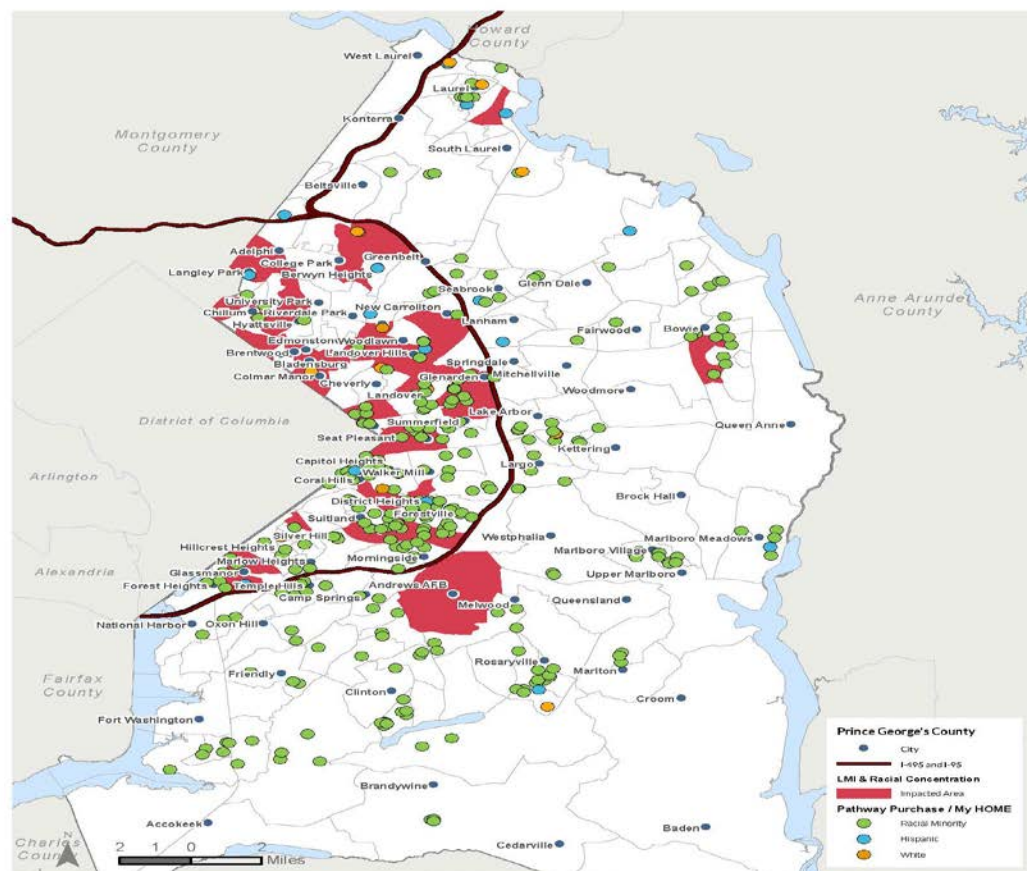


Summary of Findings

Pathway to Purchase Program assisted 424 households to become homebuyers¹

- 389 (92%) were non-White homebuyers
- 211 (50%) bought homes within the Beltway
- 85 (20%) bought homes located in Impacted Areas
- 339 (80%) bought homes in non-Impacted Areas

FN1: From January 2017 – June 2019, the County assisted 114 homebuyers, through the Pathway to Purchase Program, to purchase homes within the County.

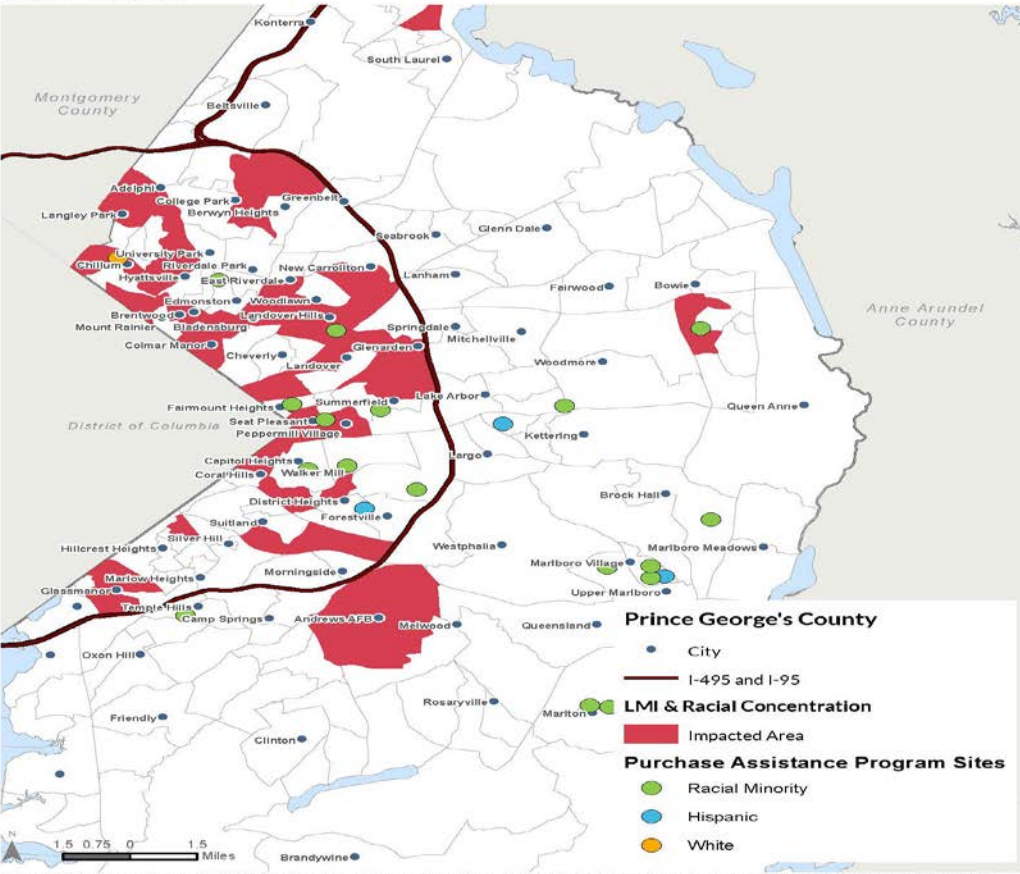


Summary of Findings

County Purchase Assistance Program (C-PAP)

assisted 110 households to become homeowners

- As of July 2019, the County has assisted an additional 12 homebuyers through the C-PAP program.

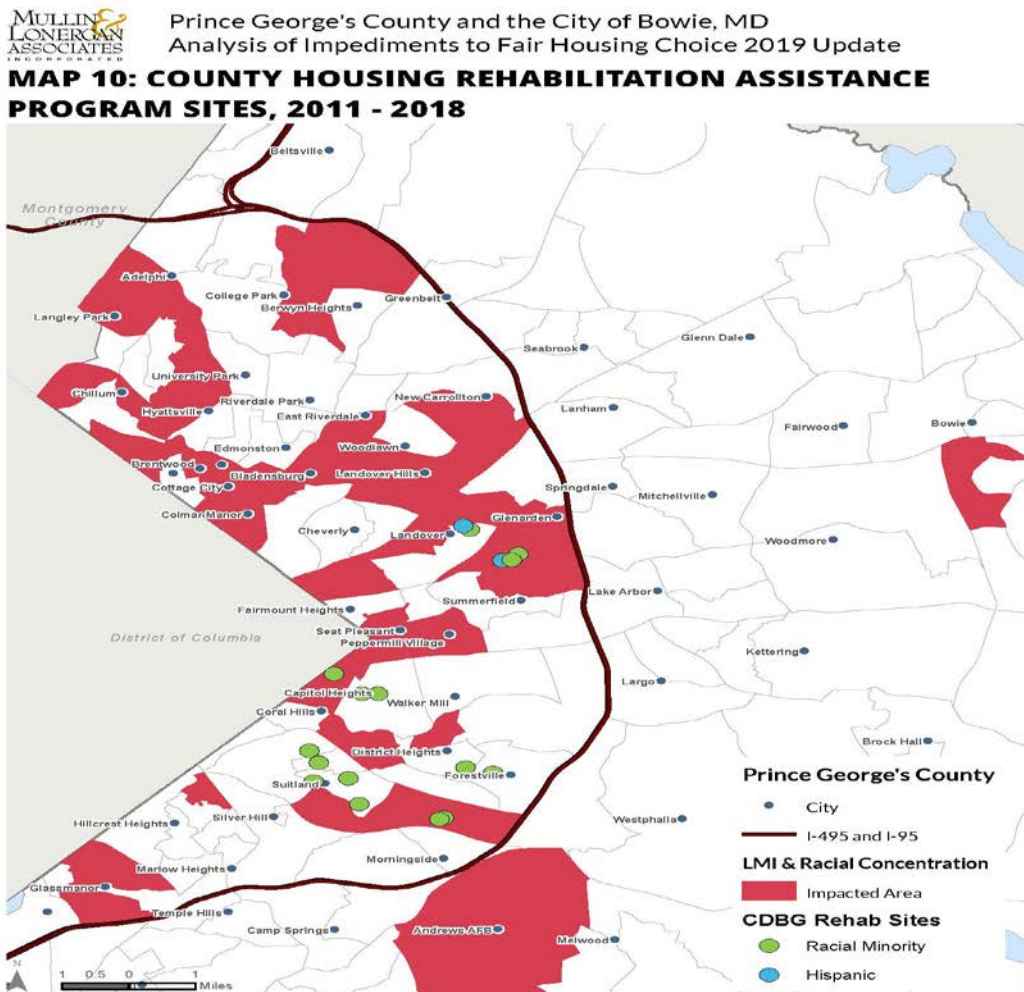


Summary of Findings

Housing Rehabilitation Assistance Program (HRAP) assisted 18 homeowners with housing renovations¹

- 18 (100%) were non-White homeowners
- 6 (33%) of homes located in Impacted Areas
- 12 (67%) of homes in non-Impacted Areas

FN1: As of FY 2018, the County assisted 41 homeowners, through the HRAP Program. As of July 2019, the County has assisted an additional 28 homebuyers through the Pathway to Purchase program.



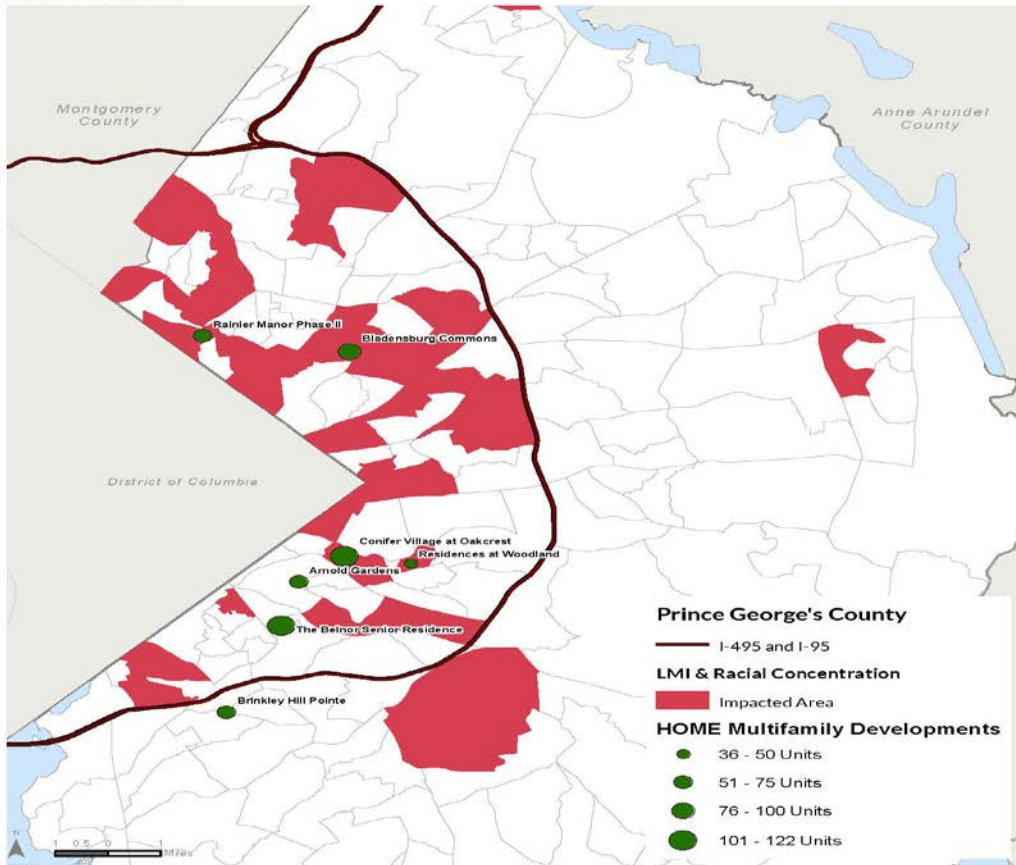
Summary of Findings

HOME Multi-family Development Program

contributed financing to seven new construction projects consisting of 567 new affordable units:

- 313 (55%) were located in Impacted Areas
- 254 (45%) were located in non-Impacted Areas

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Prince George's County and the City of Bowie, MD
2018 Analysis of Impediments to Fair Housing Choice Update
MAP 11: COUNTY HOME PROGRAM MULTIFAMILY DEVELOPMENTS, 2011 - 2018



County Summary

HOUSING INVESTMENTS 2011-2018

<i>Program</i>	<i>Impacted Areas</i>	<i>Non-Impacted Areas</i>	<i>Total</i>
Pathway to Purchase	85	339	424
County Purchase Assistance Program	4	19	23
Housing Rehabilitation Assistance Program	6	12	18
Multi-family Developments	313	254	567
TOTAL HOUSEHOLDS ASSISTED	408	624	1,023

Fair Housing Action Plan

Impediment #1

Black and Hispanic households have greater difficulty becoming homeowners due to lower incomes and rising home values

Proposed Actions:

Continue with recommended actions from 2012 AI:

- Homebuyer assistance
- Homeownership counseling
- Section 3 implementation

Impediment #2

There are 55 Impacted Areas with concentrations of minority persons and low-income persons

Proposed Actions:

Continue with recommended actions from 2012:

- Identify Impacted Areas in the Consolidated Plan and continue to track where County housing funds are invested

Fair Housing Action Plan

Impediment #3

The supply of decent and affordable housing remains inadequate

Proposed Actions:

Continue with recommended actions from 2012:

- Housing rehabilitation
- Code enforcement
- Incentivize construction of three-bedroom + units
- Adopt a Moderately Price Dwelling Unit ordinance
- Increase funding of Housing Investment Trust Fund

Impediment #4

The supply of decent and affordable housing that is accessible to people with disabilities remains inadequate

Proposed Actions:

Continue with recommended actions from 2012:

- Work with County ADA Coordinator
- Implement visitability standards for all County-financed units

Fair Housing Action Plan

Impediment #5

Continue balancing housing investments in both impacted and non-impacted areas

Proposed Actions:

Continue with recommended actions from 2012:

- Prioritize new housing development in non-impacted areas
- Adopt the HOME Program's Site & Neighborhood Standards policy
- Track where investments are made and report results in CAPER

Impediment #6

Continue to ensure funding decisions are made to affirmatively further fair housing

Proposed Actions:

Continue with recommended actions from 2012:

- Ensure sub-recipients understand and carry out AFFH obligations
- Provide fair housing training to all County staff
- Provide fair housing training to all *new* County staff

Fair Housing Action Plan

Impediment #7

**County Human Relations Commission
does not have enforcement powers**

Proposed Actions:

Continue with recommended actions
from 2012:

- Amend ordinance to provide for enforcement authority:
 - County residents can file discrimination complaints locally
 - Potential for HUD to pay County for investigating complaints



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County Executive

Questions?
