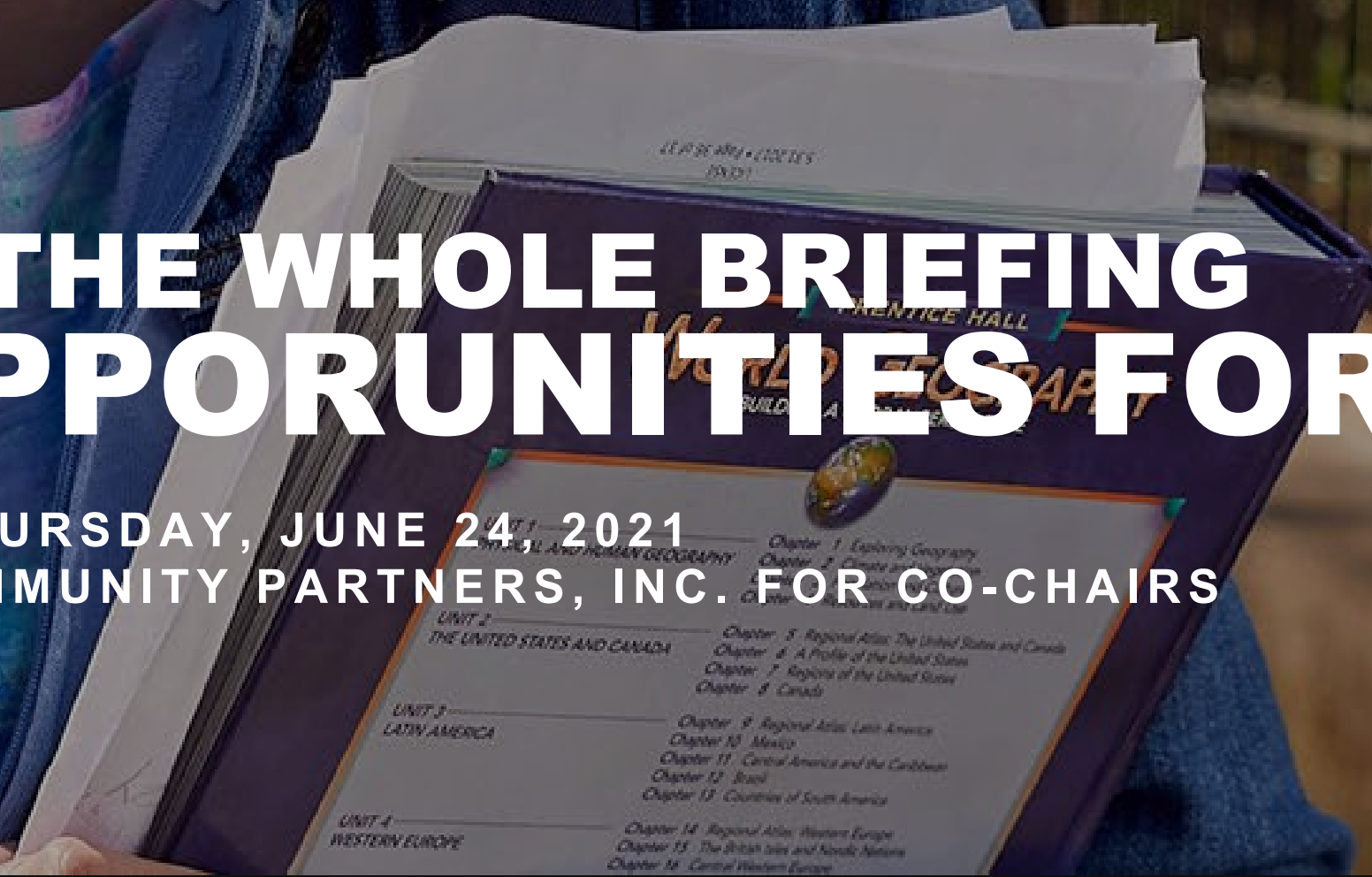


COMMITTEE OF THE WHOLE BRIEFING HOUSING OPPORTUNITIES FOR ALL WORKGROUP

PRINCE GEORGE'S COUNTY | THURSDAY, JUNE 24, 2021
PREPARED BY ENTERPRISE COMMUNITY PARTNERS, INC. FOR CO-CHAIRS



HOUSING OPPORTUNITIES FOR ALL WORKGROUP RECENT ACTIVITIES & ACCOMPLISHMENTS

BACKGROUND

PURPOSE

The Housing Opportunities for All Workgroup helps set priorities; advises on proposed legislation related to housing; and recommends possible changes to policies, programs, procedures; to extend the due date of the workgroup's annual report and generally relating to housing issues in Prince George's County.

TERM

Established April 2, 2019, for two years; extended on March 2, 2021, for one more year.

PARTICIPANTS

The Workgroup is composed of 21 members:

- Chaired by Prince George County Council Chair or designee and the Department of Housing and Community Development Director or designee
- Representation from the County departments (DPIE, DSS, Department of Planning)
- County organizations (Chamber of Commerce, EDC, HAPGC, PGCAR, County Municipal Association, MBIA, AOBA, the City of Bowie)
- Community representatives (Senior community, Non-profit/faith community, Housing Advocacy organization, Disability community, Non-profit housing developer and For-profit housing developer).

ACCOMPLISHMENTS TO DATE

INCREASE THE HOUSING INVESTMENT TRUST FUND.

2019 recommended actions: Updates to local legislation and authorization of a dedicated source of revenue.

Accomplishment: *Dedication of recordation tax (via passage of CB-4-2021)*

ESTABLISH MARKET-INFORMED INCLUSIONARY HOUSING REQUIREMENTS.

2019 recommended actions: Additional study (inclusionary housing study) and policy development (if feasible).

Accomplishment: *Completion of inclusionary housing study*

STRENGTHEN THE COUNTY'S RIGHT-OF-FIRST REFUSAL PROVISIONS.

2019 recommended actions: Updates to the local legislation (nonprofit designee); regulations; and process.

Accomplishment: Updated right-of-refusal program; selection of nonprofit designees

CREATE A LANDBANK.

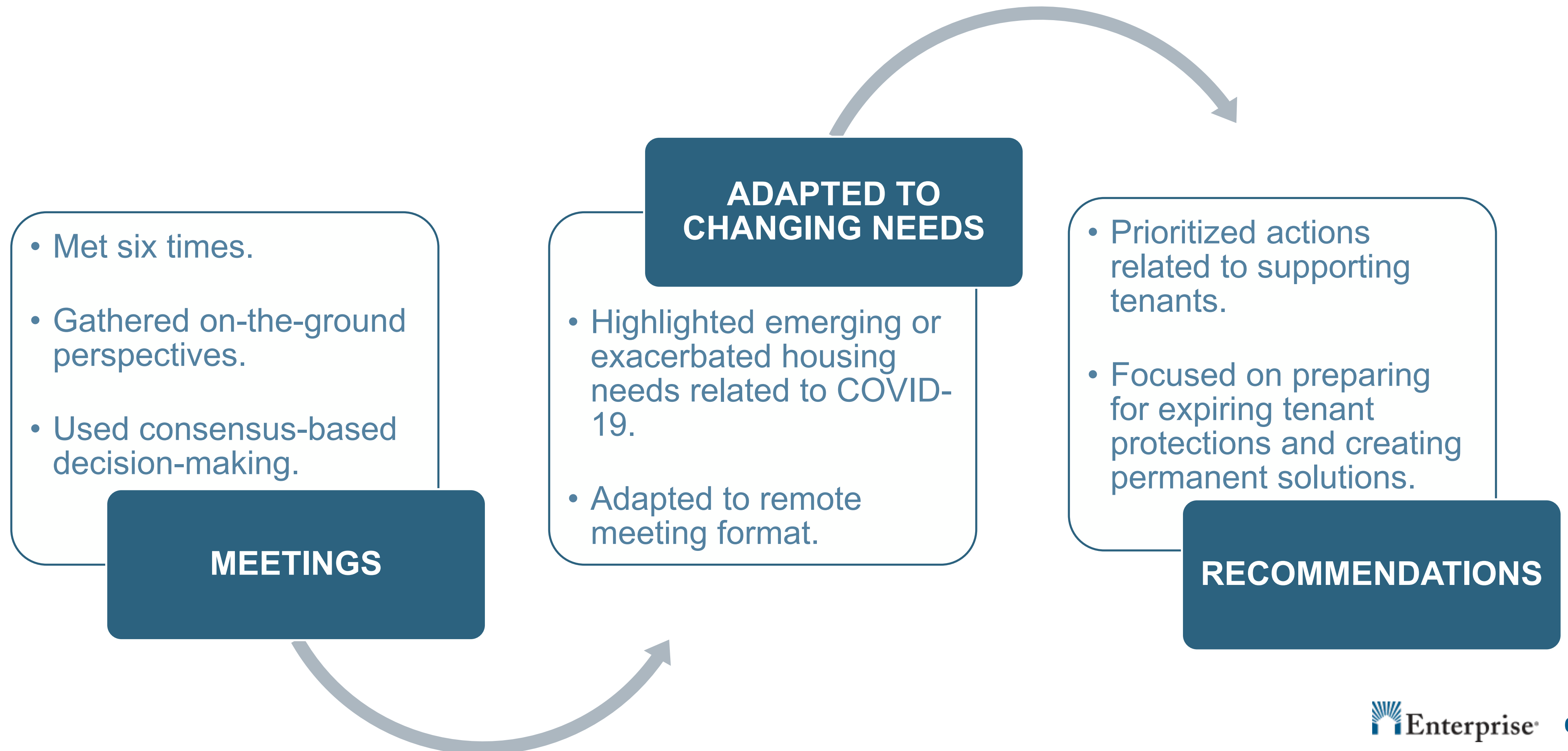
2019 recommended actions: Updates to the local legislation (nonprofit designee); regulations; and process.

Accomplishment: Completion of study with short-term and long-term recommendations.

HOUSING OPPORTUNITIES FOR ALL WORKGROUP 2020 RECOMMENDATIONS

WORKGROUP ACTIVITIES

SEPTEMBER 2020-FEBRUARY 2021



COMMON THEMES

IMPLEMENTATION OF THE RECOMMENDATIONS SHOULD BE GUIDED BY THE FOLLOWING PRINCIPLES:

FLEXIBILITY, by lowering barriers to access and use, with attention to providing resources to people regardless of immigration status or existing arrears

STRONG OUTREACH, with special attention to language access and literacy; accessibility; and messaging through appropriate mediums (e.g., culturally specific media outlets; culturally and linguistically responsive formats; and multimodal formats).

MORE HOUSING AFFORDABILITY, including creating deep housing subsidies; increasing availability of vouchers and other forms of local and state rental assistance; and pursuing innovative models of housing such as community land trusts

RECOMMENDATIONS RELATIONSHIP TO CHS

THE RECOMMENDATIONS ADVANCE THE FOLLOWING ACTIONS
FROM *HOUSING OPPORTUNITY FOR ALL*:

- **CROSS-CUTTING ACTION 1.4**
Strengthen rights and responsibilities of tenants and landlords.
- **CROSS-CUTTING ACTION 2.9**
Build a fully culturally competent staff to serve the County's changing demographics.
- **TARGETED ACTION 2.4**
Create a range of resources for households experiencing a housing crisis.

Information and outreach: Recommended actions

RECOMMENDATION

Support community resource navigators at local community-based organizations.

Conduct cross-departmental staff training on tenants' rights and how to make referrals for available rental and homeownership assistance programs.

Establish a one-stop shop for housing assistance information.

Provide information and outreach through inclusive communication tactics.

Address language barriers.

Establish a full-time tenant liaison in County government.

Establish a centralized landlord/tenant assistance office in County government.

RECOMMENDATION SUMMARY

- Provide county funding directly or in partnership with philanthropic organizations to fund COVID-19 community resources navigator

- Build awareness of various resources within county staff
- Training staff so residents are met with informed and educated staff on what resources are available to tenants

- Create a centralized information hub (comprehensive website or portal)
- Identify internal agencies and local organizations that provide resources and tools for tenants, landlord and homeowners

- Focus on multilingual outreach and inclusive communications
- Develop non-digital outreach
- Strengthen relationships with landlords through landlord outreach

- Provide public information with the proper cultural competence, relevance, and in multiple languages

- Create a new county staff position
- Assists tenant and landlords and monitors, identifies, and develops ways to address ongoing needs or issues affecting tenants and landlords in a community

- Create a new county office
- Provide a wider range of services to tenants and landlords (technical assistance and advice; legal services; etc.)

Tenant protection policies: Recommended actions

RECOMMENDATION

Expand emergency tenant protections through local legislation.

Make select emergency tenant protections in CB 16-2020 into permanent tenant protections.

RECOMMENDATION SUMMARY

- Expand the existing tenant protections to increase their efficacy and help stabilize tenants immediately after the COVID-19 pandemic
- Establish stronger notice provisions
- Support access and resources for legal representation in eviction proceedings; and seal eviction records when expanding emergency tenant protections to respond to the effects of COVID-19 on tenants in Prince George's County.
- Advance longer-term, more comprehensive tenant protections that can aid with recovery from COVID19 and create more resilience
- Draw on lessons learned from implementing emergency tenant protections
- Provide adequate resources to tenants and landlords
- Enforce new standards

Financial assistance: Recommended actions

RECOMMENDATION

RECOMMENDATION SUMMARY

Allocate funding for a low-barrier housing assistance fund.

- Serve residents that are most in need of assistance that are not being served by federal funds
- Build on lessons learned and best practices in using COVID-19 relief funding
- Establish a clear delineation between requirements to ensure populations not served by federal programs can access local resources

Create a philanthropic pool of emergency assistance dollars for one-time household needs.

- Create a resource of emergency assistance dollars for one-time needs is essential for tenants and homeowners to remain stable and resilient in their housing environments
- Work closely with its nonprofit and philanthropic partners to understand this opportunity in greater detail, given that some local nonprofits are creating similar funding sources; align with philanthropic organizations' goals that flexibility in their funding.

Work to create a permanent housing assistance fund.

- Develop an umbrella fund for multiple program (e.g., tenant-based rental assistance; foreclosure prevention; eviction prevention)

Create local tax relief (e.g., property tax credit or waiver) for late property tax payments.

- Provide tax relief to homeowners and rental property owners
- Prepare an analysis of the fiscal impact of various scenarios (credit, wavier) to understand the breadth of eligibility for tax relief and to inform overall efficacy and program design.

HOUSING OPPORTUNITIES FOR ALL WORKGROUP 2021 ONGOING & FUTURE ACTIVITIES

UNIVERSAL DESIGN

As part of identifying its 2020 focus, Workgroup members expressed interest in exploring universal design in Prince George's County.

KEY ACTIVITIES

- Met three times as a subgroup of Workgroup meetings.
- Reviewed policy examples and policy elements across the country.
- Developed a shared understanding of broad policy impacts of universal design.
- Developed a shared understanding of CB 026-2021.
- Conducting a follow-up Universal Design survey with HOFA Workgroup members.

WORKGROUP ACTIVITIES

MARCH 2021-MARCH 2022

