



# CITY OF HYATTSVILLE



## Housing Action Plan

APRIL 2021



The project team thanks the Hyattsville residents and local and regional partners, who shared their time, experiences, and expertise as part of developing this plan.

Design by Aaron Geis

Photography © 2018 Raphael Talisman

## Table of Contents

<b>Section 1. What is Hyattsville’s Housing Action Plan?</b> .....	<b>1</b>
<b>Section 2. What are the housing needs affecting Hyattsville’s residents?</b> .....	<b>5</b>
<b>Priority Housing Need #1.</b> Lack of rental units for low-income households .....	5
<b>Priority Housing Need #2.</b> Clear and consistent regulatory environment .....	7
<b>Priority Housing Need #3.</b> Property tax burden on homeowners.....	7
<b>Priority Housing Need #4.</b> Gap in homeownership rates by race and ethnicity .....	8
<b>Section 3. Hyattsville’s Housing Toolbox</b> .....	<b>9</b>
Establish a dedicated local source of funding.....	11
Use public land to support local development goals .....	14
Establish rent regulations .....	18
Expand tenant protections.....	21
Supportive local and state housing tools.....	25
<b>Section 4. Evaluating Success</b> .....	<b>31</b>
Evaluation Scorecard.....	32

## Appendices

<b>Appendix 1. Phase 1 Summary Report</b> .....	<b>37</b>
<b>Appendix 2. Memo: Priority Housing Needs in the City of Hyattsville</b> .....	<b>147</b>
<b>Appendix 3. Memo: Stakeholder-informed priorities: Housing Needs in Hyattsville</b> .....	<b>186</b>
<b>Appendix 4. Memo: Proposed Housing Tools for the City of Hyattsville</b> .....	<b>302</b>
<b>Appendix 5. Supplementary Guidance on Evaluation</b> .....	<b>319</b>



## Housing terms to know

**Affordable housing:** Housing is typically considered affordable if total housing costs do not exceed 30 percent of a household's gross income.

**Area median income:** At times, household income may be expressed as a share of area median income, which is an income benchmark calculated and used by the U.S. Department of Housing and Urban Development (HUD), and to understand housing needs and other characteristics by income level.

In the case of Hyattsville, "area" refers to HUD-defined Fair Market Rent Area, which encompasses the following counties and cities: District of Columbia, DC; Calvert County, MD; Charles County, MD; Frederick County, MD; Montgomery County, MD; Prince George's County, MD; Arlington County, VA; Clarke County, VA; Fairfax County, VA; Fauquier County, VA; Loudoun County, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA; Alexandria city, VA; Fairfax city, VA; Falls Church city, VA; Fredericksburg city, VA; Manassas city, VA; and Manassas Park city, VA.

**Cost-burdened:** Families or individuals who pay more than 30 percent of their income for housing are considered to be cost burdened by the U.S. Department of Housing and Urban Development (HUD).

**Housing tenure:** The financial arrangements under which a household occupies all or part of a housing unit. The most common types of tenure are ownership and rental.

**Housing unit:** A house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. Housing units may be permanently occupied, seasonally occupied or vacant.

**Overcrowding:** The condition of having more than one person per room in a residence, specifically bedrooms and living rooms.

**Severely cost-burdened:** Families or individuals who pay more than 50 percent of their income for housing are considered by HUD to be severely cost-burdened.

**Subsidized housing:** Public housing, rental assistance vouchers like Section 8, and developments that use Low-Income Housing Tax Credits are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.





Law Office of Victor R. Roman, LLC 301-981-0123

Small blue sign with illegible text.

Small white sign with illegible text.

Small purple sign with illegible text.





## Section 1: What is Hyattsville's Housing Action Plan?

Hyattsville is a growing and diverse community that has a strong outlook for future development. It is a place that has attracted families and individuals of different races, ethnicities, socioeconomic statuses, abilities, and ages. With strong connectivity to other parts of the Washington, DC region, the City of Hyattsville has many assets to draw on as it addresses its residents' housing needs: transit and job access; a strong development pipeline; and a vibrant community, to name a few.

**Hyattsville's Housing Action Plan** is the city's guiding strategic plan for housing in the City of Hyattsville over the next 10 years. It highlights the housing needs affecting Hyattsville's residents and outlines how the City of Hyattsville will create new and expanded local housing tools to help ensure Hyattsville residents can live in the city at all stages of life. In other words, it aims to build greater awareness of housing needs among residents living in Hyattsville and equip the city—elected leaders, municipal staff, community members, and partners—with the tools to address these needs now and in the future.

While Hyattsville's Housing Action Plan represents the first time the City of Hyattsville undertook a planning effort focused on housing, it is not the first conversation about housing needs affecting residents or ways to better serve them. Housing has been part of past and ongoing local conversations about community sustainability, resident satisfaction, race and equity, and age-friendliness. Efforts such as *SpeakUp HVL*, the city's *Race and Equity Plan*, and the *Action Plan to Increase Age Friendliness* have elevated the importance of the following housing issues:

- Increased housing affordability
- More diversity in housing types
- Improved code enforcement
- Creation of high-density, mixed-use development in key locations
- Home modifications and accessibility improvements
- Removal of racially restrictive covenants
- Housing rights and equity education for homeowners, tenants, and landlords

In addition to these efforts, Hyattsville created this housing plan against the backdrop of broader housing efforts in Prince George’s County and Washington, DC region:

- ***Housing Opportunity for All*** – Prince George’s County’s first-ever comprehensive housing strategy, which was completed in 2019, outlines three goals for the County to achieve through actions that increase capacity for implementation and address specific conditions: 1) support existing residents; 2) attract new residents; and 3) build on strategic investments and submarket conditions. Prince George’s County has been actively implementing actions from *Housing Opportunity for All* since its completion.<sup>1</sup> Recent accomplishments include pursuing a dedicated funding source for its Housing Investment Trust Fund; conducting a feasibility study of inclusionary zoning; and strengthening its right-of-first refusal policy.
- **Metropolitan Washington Council of Governments regional housing targets** – In 2019, the Metropolitan Washington Council of Governments (MWCOCG), made up of officials from the District of Columbia, Maryland (including from Prince George’s County and Hyattsville), and Virginia adopted three regional housing targets, agreeing to collaboratively address housing affordability regionwide. The targets focus on increased housing production overall; affordability (with at least 75 percent of new housing to be affordable to low- and middle- income households); and location (with at least 75 percent of new housing to be in activity centers or near high-capacity transit).<sup>2</sup>

## Why does the City of Hyattsville need a Housing Action Plan?

### To tackle housing needs

Hyattsville needs a Housing Action Plan to address a growing trend in the city since 2000: higher home values and rents, along with employment in lower-paying occupations, are creating a housing market that does not serve all residents. Housing affordability is an immediate issue for renters, low-income households, or those on a fixed income. One in three households in Hyattsville are cost-burdened, with cost-burdens becoming more widespread as household income becomes more limited. Seventy-two (72) percent of households making between \$35,000 and \$49,999 annually are cost-burdened. Nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households (73 percent) are severely cost-burdened. Many stakeholders are concerned that local decisions are not representative of all Hyattsville’s residents, particularly those directly experiencing housing problems like cost-burden and overcrowding. Without a strategic and holistic approach, local leaders and stakeholders worry that long-time residents will be displaced, and Hyattsville will lose what has made it a unique and attractive place to live.

### To capitalize on anticipated growth

Hyattsville needs a Housing Action Plan to capitalize on its projected growth, strong interest from developers, and location in the region. Based on MWCOCG targets and projected growth, Hyattsville will need to add about 340 housing units at various price points between 2020 and 2030 to accommodate new households. While the city’s current development pipeline could absorb projected growth overall, it may not be varied enough in price and type to meet the needs of all Hyattsville residents. The Housing Action Plan will enable to the City to have more units that serve existing Hyattsville residents and advance its community values.

<sup>1</sup> Click here for the full document of [Housing Opportunity for All](#).

<sup>2</sup> For more information, see [The Future of Housing in Greater Washington](#).



### To shape its housing future

The City of Hyattsville has invested in a Housing Action Plan so that the Hyattsville community can actively shape its housing future. Today, the City does not have any local tools within its direct control to consistently support housing-related efforts or influence new development in the city. Local leaders and community stakeholders have seen missed opportunities to create more homes for low-income households or make development easier. In part, this is due to most land use and development decisions being made at the county-level and most public funding and financing used in local housing developments administered by Prince George’s County and the State of Maryland.

Local leaders, housing providers, and community residents agree these tools won’t be created without bold, sustained leadership. Pursuing new tools—especially given the city’s size, available resources, and existing capacity for implementation—will be a challenge. These challenges have been factored into the initial implementation steps in Section 2. But it’s important to understand that without the leadership, resources, and capacity for implementation, these tools will not achieve their anticipated impact.

### What is in this housing action plan?

This Housing Action Plan is comprised of three main components:

1. **Snapshot of housing needs** – A summary of the key housing needs and market conditions affecting residents in Hyattsville, drawn from a more detailed baseline conditions analysis completed as part of this project (see Appendix 1).
2. **Hyattsville’s housing toolbox** – An implementation strategy to create new, high-impact local housing tools and use existing housing tools available from local, regional, and state partners in Hyattsville more strategically and consistently.
3. **Evaluation framework** – An implementation tool to measure and report the City of Hyattsville’s progress as it implements its housing toolbox over the next 10 years. The framework provides guidance for how to set and track realistic targets in three categories to ensure implementation continuously moves forward.





# CITY OF HYATTSVILLE



## How was Hyattsville's Housing Action Plan developed?

Hyattsville's Housing Action Plan was developed through a two-phased process that involved a combination of data analysis; community engagement; and strategy development and refinement from January 2020 to April 2021.

### Process by the numbers



**40**

housing  
measures  
analyzed



**33**

local and state  
housing tools  
inventoried



**1**

community  
forum



**3**

City  
Council  
workshops



**34**

stakeholder  
interviews



**17**

organizations  
engaged



**54**

strategies  
assessed

## What will the Housing Action Plan accomplish?

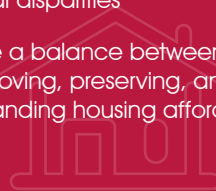
### Address 4 priority housing needs

- Lack of rental units for low-income households
- Clear and consistent regulatory environment
- Property tax burden on homeowners
- Gap in homeownership rates by race and ethnicity



### Achieve 6 housing outcomes

- Enable residents to stay in Hyattsville over time
- Create deep affordability for low-income households
- Lower housing cost-burdens
- Strengthen pathways to homeownership
- Generate equity by addressing racial disparities
- Strike a balance between improving, preserving, and expanding housing affordability



### Create 4 new local housing tools

- Dedicated local funding source for housing activities
- Public land
- Rent regulations
- Expanded tenant protections







## Section 2: What are the housing needs affecting Hyattsville residents

Hyattsville’s Housing Action Plan highlights four priority housing needs affecting Hyattsville residents. The City of Hyattsville will work to address these needs over the next 10 years. They were identified through quantitative data analysis and qualitative synthesis of stakeholder and community feedback collected as part of this project and recent local planning efforts (see Appendices 1–3).<sup>3</sup> This section provides an overview of each priority housing need.

### **Priority Housing Need #1.**

#### **Lack of rental units for low-income households**

Housing market indicators such as a low vacancy rate and rising rents and home-sale prices suggest an increasingly competitive housing market in Hyattsville, especially for low-income renters looking for an affordable home. Hyattsville gained nearly 1,200 market-rate rental units priced at \$1,250

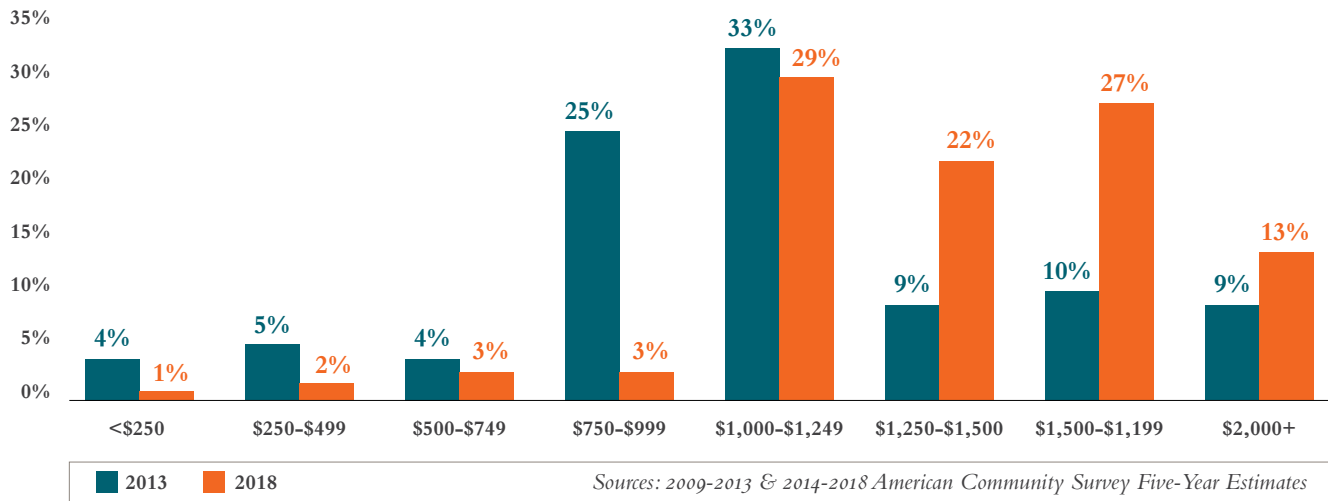
or higher (through a combination of new construction and increased rents) between 2013 and 2018, resulting in fewer lower-cost rental units, with the biggest losses among units priced between \$750 and \$999 (see Figure 1).

Higher housing costs and a limited inventory of affordably priced rentals make it difficult for Hyattsville residents to work and live in the city. Almost 41 percent of Hyattsville residents work in the arts, entertainment, recreation, accommodation, and food services; construction; retail trade; or other service sectors. All these sectors have median wages on the lower end of the income spectrum, ranging from \$23,461 (retail trade) to \$34,579 (construction). In 2018, the median rent for City was \$1,389, which is higher than many workers in Hyattsville could afford (see Table 1).

<sup>3</sup> The quantitative data in this report comes from the following datasets: 2000 & 2010 Decennial Census, 2006–2010, 2009–2013 and 2014–2018 American Community Survey (ACS) 5-Year Estimates, 2012–2016 Comprehensive Housing Affordability Strategy (CHAS), and 2013–2018 Zillow. Qualitative in this report comes from the following sources: Hyattsville Housing Action Agenda: Phase 1 Stakeholder Engagement and Community Forum, Hyattsville Resident Satisfaction Survey, Speak HVL: The 2017–2021 Community Sustainability Plan, Housing Opportunity for All, Prince George’s County 2021–2025 Consolidated Plan, and the Maryland Housing Needs Assessment. For a full summary of the stakeholder and community input analyzed for this project, see Appendix 3.



Figure 1. **Housing units by monthly gross rent hyattsville, MD (2013–2018)**



Renters living in Hyattsville are more likely to experience cost-burdens than homeowners. In 2018, 43 percent of renters in the city were cost-burdened, while 31 percent of homeowners were cost-burdened.<sup>4</sup> Lower-income households in Hyattsville experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households. Twenty (20) percent of total households make under \$35,000 annually, but 82 percent of these households experience cost-burdens. More than nine out

of ten households making less than \$20,000 annually are cost-burdened, and most of these households are severely cost-burdened.

Elected leaders connected the city’s limited rental supply to issues such as housing displacement among long-time residents; ability to serve persons experiencing homelessness; and ability to serve seniors or other residents living on fixed incomes.

Table 1. **Median wage by selected industries & housing payment, Hyattsville, MD (2018)**

Industry	Share of employment among residents	Median wage (2018)	Affordable housing payment
Educational, health care and social assistance	22.3%	\$42,623	\$1,066
Professional and business services	15.1%	\$50,602	\$1,265
Arts, entertainment, recreation, accommodation and food services	12.4%	\$25,332	\$633
Construction	12.3%	\$34,579	\$864
Public administration <sup>5</sup>	9.8%	\$82,583	\$2,065
Retail trade	9.3%	\$23,461	\$587
<b>Median earnings / payment</b>	-	<b>\$40,865</b>	<b>\$1,022</b>

Sources: 2014-2018 American Community Survey Five-Year Estimates, Enterprise Community Partners, Inc.

<sup>4</sup> Excludes households without a mortgage.

<sup>5</sup> The public administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area. For information, see [www.census.gov/glossary](http://www.census.gov/glossary).

## Priority Housing Need #2.

### Clear and consistent regulatory environment

One of the key barriers affecting more affordability and diversity in Hyattsville's residential development pipeline has been lack of a clear, consistent regulatory environment.

Stakeholders in the building industry across Prince George's County expressed the challenge of navigating the County's residential development process. Challenges such as lack of clarity, consistency, and predictability and lack of clear housing affordability standards were cited as common barriers that affect Hyattsville, in addition to other parts of Prince George's County.<sup>6</sup>

Achieving housing affordability, especially if developers intend to leverage common financing tools such as the Low-Income Housing Tax Credit, often requires creating economies of scale, which translates into larger multifamily development. There continues to be a need to better align the zoning and development standards in the city with Hyattsville's goals of creating a community where more residents can stay in it over time.

Lack of a clear and consistent regulatory environment also affects Hyattsville's ability to diversify its housing supply. While the city's housing supply is more diverse than Prince George's County, single-family homes are still the most common housing type in Hyattsville; these homes make up 41 percent of the city's housing supply. During the community forum for the Housing Action Plan in June 2020, participants ranked the need for diverse homes second only to housing affordability.

Creating a more consistent regulatory environment can increase the impact of other housing tools. However, addressing the regulatory environment alone is not enough to create long-term housing affordability – that is achieved through other tools, such as direct subsidy in the form

of funding or land. It is also important to note that the City of Hyattsville does not have direct decisionmaking authority over this issue, and as a result, the City's ability to address it comprehensively is limited. Stakeholders see the City of Hyattsville's role as an advocate for legislative and administrative changes at the county-level that would aid in development in the city and as a partner to identify more systemic changes as part of existing planning processes, such as updates to sector plans.

## Priority Housing Need #3.

### Property tax burden on homeowners

Hyattsville's growth has contributed to higher housing costs for homeowners. Residents in Hyattsville expressed difficulty in keeping up with increased assessed values and property taxes from 2010 to 2018. Real-estate taxes and appreciation trends reinforce residents' concerns about the rising cost of homeownership. Between 2010 and 2018, the median annual real-estate taxes paid by homeowners in Hyattsville increased by 15 percent. Lower-priced homes in Hyattsville have appreciated at a higher rate than higher-priced homes. Proportionally, lower tier home values increased the most in price (see Table 2).

Lower-priced homes tend to be owned by low-income households due to their affordability. Increased housing costs can lead to higher property tax burdens on homeowners, especially low-income households, if their household income or wages have not increased at the same rate as their homes appreciated. Local leaders highlighted that this issue also affects residents with fixed incomes, like seniors, and contributes to involuntary displacement pressure among homeowners.

<sup>6</sup> Prince George's County acknowledged this barrier as part of *Housing Opportunity for All* and identified actions, such as creating more consistency within the county's development process, to address it.

Table 2. Home price appreciation, Hyattsville, MD (2020)

Tier (Average Home Price)	2013-2020 Appreciation (\$)	2013-2020 Appreciation (%)
Low Tier (\$290,000)	\$140,000	93%
Moderate Tier (\$366,000)	\$156,000	74%
High Tier (\$442,000)	\$166,000	60%

Source: Zillow, January 2013–March 2020

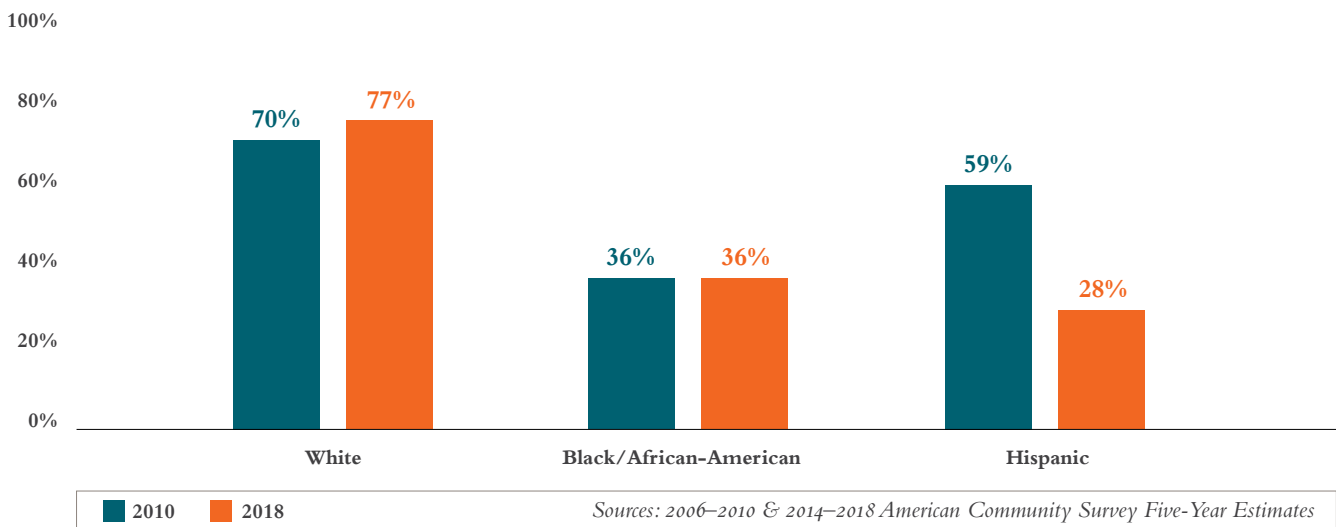
### Priority Housing Need #4.

#### Gap in homeownership rates by race and ethnicity

From 2010 to 2018, Hyattsville’s homeownership rate among white, Black and Hispanic households has widened. From 2010 to 2018, the homeownership rate among white households increased from 70 percent to 77 percent, while the homeownership rate among Hispanic household declined sharply from 59 percent to 28 percent (see Figure 2). As of 2018, the homeownership rate for white households is twice as high compared to Black households and almost three times higher than Hispanic households.

Stakeholders offered insight on why the homeownership rate has widened by race and ethnicity. There was general agreement that stringent credit and lending practices make it challenging for residents to obtain mortgages.<sup>7</sup> There is also the overarching concern that the impacts of COVID-19 pandemic have and will continue to exacerbate existing disparities due to job and income losses among households of color, making it even harder for these households to enter the homeownership market.

Figure 2. Homeownership by race and ethnicity, Hyattsville, MD (2010–2018)



<sup>7</sup> This sharp decline may be a result of the impact of The Great Recession and resulting housing crisis on Hispanic households. On a national scale, the housing crisis resulted in significant setbacks related to homeownership for Hispanic households and a decline in homeownership among them. [See this report from the Urban Institute for more information.](#)





## Section 3: Hyattsville's Housing Toolbox

Hyattsville's Housing Toolbox is a combination of new local tools and existing local, regional, and state tools that city leaders are committed to implementing over the next 10 years to address the priority needs and achieve the outcomes outlined in this Housing Action Plan.

Hyattsville's Housing Toolbox is organized into two (2) categories:

1. **High-impact housing tools** – Tools that create the foundation for a strategic and systematic approach to addressing Hyattsville's priority needs and enable the City of Hyattsville's to actively shape its housing future.
2. **Supportive local and state housing tools** – Existing tools available for use in Hyattsville that can be used to meet residents' housing needs while the City of Hyattsville is developing its high-impact housing tools.

In short, this approach is bold – bold in its leadership for a place of Hyattsville's size and resources and commitment to Hyattsville residents to create new tools to serve them. Creating new local tools for housing in any community is a large undertaking. It can be a long, incremental process. It is worth noting that when taking on new leadership roles or abilities, there is always a bit of risk involved.

But the implementation of Hyattsville's Housing Toolbox will set the City of Hyattsville up for future success, laying the foundation for more action on housing and building local capacity. While some tools can be implemented through small, incremental steps, in other cases, tools can be implemented in tandem with one another, creating change and building momentum in the city's housing landscape. This document outlines some of the key implementation considerations, such as identification of resources and capacity for implementation and key implementation steps, to help spur action.

## Four high-impact housing tools

Over the next 10 years, the City of Hyattsville will take the following actions to create four new housing tools for use in Hyattsville:

- **Establish a dedicated local source of funding.**

Having sustainable local funding for housing is a foundational tool to address housing needs and support housing policy implementation. Having a local dedicated source of funding will enable the City of Hyattsville to offer financing (such as gap financing) for housing development in the city limits or funding for local housing initiatives that support residents. To create this funding, the City of Hyattsville will need to identify a potential source of revenue (developer fees; real estate fees; and property taxes are common ones elsewhere) and develop and adopt local legislation to guide its use.<sup>8</sup>

- **Use public land to support local development goals.**

Public land—which typically refers to land owned by a local government, school district, or park district, among other entities—is an important asset that can be leveraged to create additional affordable homes. Use of public land for housing is especially advantageous in places like Hyattsville with higher-value, amenity-rich locations and often enables local governments to support new development without a direct monetary subsidy. In Hyattsville, which is largely built out, the City will need to take a dual approach to use public land to advance its local development goals: increase its land holdings through strategic acquisition of private or county-owned land for sale and leverage development of public facilities, such as libraries or recreation centers, for opportunities to co-locate affordable housing on the same site. This tool would expand on local precedents for using public land for affordable housing development in Hyattsville. In 2004, the City of Hyattsville selected a local nonprofit,

Housing Initiative Partnership Inc. (HIP), to purchase and redevelop city-owned property into Renaissance Square, a 44-unit building for low-income artists.<sup>9</sup>

- **Create rent regulations.** Rent regulations (sometimes also called rent stabilization or rent control) seek to protect tenants from sudden increases in housing costs by setting an annual cap on how much rent can be raised. Leaders in Hyattsville prioritized this tool, because it will aid in creating more housing stability for Hyattsville residents and give them the choice to stay in their home over time. Given the varied findings about the overall efficacy of rent regulations in keeping rents affordable and units in good repair, the City of Hyattsville will need to carefully pursue this tool and increase its capacity to implement it through dedicated staff and an oversight body.
- **Expand tenant protections.** Tenant protections refer to both the policy protections extended to tenants and the broader education and enforcement infrastructure, often defined in the tenant protection policy itself, to ensure tenants know their rights and have recourse if they are violated. Advancing tenant protections in Hyattsville will take a dual approach: 1) create new tenant protections for Hyattsville residents through local policy adoption; and 2) expand education and outreach about existing county- and state-level tenant protections.

Each high-impact housing tool will strengthen Hyattsville's role in directly addressing priority needs for current and future residents. Each tool represents a core element of local housing policy. However, there is no single housing tool that can address or solve every priority need affecting residents in the city, and creation of these tools represent the start, rather than the end, of the City of Hyattsville's leadership on addressing its housing issues.

<sup>8</sup> The Housing Trust Fund Project. (2016). [Opening Doors to Homes for All: The 2016 Housing Trust Fund Survey Report](#).

<sup>9</sup> University of Pennsylvania. (2007). [An Analysis of Maryland's Smart Growth in Two Historic Areas](#).

These four housing tools have been identified and designed through a thorough evaluation process. They were selected for their ability to address multiple priority housing needs, overall alignment with initial strategic priorities defined by Hyattsville City Council, and the impact and effort associated with the implementation of each local housing tool (see Appendix 4). In general, these tools can serve a large number of households or people in need and create greater inclusivity, such as promoting access to opportunity, when implemented.<sup>10</sup>

### **Establish a dedicated local source of funding.**

Local funding can make a lasting impact by directly supporting lower-income rental and homeownership units in future housing development. A dedicated local source of funding refers to a reliable, flexible source of capital that can be used to meet a range of local housing needs. Once created, communities need to create a way to award, dispense, and monitor the local source of funding; many communities use housing trust funds or channel the funding to new or existing local housing programs.

The key steps to establish a local source of funding is identification of a revenue source among those available to the city, and then development of an administration and programmatic structure to dispense the funds. In evaluating funding sources, the City of Hyattsville will need to consider the impact on other municipal services; the source's overall revenue potential (including stability from year-to-year); and overall community support for different funding sources.<sup>11</sup>

Hyattsville will be the first city in Prince George's County to establish a dedicated local funding source for housing. Having a local dedicated source of funding will act as a "carrot" for new development in Hyattsville. It will enable the City of Hyattsville to offer financing (such as gap financing to meet the difference between the cost of market-rate units

and housing set at affordable prices or rents) for housing development in the city limits or funding for local housing initiatives that support residents' housing needs. In this way, developers or local organizations can factor in the City of Hyattsville's local funding into their projects or programs more consistently.

The main benefits of a local dedicated funding source are its flexibility and in the case of Hyattsville's, the ability to influence housing development and programs. For instance, while the City of Hyattsville lacks land-use decisionmaking authority, it can incentivize developers to seek approvals that align with the development goals of the city and create homes for Hyattsville residents. For instance, local leaders highlighted the importance of having more units for families and seniors in the city, as well as deep affordability, which could be part of the criteria for awarding this resource to new developments after the initial source and its uses have been authorized.

While it creates flexibility, the most effective local funding is aligned with other financing or funding sources to maximize their impact. After the City of Hyattsville identifies a revenue source and begins to determine the funding's key uses, it should assess how to align with the other sources available from Prince George's County and State of Maryland or nonprofit partners to promote alignment. This alignment is especially important if the local funding will be used to support new housing development, as the most effective local funding sources for development are designed to leverage other county, state, and federal funding along with private capital, or direct services that may supplement existing programs, where varying eligibility requirements may create unnecessary confusion or barriers to use.

<sup>10</sup> Note that rent regulations were not identified as a high impact/high effort tool in the evaluation process. Rather, this tool was prioritized by Hyattsville City Council members during their December 2020 workshop for this project.





## Penny for Affordable Housing Fund | Fairfax County, VA



Fairfax County's Penny for Affordable Housing Fund sets aside a penny of the county's real estate tax rate as the county's dedicated revenue source for its Affordable Housing Fund. From FY2006 to FY2020, the Penny for Affordable Housing Fund has been instrumental in the preservation of several large multifamily complexes and supporting additional affordable housing programs that are federally funded. [Click this link for a full overview of the fund.](#)

### Resources for implementation:

- Funding** – Communities tend to establish a local revenue source in one of two ways: 1) annual appropriations; or 2) identification and dedication of a specific revenue source (e.g., real-estate transfer taxes, document recording fees, developer fees, permits fees, property taxes, payments in lieu of taxes, or sales tax). One consideration is whether the source will be a new source of revenue (like Fairfax County created through its Penny for Housing) or allocation of an existing revenue source.<sup>12</sup>
- Ongoing administrative capacity** – Hyattsville will also need capacity to administer the funding source on behalf of the City of Hyattsville. Some communities hire a third-party such as a nonprofit, Community Development Financial Institution (CDFI) or community foundation as an administrator, and this option may be less cumbersome for Hyattsville staff. Core competencies of a funding administrator include experience designing and administering housing development programs, overseeing day-to-day operations of housing funding, and monitoring and compliance.
- Capacity for implementation:**
  - Staff capacity for creation** – Hyattsville will need increased administrative capacity to identify and create the funding source, including evaluating potential revenue sources and their impact on the city's budget, and to develop the policy language to guide the use, eligibility, and administration.
  - Advisory Board** – Depending on the amount of funding, the City of Hyattsville may want to convene an advisory board comprised of key stakeholders with diverse backgrounds to assist with general administration and overall program oversight. This could be incorporated into the City's existing boards and commissions or created as a new entity.

<sup>12</sup> See [Fund 30300 The Penny for Affordable Housing Fund](#) in Fairfax County's FY2020 Budget Plan for more information.

### KEY IMPLEMENTATION STEPS

- **Study current funding sources and opportunities to create new ones to assist with identification of a dedicated local funding source.** This study should include an assessment of alignment with existing local and state housing programs.
- **Develop goals and key uses for Hyattsville’s dedicated local funding source, including conducting public engagement to shape the funding’s use.**
- **Informed by study results, develop and pass local legislation that establishes a dedicated local funding source for housing and outlines the goals and key uses of the funding.**
- **Informed by the study results, establish the administrative structure (including engagement of a third-party administrator if applicable) to administer the local housing funds.**
- **Conduct initial and ongoing outreach to local and regional developers about the availability of Hyattsville’s local funding for housing activities.**
- **Monitor use and impact of Hyattsville’s local funding sources on a regular basis.**



#### Priority need(s) addressed:

- Lack of rental units for low-income households
- Clear and consistent regulatory environment
- Property tax burden on homeowners
- Gap in homeownership rates by race and ethnicity



#### Relationship to Housing Opportunity for All (if applicable):

- Cross-cutting Action 3.1. Increase the County’s Housing Investment Trust Fund.



#### Progress metrics: Year 1 implementation:

- ✓ Completed study of options for a local funding source
- ✓ Meetings and other engagement activities with Hyattsville residents and key stakeholders
- ✓ Completed assessment of how options for a local funding source align with other local and state housing funding tools and programs



## Affordable Housing Trust Fund | Highland Park, III



The Highland Park Affordable Housing Trust Fund, created in May 2002, provides financial support for affordable housing activities that address the needs of low-and-moderate income individuals and families. The Highland Park Housing Commission granted the fund \$1 million in seed money. There are three key funding sources supporting this fund: 1) demolition taxes; 2) fee-in-lieu revenues; and 3) private donations. The demolition tax, which applies to all residential homes, represents the largest source of dedicated funding for Highland Park’s trust fund; two-thirds of this tax goes into the Affordable Housing Trust Fund. [Click here for a full overview of the housing trust fund.](#)

### Use public land to support local development goals.

Public land—which typically refers to land owned by a local government, school district, or park district, among other entities—is an important asset that can be leveraged to create additional affordable homes. Another potential source is underutilized public land, such as surface parking lots or additional site capacity around public facilities.

Community-driven goals, such as affordable housing, are realized when a city donates, sells or leases the land at a low cost or no cost to a developer. Because the city controls the land, it can influence what development on that site looks like—in terms housing types; tenure; affordability levels; and tenant or homebuyer preferences when soliciting bids for development on city-owned property. Use of public land for housing is especially advantageous in places like Hyattsville with higher-value, amenity-rich locations and often enables local governments to subsidize new development without a direct monetary investment.

In Hyattsville, which is largely built out, the City of Hyattsville will need to take a dual approach to use public land to advance its local development goals, increase its land holdings through strategic acquisition of private or county-owned land for sale and leverage development of public facilities, such as libraries or recreation centers, for opportunities to co-locate affordable housing on the same site.

To increase its landholdings, the City of Hyattsville will need to create a strategic acquisition process that identifies new parcels to obtain and allocate resources (which could be one use of its local funding source for housing once established) to support acquisition as opportunities arise. Strategic acquisition may require additional parcel assembly to create a site large enough for development. It could also acquire several parcels in one area and do a scattered site, single-family infill development, which may be a way to support more affordable homeownership opportunities for Hyattsville residents.

Once the City of Hyattsville owns the property, it will need to establish a transparent redevelopment process to facilitate development on it. Many communities use a competitive request for proposals to facilitate this process, aligning the request for proposals with their priorities for the site. Hyattsville used this approach to support redevelopment of city-owned property into Renaissance Square in 2004. Some communities seek entitlements for the property or make site improvements to help streamline the development process and lessen development costs, in addition to providing the land at no or a reduced cost.

The other approach is to evaluate opportunities to co-locate housing development on public land, including when new city facilities are being sited. Co-location looks to combine community development goals and improved use of space. As the City of Hyattsville pursues these opportunities, it will need to understand the opportunities and challenges with merging two land uses. The City can engage residents, developers, and other stakeholders about specific sites to help guide these decisions.

In the implementation of both approaches, a detailed public land redevelopment process that provides guidance on any necessary zoning changes and capital improvements and seeks to remove key barriers will be critical. Coordination with Prince George's County will also be needed. Hyattsville and Prince George's County may share priority sites for development, especially around transit stations or near retail amenities. Early coordination on projects for city-owned parcels and available incentives could result in addressing shared needs between the County and City.



## Public Land for Public Good | Arlington County, VA



In 2015, Arlington County undertook an effort to identify publicly owned sites with the greatest potential for future affordable housing development (among other community uses). This effort was guided by a 23-member citizen study committee, which developed the criteria to evaluate redevelopment of public land, and a study by Arlington County municipal staff. This work resulted in the identification of eight publicly owned sites with the greatest potential for future affordable housing development and three sites to meet school needs, several of which have become affordable, multifamily apartment buildings; new parks; office buildings; and retail establishments. [For more information about this work click here.](#)





**Resources for implementation:**

- **Public land inventory** – The City of Hyattsville should start by creating a centralized public land inventory that identifies existing city-owned parcels (including vacant and underutilized ones); county-owned property in the city limits; underutilized parcels; and opportunity sites (those to monitor in the event they are for-sale).<sup>13</sup> The City can leverage existing data sources, such as property tax assessors’ data, to help create this inventory. Because not every publicly owned land parcel is suitable for redevelopment, a more detailed evaluation will be required to identify suitable parcels and those that could be assembled for development. The City of Hyattsville should work with local and regional partners to identify desirable parcel features and key development barriers.
- **Funding for acquisition** – To acquire property, the City of Hyattsville will need funding. One option is to use a portion of its new local funding for housing once created for land acquisition. Another option is to use existing State of Maryland resources for strategic site acquisition that promote economic development and revitalization: Community Legacy Grant and Strategic Demolition Fund. The City of Hyattsville has experience using both programs.

**Capacity for implementation:**

- **Policy development and administration** – The City of Hyattsville will need dedicated staff to manage the City’s public land program, including guiding strategic acquisition decisions, coordinating requests for proposals, among other tasks. This administrative capacity is in addition to the initial staff time needed to develop the policies and procedures for use of public land to support housing and development goals in Hyattsville, with the City drawing on its past experiences to inform them.
- **Ongoing data management and evaluation** – To create and maintain an inventory of suitable public land for development, Hyattsville will need dedicated staff with familiarity maintaining and analyzing large property databases; assessing site suitability; and interpreting land use and zoning standards.

<sup>13</sup> According to [PGAtlas](#), the City of Hyattsville owns approximately 160 parcels being used for office buildings, parks, or public works, or listed as vacant or needs improvement; Hyattsville owns 11 vacant parcels. Prince George’s County offers the sale or lease of county-owned property to municipalities where the parcels are located, and according to PGAtlas, there are many county-owned parcels in Hyattsville.

### KEY IMPLEMENTATION STEPS

- **Create a public land inventory.**
- **Identify housing goals for development on city-owned land.**
- **Establish a transparent process to facilitate development.** Develop criteria to guide development proposals and their selection. Local developers may provide insight on the feasibility of development on a case-by-case basis.
- **Create an internal process to evaluate acquisition and development opportunities on public land, including as part of new city facilities, on an ongoing basis.**
- **Engage Prince George’s County Office of Central Services and Department of Housing and Community Development on potential development opportunities in Hyattsville on county-owned property.**
- **Allocate local funding or seek state funding to assist with acquisition.**



#### Priority need(s) addressed:

- Lack of rental units for low-income households
- Gap in homeownership rates by race and ethnicity



#### Relationship to Housing Opportunity for All (if applicable):

- Cross-cutting Action 2.3. Create a centralized inventory of publicly owned land, naturally occurring [unsubsidized] affordable housing, and underutilized properties.
- Targeted Action 1.4. Identify opportunities for new housing development on publicly owned land.



#### Progress metrics: Year 1 implementation:

- √ Creation of a public land inventory for the City of Hyattsville
- √ List of opportunity sites to guide strategic acquisition
- √ Creation of internal guidelines to facilitate development on city-owned property

## Establish rent regulations.

Rent regulations (sometimes also called rent stabilization or rent control) seek to protect tenants from sudden increases in housing costs by setting an annual cap on how much rent can be raised.<sup>14</sup> The successful implementation of rent regulations in a municipality requires a policy and program to administer the policy.<sup>15</sup> Leaders in Hyattsville prioritized this tool because it will aid in creating more housing stability for Hyattsville residents and give them the choice to stay in their home over time.

Research suggests that rent regulations have a varied impact on housing affordability and communities have experienced both positive and negative housing outcomes when using these policies.<sup>16</sup> Research has also highlighted the limited efficacy of rent regulations when surrounding communities do not enact similar policies. Given these experiences, along with the challenge of crafting dynamic housing policies to account for changing market conditions over time, rent regulations need to be designed and implemented with care and deliberation.

Some key design questions need to be answered as part of developing rent regulations:

- **Property applicability (i.e., what properties will be regulated?)** – Rent regulations typically apply to a subset of a community’s existing housing stock, typically for privately-owned affordable units in multifamily buildings of a certain size or age. Many rent regulations exempt new construction.
- **Basis for rent increases (i.e., how will rent increases be determined?)** – A common practice among communities is to use the annual change in the Consumer Price Index as the basis for the ceiling for rent increases, often in tandem with a board or commission to approve the annual change. Another question to answer is when rent increases will be allowed above the annual increase, such as if a unit becomes vacant or a property undergoes substantial rehabilitation or other improvements.
- **Compliance structure (i.e., how will issues in administering the policy be monitored and resolved?)** – As part of regulating rents, the City of Hyattsville, guided by their authority under state law, will need to create a way to monitor compliance and resolve any disputes. For instance, in Takoma Park, which has had rent regulations since the 1980s, a separate municipal division monitors all landlord-tenant issues, including administration and compliance of its rent stabilization law.
- **Potential adverse impacts (i.e., what are the anticipated impacts of regulating rents locally?)** – Any pursuit of rent regulations needs to account for local market conditions and the impact of regulating rent on overall development patterns and housing affordability. Communities have sought to mitigate some common adverse effects of rent regulations, such as limited property investment at regulated properties and harassment of tenants to encourage unit turnover, by offering building maintenance and improvement incentives and adopting tenant protections, respectively.

<sup>14</sup> As part of its COVID-19 emergency relief measures, Prince George’s County passed temporary rent regulations. [See CB-16-2020](#).

<sup>15</sup> There are local precedents in Maryland cities in the region (College Park, Takoma Park) and case law (*Tyler v. College Park, MD*) that suggest this tool is an option for Hyattsville, but the current legal context needs to be thoroughly vetted prior to moving ahead with rent regulations.

<sup>16</sup> The Brookings Institution. (2018). [What Does Economic Evidence Tell Us about the Effects of Rent Control?](#)



**Resources for implementation:**

- **Study and evaluation of rent regulations and their impacts** – The City of Hyattsville will need to inventory properties that could be subject to rent regulations, including some key characteristics such as total units; unit mix; rent levels by unit/bedroom size; and year built. Some of this information can be gathered directly from landlords through the city’s rental registry; however, it does require staff capacity to build and analyze this rental data. Some communities use secondary, proprietary real-estate datasets, such as CoStar, to understand and monitor rent levels. Once this inventory is complete, the City of Hyattsville should study the impacts of different rent regulations to inform its policy and program design.
- **Creation of a programmatic structure with dedicated staff** – The City of Hyattsville will need to design and stand up a new programmatic structure to implement its rent regulations, including clear goals; administrative policies and procedures; and the structure, roles, and responsibilities of an oversight body.
- **Financial incentives for property owners (if applicable)** – If the City of Hyattsville plans to couple rent regulations with property rehabilitation or improvement incentives, the City of Hyattsville will also need funding for them.

**Capacity for implementation:**

- **Ongoing administrative capacity** – Hyattsville will need dedicated, full-time staff (an estimated 1–3 persons depending on the breadth of regulations) to administer a rent regulation program, along with other administrative capacity as such as staffing the oversight committee that monitors the rent regulation program and resolves any appeals.
- **Oversight committee** – Hyattsville will also need to create the structure for an oversight committee (e.g., volunteer committee of Hyattsville residents). The committee’s role related to rent regulations may include making decisions related to appeals and petitions for increases from property owners and approving the annual rent increase.



## Rent Stabilization | Takoma Park, MD



In 1981, Takoma Park passed a rent stabilization law to preserve rental affordable housing and maintain its economic and ethnic diversity. Takoma Park’s rent stabilization law has defined rent increases, notification requirements, and annual reporting requirements. Takoma Park established a Commission on Landlord–Tenant Affairs, comprised of 12 volunteers (tenants, landlords, and residential owners in the city) to hear and help resolve complaints related to Takoma Park Landlord–Tenant Relations Law, and has a Division of Landlord–Tenant Affairs that monitors compliance with the City’s rent stabilization law (among other landlord–tenant laws). [For more background information, visit the City of Takoma Park’s website.](#)



### KEY IMPLEMENTATION STEPS

- Create an inventory of properties that would likely be subject to rent regulations (e.g., based on size, age, etc.) and their rent levels and assess the impact of limiting rent increases to a standard factor, such as the CPI.
- Engage property owners, residents, local housing service providers, developers, and Prince George’s County leaders, among others, to inform creation of rent regulations in Hyattsville.
- Informed by initial assessment, develop rent regulation policy language (guided by the questions above).



#### Priority need(s) addressed:

- Lack of rental units for low-income households
- Clear and consistent regulatory environment



#### Relationship to Housing Opportunity for All (if applicable):

- Targeted Action 2.3. Stabilize residents through anti-displacement programs.



#### Progress metrics: Year 1 implementation:

- √ Centralized inventory of properties that could be subject to rent regulations with key characteristics about each property (e.g., size, year built, rent level, number of units).
- √ Completion of a study that assesses rent regulations on overall rent levels for properties in the inventory (or a sample of properties).

## Expand tenant protections.

Tenant protections refer to both the policy protections extended to tenants and the broader education and enforcement infrastructure, often defined in the tenant protection policy itself, to ensure tenants know their rights and have recourse if they are violated. Tenant protections are one key way to mitigate displacement pressure and promote housing stability for renters, in addition to broader community stability.<sup>17</sup> Multiple stakeholders, along with local market conditions where housing costs have outpaced wages, pointed to increased housing instability among renters, low-income households, and those on a fixed income, such as seniors. For instance, in Hyattsville, two out of five renter households are cost-burdened.

Expanding tenant protections in Hyattsville will mean both legislative changes that create local policies to expand tenants' rights beyond the current rights afforded by the State of Maryland's and Prince George's County's tenant-landlord codes and a more active role in promoting education and outreach to tenants about these rights.

### New tenant protections

Local precedents suggest Hyattsville has the ability and authority to expand tenant protections.<sup>18</sup> Given the existing tenant protections afforded by the state and county, additional tenant protections for Hyattsville to explore are:

- **Tenant-landlord mediation and legal services (right-to-counsel):** Includes legal advice or representation for households facing eviction or other serious housing-related issues.<sup>20</sup> Tenant-landlord mediation services would provide a space for tenants and landlords to discuss and explore alternative resolutions for disputes, like evictions, and legislation may create a commission to serve this role.<sup>21</sup>
- **Minimum & fair leases:** Create standard lease requirements, such as lease renewal terms that are favorable for residents that are likely to face involuntary displacement (offering another one- or two-year terms at renewal or extended notice provisions for lease terminations); inclusion of information about tenant protections as part of lease agreements; and lease materials in tenant's preferred language.

As the City of Hyattsville explores additional tenant protections, there is an opportunity to develop a Tenant's Bill of Rights. A Tenant's Bill of Rights is a bundle of legal mechanisms and resources that create tenant protections. These legal mechanisms, like the ones outlined above, could be enacted individually, however when enacted cohesively, it builds a coordinated framework around tenant protections.<sup>22</sup> After the creation of a Tenant's Bill of Rights, Hyattsville will need to have concurrent education and outreach efforts to have a greater impact and understanding of new policies.

- **Just cause evictions:** Provides specific guidelines or standards about how and when a landlord can pursue the eviction process (i.e., landlords must meet the standard to justify an eviction).<sup>19</sup>

<sup>17</sup> SPRACC Initiative. (2018). [Issue Brief: Protecting Renters from Displacement and Unhealthy and Climate Vulnerable Housing](#).

<sup>18</sup> See Maryland Code, Real Property § 8-208, where additional rights may be added as they do not diminish or limit any right or remedy granted under the provisions of state law.

<sup>19</sup> See [Local Housing Solutions: Just Cause Evictions](#) for more information.

<sup>20</sup> See [Local Housing Solutions: Legal Assistance](#) for At-Risk Renters for more information.

<sup>21</sup> At the time of writing, Maryland lawmakers were exploring overhauling the state's eviction process and strengthening tenant protections and rights through the [2021 Housing Justice Package](#).

<sup>22</sup> See [Renter's Bill of Rights](#) via the Create Initiative at the University of Minnesota.

### Expanded education and outreach

The State of Maryland and Prince George’s County have existing tenant protections and resources that cover tenants and landlords in Hyattsville. For instance, the State of Maryland recently banned source of income discrimination prohibiting landlords from refusing tenants using government assistance, such as Housing Choice Vouchers, to rent a unit from them. Prince George’s County has established their own tenant and landlord code that includes duties, rights, and responsibilities for tenants and landlords.<sup>23</sup> In addition to these protections, the State of Maryland offers resources for tenants to make them aware of their rights and connect with housing resources, including a guide on tenant and landlord rights and 211 Maryland, a telephone hotline to assist with service referrals and information.<sup>24</sup>

Hyattsville can support broader information and education efforts about existing tenant protections (in addition to new ones that the City may create directly). For instance, the City of Hyattsville can raise awareness of state, county, and city tenant protections through strategic outreach campaigns and education events, such as PSAs on TV or radio, and resources developed using inclusive tactics. Inclusive tactics include language access and messaging in the appropriate medium and through trusted messengers. Using inclusive tactics may require translation resources and coordination with trusted organizations to develop and conduct culturally responsive outreach.



## Landlord-Tenant Affairs | Gaithersburg, MD



In 1985, City Council created a Landlord-Tenant Relations Board/Commission, which is now used by the Office and Commission of Landlord-Tenant Affairs to assist landlords and tenants. The code establishes standards for lease agreements and rent increases and outlines the eviction process and landlord and tenant obligations. Both the staff and the Commission on Landlord-Tenant Affairs can address and mediate a range of issues such as rent increases, maintenance responsibilities, unlawful lease provisions, and evictions. [For more background, click here.](#)

<sup>23</sup> [Click here for more information about Prince George’s County Rental Housing Laws.](#) In addition to its existing Landlord-Tenant Code, Prince George’s County enacted CB-16-2020, an emergency tenant protection bill that temporarily prohibits rent increases and rental terminations; provides payment plans under certain circumstances; and prohibits late fees or penalties from being charged during COVID-19.

<sup>24</sup> Maryland Office of the Attorney General, Consumer Protection Division. (2019). [Landlords and Tenants: Tips on Avoiding Disputes.](#)



### Resources for implementation:

- **Identification and evaluation of tenant protection policies** – The City of Hyattsville will need to identify which tenant protection policies they want to pursue. Each individual tenant protection policy may require an accompanying programmatic or administrative structure to ensure compliance to routinely met.
- **Funding to support tenant assistance (mediation, legal services)** – The City of Hyattsville will need to commit funds that would provide legal and mediation services for tenants. The City of Hyattsville can channel these funds to existing organizations that provide legal services to at-risk tenants. Additional funding may be needed for mediation services and eviction prevention or rent repayment/assistance programs.
- **Funding to support education and outreach efforts** – The City of Hyattsville will need staff and funding to cover ongoing costs associated with outreach and education materials or production.

### Capacity for implementation:

- **Ongoing administrative capacity** – Hyattsville will need dedicated, full-time staff to administer new tenant protections policies and conduct outreach, along with other administrative capacity as such as staffing the oversight committee that monitors the compliance of tenant protection policies once enacted. This staff will need a high degree of cultural competence.
- **Addressing language barriers** – Hyattsville will need to have multilingual staff and translation services available. The City of Hyattsville has a dedicated bilingual Communications and Outreach effort, but additional languages may be needed to reach more groups living in the city.
- **Outreach and education** – Hyattsville will need to strengthen or create partnerships with local and regional organizations that create and provide educational events and materials for tenants. This would encompass existing and new resources available to tenants and new policies around tenant protections.



### KEY IMPLEMENTATION STEPS

- **Outline and share existing tenant protections and resources.**
- **Establish goals for a local tenant protection policy through community engagement.**
- **Informed by tenant protection goals, develop tenant protection policies.**
- **Engage community organizations, local housing service providers, and Prince George’s County leaders, among others, to inform the development of the inclusive communications strategy and protocols to support outreach and education.** Using inclusive communication tactics may require staff training on tenant-landlord issues and issues of cultural relevance.
- **Conduct education and outreach on existing and new tenant protection and resources.**



#### Priority need(s) addressed:

- Lack of rental units for low-income households
- Clear and consistent regulatory environment



#### Relationship to Housing Opportunity for All (if applicable):

- Cross-cutting Action 1.3. Strengthen rights and responsibilities of tenants and landlords.
- Targeted Action 2.3. Stabilize residents through anti-displacement programs.



#### Progress metrics: Year 1 implementation:

- √ Inventory of existing tenant protections and resources
- √ Community engagement about tenant protection policies
- √ Creation of a Tenant’s Bill of Rights



## Supportive local and state housing tools

The other part of Hyattsville’s Housing Toolbox is focused on bringing more existing resources to bear in Hyattsville. The table below highlights seven (7) actions for the City of Hyattsville to pursue in the near-term, as the City works to create its new, high-impact housing tools. These actions draw on existing local and state housing tools available for use in Hyattsville through Prince George’s County, the State of Maryland, or local nonprofit partners. They address one or more of the priority housing needs affecting Hyattsville residents.

Housing tool	Description	Priority need(s) addressed	Key implementation steps
<p><b>Property tax relief for income-qualified homeowners</b></p>	<p>Property tax relief tools reduce the property tax burdens of homeowners through things like an on-bill credit for property taxes or setting a ceiling on the total amount owed. The State of Maryland currently has two property tax relief programs (the Homeowners’ Property Tax Credit and the Homestead Tax Credit programs) and Hyattsville already supplements the Homeowners’ Property Tax Credit to increase their impact.</p>	<p>Property tax burden on homeowners</p>	<ul style="list-style-type: none"> <li>• Survey eligible residents to understand overall use of existing state and city property tax relief programs.</li> <li>• Conduct outreach to raise awareness of existing property tax relief programs.</li> <li>• Evaluate potential changes to the city’s supplemental property tax relief program and modify as needed.</li> </ul>
<p><b>Rebalanced tax burden between owner-occupied homes and other property types</b></p>	<p>This tool would increase city-level property tax rates for commercial properties and/or decrease property tax rates for residential properties to lower the property tax burden on residents. An important consideration is whether commercial residential properties in Hyattsville should be exempted, since increasing the commercial property tax rate, while providing relief to homeowners, may pass some of that burden onto rental property owners and by extension, renters.</p>	<p>Property tax burden on homeowners</p>	<ul style="list-style-type: none"> <li>• Gather lessons learned from other municipalities in Prince George’s County (e.g., Cottage City, North Brentwood, Upper Marlboro, and Forest Heights).</li> <li>• Conduct a study that evaluates changes to these tax rates and impacts of them.</li> <li>• Informed by the study results, adjust city property tax rates for commercial and residential properties.</li> </ul>
<p><b>Programs to help renters save for homeownership</b></p>	<p>This tool includes programs such as individual development accounts with city-matched savings for downpayment and closing costs to help renters in Hyattsville save for homeownership. These programs are a common and effective way to improve access to homeownership by lowering the traditional barriers to entry. Hyattsville can work with Prince George’s County to increase the use and effectiveness of its homebuyer assistance programs and draw on existing state programs (Maryland Mortgage Program) and new tools under consideration as of 2021.</p>	<p>Homeownership gap by race &amp; ethnicity</p>	<ul style="list-style-type: none"> <li>• Identify existing homeownership assistance programs available to Hyattsville residents (state, county, financial institutions, and local organizations).</li> <li>• Convene with program administrators to determine how the city can support or expand existing programs to support homeownership (e.g., financial support, outreach, and awareness).</li> </ul>





Housing tool	Description	Priority need(s) addressed	Key implementation steps
<p><b>Increased aid for income-qualified homeowners who have fallen behind on their taxes</b></p>	<p>This tool involves identifying homeowners who are in arrears; qualifying them based on income or other characteristics such as age; and working with them to determine whether a remedy such as property tax forgiveness or repayment plan would be feasible. This approach helps mitigate the risk of foreclosure over time and could leverage existing housing counseling providers' services as well as Maryland HOPE (foreclosure prevention assistance).</p>	<p>Property tax burden on homeowners</p> <p>Homeownership gap by race &amp; ethnicity</p>	<ul style="list-style-type: none"> <li>• Connect with housing counseling providers in the region about current needs and affected populations.</li> <li>• Conduct a study to understand costs of extending various forms of tax relief to homeowners.</li> <li>• Use study findings to assist with changes to existing programs or supplemental forms of assistance for homeowners.</li> </ul>
<p><b>Culturally relevant practices in homeownership programs</b></p>	<p>Culturally relevant practices focus on improving access to programs and services by adapting them to the needs of specific populations, communities, perspectives, and experiences. This generally includes engagement of these specific groups to better understand what changes could improve access or use of existing programs.</p>	<p>Homeownership gap by race &amp; ethnicity</p>	<ul style="list-style-type: none"> <li>• Identify appropriate mediums and additional barriers to reach affected populations by engaging trusted leaders.</li> <li>• Convene with homeownership program administrators and financial institutions to discuss ways to increase cultural relevance in existing homeownership programs and products.</li> <li>• Align efforts with the community engagement, drawing on the City's Race and Equity Plan.</li> </ul>



Housing tool	Description	Priority need(s) addressed	Key implementation steps
<p><b>Partnerships with financial institutions to create or expand financial products for low-income and historically marginalized populations</b></p>	<p>This tool addresses gaps in the financial tools available to support homeownership by engaging financial institutions, many of whom may be willing to create or modify programs if need/demand is demonstrated. Creating alternative mortgage products, savings accounts, and financial and homebuyer counseling are examples of programs these partnerships could focus on.</p>	<p>Homeownership gap by race &amp; ethnicity</p>	<ul style="list-style-type: none"> <li>• Through community engagement and partnerships with community organizations and leaders, identify specific needs or barriers to access homeownership products for each population.</li> <li>• Create an implementation plan for each population with the key steps that will address common barriers and create new financial tools for homeownership.</li> <li>• Convene homeownership program administrators and financial institutions to roll-out new financial products.</li> </ul>
<p><b>Tax abatements or exemptions for development that meets specific standards</b></p>	<p>The City of Hyattsville offers a tool to provide tax abatements via its Revitalization Tax Credit. The Revitalization Tax Credit for affordable housing has not been used for residential development as of 2021. The Revitalization Tax Credit can support new affordable residential development by offering additional tax incentives for properties outside of the three revitalization target areas and using a standard evaluation process to determine incentives and abatements.</p>	<p>Rental units for low-income households</p> <p>Homeownership gap by race &amp; ethnicity</p> <p>Regulatory environment</p>	<ul style="list-style-type: none"> <li>• Develop an evaluation process to determine how to offer incentives and abatements (e.g., priority development, housing type, number of affordable units, and amount of abatement).</li> <li>• Update Revitalization Tax Credit to allow tax incentives in expanded areas for affordable housing residential development.</li> <li>• Monitor use and adjust as needed.</li> </ul>





MAKE  
SOMETHING





## Supportive land use & zoning tools

Prince George's County regulates land use across the county and in most cities and towns within it. Although the county is responsible for making these decisions, a crucial component is the valuable input from the residents and municipalities in the county. In Hyattsville, the City relies on its Planning Committee, a volunteer advisory group to City Council, to review proposed development, site plans and legislative items related to planning and zoning and make recommendations to the Mayor and Council. In addition to providing its input on development decisions, the City of Hyattsville will need to collaborate with Prince George's County more closely on land use and development decisions.

In developing this Housing Action Plan, the City of Hyattsville identified four key zoning changes that Prince George's County could make to support the City of Hyattsville's housing and development goals—many of which align with specific actions from *Housing Opportunity for All*. The City of Hyattsville is committed to working with decisionmakers in the county, Hyattsville residents, and other local and regional partners to further evaluate and move these changes forward over time.

- **Upzoning** – Upzoning refers to zoning code changes to allow taller or denser buildings. Upzoning could create a more consistent regulatory environment for development, as well as incentivize affordability (i.e., higher density offered in exchange for inclusion of affordable units).<sup>25</sup> Prince George’s County has applicable zoning districts that support higher-density development in its updated Zoning Code (e.g., Activity Center Base Zones; Residential Base Zones, such as RSF-A and RMF-12), which could be applied to parts of Hyattsville.
- **Zoning changes for “missing middle” homes** – “Missing middle” housing are diverse housing types that come in various sizes such as duplexes, fourplexes, townhomes and live/work units. Residents in Hyattsville prioritized housing diversity as an important change to support the City’s housing affordability goals and existing residents’ varied needs. This change also aligns with an emphasis in *Housing Opportunity for All* to encourage “missing middle” housing types and accessory dwelling units. Hyattsville will stay informed and track the implementation of these action items to advocate for these changes as they are implemented.
- **Housing preservation zoning** – Preservation or conservation zoning enables affordability to be preserved when redevelopment results in loss of affordable housing, helping stem the loss of subsidized units through demolition or conversions. This type of policy may require a developer to replace the affordable housing units lost through a redevelopment project on the same site or near the same site. To implement this zoning in Hyattsville, Prince George’s County would need to develop a new zoning standard, as well as the capacity to track its inventory of subsidized and unsubsidized affordable housing.
- **Inclusionary zoning** – Local leaders in Hyattsville, along with Hyattsville residents, elevated inclusionary zoning as a housing tool for Hyattsville to advance its housing and development goals. Broadly, inclusionary housing policies harness market-rate development to create new affordable housing units. These policies can be mandatory (require affordable units in market-rate development) or voluntary (incentivize units), and Maryland law expressly authorizes both mandatory and voluntary inclusionary housing programs at the county level.

While inclusionary zoning could result in more affordable rental and homeownership units in Hyattsville (depending on the policy approach), it is not a viable tool for Prince George’s County as of 2020. In its early implementation of Cross-cutting Action 1.5 from *Housing Opportunity for All*, Prince George’s County studied the feasibility of inclusionary zoning along the Purple Line, and it found that traditional inclusionary housing requirements are not feasible, due to the structure and use of county-level incentives and overall market conditions.<sup>26</sup> Without changes to market conditions, county-level incentives, or both, it’s unlikely inclusionary zoning would be feasible in other parts of the county, such as Hyattsville.

---

<sup>25</sup> Studies listed below have shown there may be minimal impact on housing affordability unless upzoning is directly tied to affordability.

An Urban Displacement Project and Turner Center Report (2019). [Upzoning Under SB 50: The Influence of Local Conditions on the Potential for New Supply](#)  
Urban Affairs Review (2010). [Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction](#)

<sup>26</sup> [Click here for Prince George’s Inclusionary Zoning Study \(2020\)](#).





## Section 4: Evaluating Implementation Success

With completion of its Housing Action Plan, the City of Hyattsville's focus turns to implementation of its housing toolbox. As discussed above, much of Hyattsville's success hinges on the City's ability to make sustained progress on creating new high-impact housing tools over time, while forging partnerships and creating stronger connections to the housing resources that already exist for use in the city.

How will local leaders, City of Hyattsville staff, and residents know the City has been successful in addressing its local housing needs, now and in the future?

How will the City know what adjustments to make in implementation to ensure resources are being used effectively? Through a practical plan to measure and report on implementation progress.

This section provides guidance on how the City of Hyattsville could set up an effective measurement and reporting process for implementation of its Housing Action Plan.



## How Will Hyattsville Measure Success?

	By Tracking Implementation Progress	By Measuring Implementation Results	By Assessing Community Change and Impact
WHAT?	“Did we take the actions required to design, create and maintain this tool?”	“Is this tool producing the desired results each year?”	“Has this tool enabled the community change we intended?”
WHEN?	Primarily evaluated during initial implementation of tool	Evaluated each year (or more frequently)	Evaluated after at least 5 years of implementation
HOW?	Simple reporting of steps completed	Standardized process for regular tracking and reporting	More intense effort (possibly including outside evaluator)
WHY?	Demonstrates successful execution	Demonstrates successful execution and informs program design	Demonstrates successful execution and informs program design

### Hyattsville’s approach to measure its progress

An effective evaluation framework for Hyattsville’s Housing Toolbox will include measures for three separate but related evaluation processes: tracking implementation progress, measuring implementation results, and assessing community change and impact.

### Tracking implementation progress

This evaluation process captures how successful the City of Hyattsville has been in executing its implementation steps and on the timeline it intended. These measures represent operational successes. Tracking this progress is critical for demonstrating success, particularly early in the implementation process when one would not necessarily expect to have realized community-level outcomes.

## Example evaluation questions: Tracking implementation progress

- Did the City of Hyattsville undertake a study to inform policy or program creation?
- Did local leaders develop and adopt a critical piece of legislation in the first year?
- Did the City fund an action at the scale they intended for the first two years?
- Did the City hire the staff or increase capacity in some other way to operate a program effectively within the first year?



## Tracking Implementation Progress

### Baltimore Regional Analysis of Impediments to Fair Housing Choice Baltimore, MD region

The Baltimore Metropolitan Council released a report detailing progress made on the Action Plan Steps between 2013 and 2017 from its 2012 Baltimore Regional Analysis of Impediments. This report details both specific actions taken and highlights successes from implementation by timeline. While it is presented as a long list, it provides detailed examples of tracking implementation progress across a wide range of activity types. For more information, see the [Detailed Table of FY 2013–2020 Actions/Accomplishments \(starting on page 3\)](#).

#### Measuring implementation results

This evaluation process captures whether the housing tools created by the City of Hyattsville are achieving their desired direct results. It is useful both for demonstrating success and informing program design. This process should be identified as part of creating a program or policy to ensure the relevant data is collected and maintained where possible. Data should be collected and reported with regular frequency (generally annually or quarterly)

throughout implementation, with thought toward how they will be reported incorporated into the early stages of implementation. For instance, will these be reported publicly or primarily examined by City staff? Will there be a standard dashboard or report the city will release about them? More specific information on measuring implementation results for the actions in this Housing Action Plan is detailed in Appendix 5.



#### Example evaluation questions: Measuring implementation results

- Has the funding allocated supported development of the expected number of units at a given affordability level?
- Has an expanded property tax relief program, once created, been used by residents?
- Are homeownership programs serving more households of color to help close the racial/ethnic homeownership gap?



## Measuring Implementation Results

### Department of Housing and Community Affairs Montgomery County, MD

The Montgomery County CountyStat team produces a variety of reports and dashboards to measure outcomes and results of county programs. The Department of Housing and Community Affairs performance dashboard uses a simple three-question framework to detail results across department programs: 1) How much did we do (quantity)? 2) How well did we do it (quality)? 3) Is anyone better off (effect or impact)? Note that data availability varies by program, so all three questions are not answered for each one. [Click here for more information.](#)

#### Assessing community change and impact

This process relates to how successful the City of Hyattsville has been in addressing the underlying housing conditions through implementation of its Housing Action Plan. Answering these questions is critical to ensure the

City's actions remain effective and aligned with changing environmental conditions and community priorities. Due to their complexity, the City of Hyattsville should undertake this process less frequently than the other two processes (e.g. every five years or to coincide with another planning cycle).



### Example evaluation questions: Assessing community change and impact

- Have we reduced the level of housing cost-burden among seniors and other residents vulnerable to displacement?
- Have we reduced the racial/ethnic homeownership gap?
- How have our actions, regardless of the implementation results they have achieved, contributed to these changes?



## Assessing Community Change and Impact Rent Stabilization Policy Takoma Park, MD

A group of researchers from the University of Maryland undertook a policy analysis of Takoma Park, MD's rent stabilization policy with the goal of assessing the impacts on rents, cost burden levels, and assessed property values, among other factors. [Click here for more information.](#)



	Tracking Implementation Progress	Measuring Implementation Results	Assessing Community Change and Impact
Timeline	To be tracked while tool is being developed	Completed at least annually throughout tool operation and compared to targets where relevant	Example questions to consider addressing at least once after five or so years of operation
<b>Tool</b>			
<b>Dedicated Local Source of Funding</b>	<ul style="list-style-type: none"> <li>√ Dedicated funding source evaluation completed</li> <li>√ Goals and uses developed</li> <li>√ Enabling legislation for funding source passed</li> <li>√ Administering structure formally established</li> <li>√ Initial outreach to developers conducted</li> </ul>	<ul style="list-style-type: none"> <li>• Funding levels at year end compared to previous year and target</li> <li>• Number of additional units that were supported (including affordability level and tenure)</li> <li>• Demographic composition of beneficiaries/ homebuyers/tenants (with special attention to relevant groups)</li> <li>• Leverage of other funding (e.g., each dollar of funding matched by money from other public funding sources) (reported by public program)</li> </ul>	<ul style="list-style-type: none"> <li>• Would units (or other supported activities enabled through this funding source) have been possible in the absence of this funding source?</li> <li>• Are the uses of these funds continuing to fill the most pressing needs in the community (by type of need and population in need) or should adjustments be made?</li> <li>• Have there been reductions in housing outcome disparities that can be attributed to this tool?</li> </ul> <p><i>More specific questions to be defined based on fund use cases.</i></p>
<b>Public Land</b>	<ul style="list-style-type: none"> <li>√ Public land inventory created</li> <li>√ Housing goals for public land identified</li> <li>√ Development process established</li> <li>√ Acquisition and development opportunity evaluation process established</li> <li>√ Prince George’s County engaged on County-owned sites</li> <li>√ Funding allocated for acquisition</li> </ul>	<ul style="list-style-type: none"> <li>• Number of rental units or for-sale homes created using public land</li> <li>• Number of acres and sites acquired and developed through RFPs</li> <li>• Demographic composition of beneficiaries (if available)</li> <li>• Any other notable community benefits enabled (units with special features, community space, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• How has the public RFP process led to the creation of units that align with community priorities, especially those that would not have been produced otherwise?</li> <li>• Have there been notable impacts on the City’s financial health in undertaking these activities?</li> <li>• Have there been reductions in housing outcome disparities that can be attributed to this tool?</li> </ul>

	Tracking Implementation Progress	Measuring Implementation Results	Assessing Community Change and Impact
Timeline	To be tracked while tool is being developed	Completed at least annually throughout tool operation and compared to targets where relevant	Example questions to consider addressing at least once after five or so years of operation
Tool			
<b>Rent Regulations</b>	<ul style="list-style-type: none"> <li>√ Inventory of properties subject to rent regulations created</li> <li>√ Impacts of limiting rent increases assessed</li> <li>√ Key stakeholders engaged</li> <li>√ Rent regulation policy language developed</li> </ul>	<ul style="list-style-type: none"> <li>• Year-over-year changes in rents in Hyattsville compared to surrounding jurisdictions/ZIP codes (including by unit size/bedrooms)</li> <li>• Number and character of tenant complaints filed</li> <li>• Demographic characteristics of tenant complaints</li> </ul>	<ul style="list-style-type: none"> <li>• Has rent stabilization resulted in greater availability of affordable housing in Hyattsville?</li> <li>• Have there been reductions in housing outcome disparities that can be attributed to this tool?</li> <li>• Have units not subject to stabilization seen price impacts?</li> <li>• Do landlords report undue hardship or have deferred maintenance?</li> <li>• Do code violations or other measures of disrepair reflect negative impacts on rental housing maintenance/quality?</li> </ul>
<b>Expanded Tenant Protections</b>	<ul style="list-style-type: none"> <li>√ Existing tenant protections and resources outlined and shared</li> <li>√ Tenant protection goals established</li> <li>√ Tenant protection policies developed</li> <li>√ Key stakeholders engaged</li> <li>√ Inclusive communications protocols for education and outreach created</li> <li>√ Initial education and outreach begun</li> </ul>	<ul style="list-style-type: none"> <li>• Changes in eviction rates over the last number of years (depending on data availability, but ideally pre-pandemic levels) and by demographic characteristics if available</li> <li>• Number and nature of tenant complaints filed (or other program utilization)</li> <li>• Accounting of resource navigator activities</li> </ul>	<ul style="list-style-type: none"> <li>• Have tenant protections resulted in lower levels of displacement and eviction, particularly among vulnerable populations?</li> <li>• Are the protections and resource navigator activities collectively reducing disparities in housing outcomes?</li> <li>• Are there specific groups that continue to face barriers to accessing these resources and how might the City address those?</li> </ul>
<b>Supportive Local and State Housing Tools</b>	<ul style="list-style-type: none"> <li>√ Key implementation steps as relevant</li> </ul>	<ul style="list-style-type: none"> <li>• Has this tool been producing desired results and meeting targets?</li> <li>• Who is benefitting from this tool and does that align with community priorities?</li> <li>• What else have we learned from the operation of this program that needs to be considered?</li> </ul>	<ul style="list-style-type: none"> <li>• Has this program been effective in addressing the underlying community needs?</li> <li>• Have disparities in housing outcomes been reduced as a result of this program?</li> <li>• What else beyond this program might be needed to advance community priorities?</li> </ul>



# Appendix 1.

## Phase 1 Summary Report



# Housing Action Agenda

Phase 1 Summary Report | Hyattsville, MD

Prepared by Enterprise Advisors  
Enterprise Community Partners, Inc.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Contents

Section 1: Executive summary .....2  
Section 2: What did we hear from local and regional stakeholders? .....6  
Section 3: What are the key housing needs and market conditions affecting residents in Hyattsville?.....9  
Section 4: What housing and community development tools are available in Hyattsville? ..... 16  
Section 5: What actions can leaders in Hyattsville take to address housing needs? .....21

About this report

This report was developed as part of a two-phased process to develop the City of Hyattsville’s Housing Action Agenda. This report summarizes all the tasks completed in Phase 1 from January to June 2020: 1) baseline conditions analysis; 2) housing ecosystem assessment; 3) stakeholder and community engagement; and 4) action area and case study development. This work provides the basis for Phase 2.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

## Section 1: Executive summary

### What is Hyattsville's Housing Action Agenda?

The City of Hyattsville's Housing Action Agenda, once complete later in 2020, will build the city's toolbox to meet residents' housing needs, now and in the future. It aims to build greater awareness of housing needs among residents living in Hyattsville and equip the city—elected leaders, municipal staff, community members, and partners—with the tools to address these needs over time.

#### KEY TERMS

For a glossary of housing terms used in this report, see Appendix A.

Housing has been part of past and ongoing local conversations about community sustainability, resident satisfaction, race and equity, and age-friendliness. Efforts such as *SpeakUp HLV*, the city's *Race and Equity Plan*, and the *Action Plan to Increase Age Friendliness* have elevated the importance of the following housing issues:

- Increased housing affordability
- More diversity in housing types
- Improved code enforcement
- Creation of high-density, mixed-use development in key locations
- Home modifications and accessibility improvements
- Removal of racially restrictive covenants
- Housing rights and equity education for homeowners, tenants, and landlords

The analysis of housing needs and market conditions and stakeholder input collected for this report further reinforces these needs and identifies new ones.

Development of the City of Hyattsville's Housing Action Agenda is happening within broader conversations about housing affordability at the county-level and in the Washington, DC Metropolitan region:

- Prince George's County, led by the Department of Housing and Community Development Department, undertook a similar effort from 2017 to 2019 and has been actively implementing actions from *Housing Opportunity for All*,<sup>1</sup> its comprehensive housing strategy. This implementation includes examining a dedicated funding source for its Housing Investment Trust Fund; conducting a feasibility study of inclusionary zoning; strengthening its right-of-first refusal policy; and exploring creation of a landbank.
- In 2019, the Metropolitan Washington Council of Governments (MWCOC), made up of officials from the District of Columbia, Maryland, and Virginia including from Prince George's County and Hyattsville, adopted three regional housing targets, agreeing to collaboratively address housing affordability regionwide.<sup>2</sup> The regional affordability target is for at least 75 percent of new housing to be affordable to low- and middle- income

<sup>1</sup> Full document available at [www.princegeorgescountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19](http://www.princegeorgescountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19).

<sup>2</sup> Under the direction of the COG Board of Directors, local housing and planning directors and COG staff spent a year studying what it would take to increase the area's housing supply to accommodate the region's growing workforce. Their findings have been distilled into three regional aspirational housing targets focused on the Amount, Accessibility, and Affordability of additional units.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

STAKEHOLDER INPUT IN PHASE 1

The Enterprise project team (project team), in collaboration with City of Hyattsville Community and Economic Development staff, convened stakeholders for interviews to gather information at the start of Phase 1.

**Who was interviewed?**

Stakeholders like elected leaders, community stakeholders, and developers were interviewed to better understand the city’s vision and objectives for housing, market conditions, and barriers to accessing safe, affordable housing.

The project team also met with nonprofit developers and service providers serving the community. These stakeholders provided unique perspectives on the challenges in providing, developing, and maintaining affordable housing.

A full list of interviewees and key themes from the interviews can be found in Appendix B.

**How was this input used?**

The project team used feedback collected through these interviews shaped the quantitative baseline conditions analysis completed in Phase 1; highlighted additional needs among Hyattsville residents; and contextualized finding using local knowledge.

households.<sup>3</sup>

Based on MWCOG targets and projected growth, Hyattsville will need to add about 340 housing units—at various price points—between 2020 and 2030 to accommodate new households. While the city’s current development pipeline could absorb projected growth overall, it may not be varied enough in price and type to meet the needs of all Hyattsville residents.

[What is the process to develop the city’s Housing Action Agenda?](#)

Hyattsville’s Housing Action Agenda is being developed in two phases. Phase 1 involved understanding housing needs, housing market trends, and other conditions, like demographic and economic changes, through data analysis, stakeholder interviews, and assessment of available programs, policies, or resources. Phase 1 concludes with the identification of potential solutions for the City of Hyattsville.

In Phase 2, City Council will prioritize these solutions and among the priorities, the project team will develop recommendations about what those solutions could look like locally. Together, this information will become the city’s Housing Action Agenda.

[Why does the City of Hyattsville need to address housing affordability?](#)

The City of Hyattsville has many assets to draw on as it addresses its residents’ housing needs: transit and job access; strong development pipeline; and a diverse community, to name a few. However, the City of Hyattsville’s has a limited housing toolbox at its disposal, and many stakeholders are concerned that local decisions are not representative of all Hyattsville’s residents, particularly those directly

experiencing housing problems like cost-burden and overcrowding.

The City of Hyattsville has long been a diverse community with multiple racial and ethnic groups and immigrant communities represented. But who lives in Hyattsville is changing, and stakeholders interviewed during Phase 1 recognize these demographics shifts. Several City Councilmembers reported that residents in Hyattsville tend to be younger, work in professional occupations, and single.

<sup>3</sup> The rationale for each target is available in COG’s report: The Future of Housing in Greater Washington. Available at [www.mwcog.org/documents/2019/09/10/the-future-of-housing-in-greater-washington/](http://www.mwcog.org/documents/2019/09/10/the-future-of-housing-in-greater-washington/).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

As of 2018, households with children and single-person households make up similar shares of the city's population (29 and 27 percent, respectively). Hispanic residents make up 40 percent of the city's population, and these residents drove much of the city's population growth between 2000 and 2018, where Hispanic residents increased by more than 4,500.<sup>4</sup>

Higher home values and rents, along with employment in lower-paying occupations, are creating a housing market that does not serve all residents. Housing affordability is an immediate issue for renters, low-income households, or those on a fixed income. Nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households (73 percent) are severely cost-burdened.<sup>5</sup>

Most homes (72 percent) in Hyattsville were built before 1980. In addition to a need for ongoing upkeep, homes built before 1978 may pose health hazards to residents living in them. In addition to cost-burdens and older homes, anecdotal reports suggest an uptick in overcrowded conditions and doubled up households and increases in property taxes among seniors.<sup>6</sup>

Prior to the COVID-19 pandemic, households in Hyattsville faced housing instability, such as paying more than 30 percent of their income on housing and living in overcrowded conditions or older homes that may need repairs or pose health hazards. These challenges predominantly affect households with already limited incomes. It is evident that the impact of COVID-19 is exacerbating this instability, in the short-term, and for some have long lasting impact.<sup>7</sup> Many Hyattsville residents—more than one out of four (22 percent)—work in sectors that have been called “essential” such as retail or food services during the pandemic. Additionally, these industries disproportionately employ low-wage workers, which are bearing the brunt of job losses and economic instability due to COVID-19.

Comparatively, however, Hyattsville's home values and rents are not the highest in the Washington, DC region. Montgomery, Arlington, and Fairfax counties have higher median home values and rents than Hyattsville.<sup>8</sup> Lower regional housing costs, coupled with assets like proximity to regional employment centers; strong transit access by Metrorail, Metro bus, and MARC; walkability; and neighborhood amenities, make Hyattsville an attractive community for those priced out of Washington, DC or nearby Maryland counties.

---

<sup>4</sup> 2000 and 2010 U.S. Census Summary File 1; 2014–2018, American Community Survey 5-Year Estimates.

<sup>5</sup> A household that pays more than 30 percent of their gross income on housing is considered “cost-burdened.” If they pay more than 50 percent of their gross income on housing, they are considered “severely cost-burdened.”

<sup>6</sup> Qualitative narratives and anecdotal reports on housing conditions, such as overcrowding and other health and safety concerns, are important data sources to fill existing gaps due to limitations associated with quantitative datasets. For instance, housing problems like overcrowding are often underreported to the U.S. Census Bureau. Datasets from the federal sources, such as the Decennial Census and American Community Survey, provide some of the most reliable figures on demographic, economic, social, and housing characteristics. While datasets like the American Community Survey are updated annually, one limitation of these datasets is their data may lag on-the-ground conditions, which is important to understand in changing housing markets like Hyattsville.

<sup>7</sup> Housing Hardships Reach Unprecedented Heights During the COVID-19 Pandemic, Brookings Institute, June 2020.

<sup>8</sup> The median home value and gross rent in Hyattsville is \$313,500 and \$1,389, respectively. Median home value for Montgomery County, Arlington County and Fairfax County is \$476,500, \$669,400 and \$550,000, respectively. Median gross rent for Montgomery County, Arlington County and Fairfax County \$1,742, \$1,932 and \$1,851, respectively. Data from the 2014–2018, American Community Survey 5-Year Estimates.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

As a result, higher-income households (those earning \$125,000 or more annually) are becoming a larger share of Hyattsville's population. The number of higher-income households grew by 63 percent between 2013 and 2018. Stakeholders suggested that existing families and young couples looking to start a family are increasingly looking to Hyattsville for more affordable homeownership options after being priced out of homeownership in DC.

[What actions can local leaders take?](#)

Local leaders can act in the following areas to respond to existing and future housing needs:

- Increase and preserve affordable, accessible housing options.
- Prevent involuntary displacement and stabilize neighborhoods.
- Preserve and expand existing affordable home ownership.
- Ensure that internal policies and practices advance equity.

Stakeholders raised two important considerations as the City of Hyattsville completes and implements strategies and tools from its Housing Action Agenda:

- **Representation in local processes and decisions:** Stakeholders, including members of City Council and the Planning Committee, reported that the most vocal residents (typically homeowners able to attend Council meetings or public hearings) in Hyattsville are not demographically representative of the broader community. Service providers reported two Title 1 schools in Hyattsville, where more than half of the students are eligible for reduced and free lunch programs, signaling a need for affordable housing. However, these groups are not represented in public meetings, voicing their concerns and experiences with housing.
- **Collaborative approaches:** Stakeholders shared a desire by the City to adopt a collaborative approach with Prince George's County in addressing housing affordability challenges. There is a desire with future development to balance the preservation of neighborhood character and support density and more rental and homeownership options.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

## Section 2: What did we hear from local and regional stakeholders?

The Enterprise project team, in collaboration with City of Hyattsville Community and Economic Development staff, conducted the following community engagement activities in Phase 1:

- **Interviews with City Council.** The Enterprise project team (project team), in collaboration with City of Hyattsville Community and Economic Development staff, interviewed the Mayor of Hyattsville and City Councilmembers about their vision for affordable housing in Hyattsville and what their constituents are saying about affordable housing.
- **Interviews with stakeholders.** The project team also interviewed groups that either represent people accessing affordable housing or developing affordable housing. These stakeholder interviews drew out broader community perspectives to shape the strategies used by the City to address affordable housing.
- **Community forum.** On June 9, 2020, the City of Hyattsville hosted a virtual community forum to inform residents about the process to develop the city's Housing Action Agenda and share key takeaways from the baseline conditions analysis.

### Themes from interviews

The following themes emerged during the stakeholder interviews:

- During interviews with service providers severe housing conditions and housing instability were reported in the City and surrounding areas. Overcrowding is more common with individuals renting rooms in a unit with multiple related and unrelated people living together.
- Multiple barriers have a compounding effect that pushes households into substandard housing, including irregular pay because of shift fluctuations or gig-based jobs, legal status, or criminal background history.
- Service providers are seeing immigrants and recent immigrants, in particular, increasingly encounter housing instability in Hyattsville. The same service providers indicated that most students at Nicholas Orem Middle School and Northwestern High School in Hyattsville are eligible for free and reduced lunch. A service provider serving families at Nicholas Orem Middle School reported seeing an uptick since September 2019 in their food bank, operated out of their Riverdale Center in a neighboring municipality, and for housing assistance or other housing-related resources.
- During an interview with a housing provider focused on supporting persons with disabilities, it was reported that most clients are concerned about the cost of housing and finding affordable options that meet their needs. The most common challenges encountered by people with disabilities once housing is secured is accessing the space and getting in and out of the home or rooms.
- For most clients, Supplemental Security Income (SSI) is not enough to pay for a market-rate unit. Typically, SSI is 10 percent of area median income and requires a public subsidy to make the unit truly affordable. Service providers cited Parkview Manor as an example of a subsidized affordable housing with accessible units and direct connectivity to transportation. Transit access is key for people living with disabilities, as they often rely on public transportation.<sup>9</sup>

<sup>9</sup> The housing provider interviewed highlighted Parkview Manor Apartments, a 53-unit complex located in Ward 5, as an example of the type of property that can serve persons living with disabilities. Parkview Manor underwent major renovations and two units were converted to meet Americans with Disabilities Act (ADA) requirements. Parkview Manor sets aside 6 units for households making less than 30% AMI, 40

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

- Many of the service provider’s clients with disabilities live with family members to afford housing; up to 10 percent of clients are homeless; and many are on waiting lists for subsidized housing. Montgomery County recently received additional rental assistance vouchers. However, in Prince George’s County the waiting list has been closed for the last four years.<sup>10</sup>
- Developers shared some common challenges related to development, including lack of clear policies or standards for affordability in development; permitting (timing, multiple tracks, and limited use of streamlined processes), and changes to site plans or subdivisions after underwriting. Developers used the development process in DC for comparison. This process helps developers underwrite the affordable requirements into a project from the onset, reducing ambiguity in the local requirements for affordable units. DC’s inclusionary housing requirements are embedded into the developer’s financial model, which is critical in determining land value and rent structure. Developers said that the process in DC is transparent and consistent for every developer.<sup>11</sup>
- Prince George’s County’s site plan requirements and subdivision processes are hurdles. Requirements can change in the middle of the process once a project is underwritten.

### Community feedback

During the June community forum, participants responded to three flash polls. The question and results of each flash poll are discussed in more detail below (see Appendix B for a full list of poll questions and responses).<sup>12</sup>

#### **Poll question: For you, what are the top three housing issues in Hyattsville?**

**Summary of responses:** Out of the total 23 open-ended responses received during the forum, the most frequent housing issue shared was affordability, followed by walkability and a tie between diversity, density, and safety.

#### **Poll question: Based on the presentation, what stood out to you, new information, or surprising?**

**Summary of responses:** Out of the total 18 open-ended responses received during the forum, audience members were not surprised by the key issues highlighted in the presentation. Through interviews conducted with stakeholders and elected leaders, it was evident that anecdotally people recognize changes in demographics and housing costs. However, audience members were surprised by the extent of these changes.

#### **Poll question: To you, what finding was most important? Please rank the findings in order of importance.**

---

units reserved for households making less than 50% AMI, and 7 units are reserved for households making less than 60% AMI.

<sup>10</sup> The housing choice voucher program is the federal government’s program for assisting very low-income families, the elderly, and people living with disabilities to afford decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual allowing voucher holders to choose their own housing, including single-family homes, townhouses, and apartments. Voucher holders can choose any housing that meets the requirements of the program and is not limited to units within subsidized housing projects. Common programs that utilize vouchers include Housing Choice Vouchers (HCV aka Section 8), Project Based Vouchers (PBV), and VASH (specific to veterans). Prince George’s County has two voucher programs – Housing Choice Vouchers and Project Based Vouchers (attached to a unit versus the household).

<sup>11</sup> The elements described here are part of DC’s inclusionary zoning policy and broader development processes. Currently Prince George’s County does not have an inclusionary zoning policy.

<sup>12</sup> The flash polls remained opened after the forum in a public survey for one week after the forum. No additional responses were collected through the public survey.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

**Summary of responses:** Out of the 12 live responses received during the forum, audience members ranked the findings as follows:

1. Need for more housing affordability
2. Need for more types of homes
3. Need for improved housing quality
4. Changing market conditions



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

### Section 3: What are the key housing needs and market conditions affecting residents in Hyattsville?

To inform Hyattsville’s Housing Action Agenda, a data-driven analysis of Hyattsville’s demographic trends, market conditions, existing supply of affordable housing, housing needs, and pathways to opportunity was completed. This section summarizes the key findings from this analysis (see Appendix C for the full baseline conditions analysis).

Hyattsville is a growing community, with a strong outlook for future development. The results from the baseline conditions analysis and stakeholder interviews suggest the following four findings:

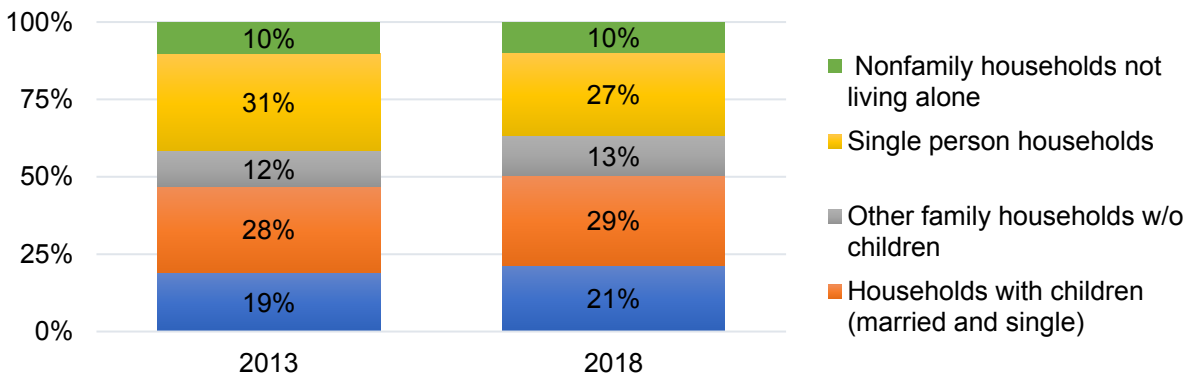
1. Need for more types of homes
2. Changing market conditions
3. Need for more housing affordability
4. Need for improved housing quality

#### Finding #1. Need for More Types of Homes

The need for more types of homes in Hyattsville stems from demographic and household composition trends. Who lives in Hyattsville is changing, and stakeholders interviewed during Phase 1 recognize these demographics shifts.

The data analysis supports stakeholders’ impressions, with 29 percent of households with children and 27 percent of households with single persons (see Figure 1). The population by age is also mixed. The median age for Hyattsville is 34 years old, meaning about half of the city’s population is under 34 and half is older than 34.<sup>13</sup> One in four Hyattsville residents is under 18 years old, including more than 3,000 children and youth of school age (5-17 years old).

**Figure 1. Household types, Hyattsville, MD (2013 & 2018)**



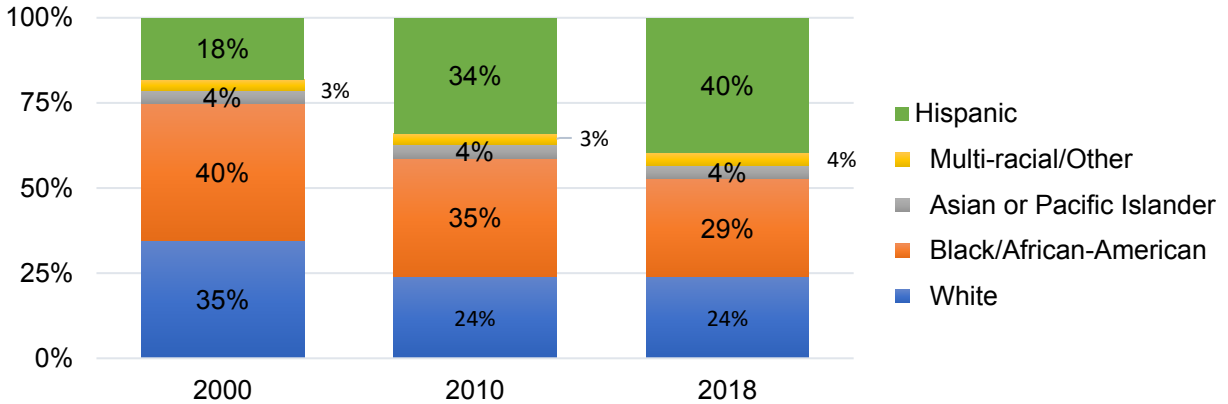
Source: 2009-2013 & 2014-2018, 5-Year American Community Survey 5-Year Estimate

Demographic trends in Hyattsville also suggest a need for culturally relevant homes and practices. Between 2000 and 2018, Hispanic residents increased by 4,535 residents, while non-Hispanic residents decreased by 1,059. Hispanic residents account for 40 percent of the city’s total population (see Figure 2). Notably, while 2 percent of Prince George’s County population lives in Hyattsville, 4 percent of Prince George’s County’s Hispanic residents live in the city. In other words, the city has a disproportionate share of Hispanic residents relative to the rest of the county.

<sup>13</sup> 2014-2018 American Community Survey 5-Year Estimates.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

**Figure 2. Population by race and ethnicity, Hyattsville, MD (2000 & 2018)**



Source: 2000 & 2010 Decennial Census and 2018, 5-Year American Community Survey 5-Year Estimate

There has been growth at both ends of the income spectrum, suggesting a need for affordability for those households not being served by the city’s housing market. Twenty-three (23) percent of households in Hyattsville have an annual income of \$125,000 or higher. Between 2013 and 2018, this income group increased by 63 percent (or 575 new households).<sup>14</sup> Even though Hyattsville experienced growth in these higher-income households, there is still a sizeable number of lower incomes households, especially extremely low-income households (see Figure 3).

One out of every five households in Hyattsville has an annual income below \$35,000 (20 percent). About one in five Hispanic households had an annual income under \$35,000 (23 percent). Households making below \$37,800 are considered extremely low-income according to HUD-defined income categories.<sup>15</sup>

**Figure 3. Share of Households by Household Income Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimate, Table B19001

Like Hyattsville, a large share of households in College Park and Takoma Park have an annual income of \$125,000 or higher (27 percent and 36 percent, respectively). However, in College

<sup>14</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates

<sup>15</sup> Income Limits are based on FY 2020 Fair Market Rent (FMR) for the Washington-Arlington-Alexandria Area with the following AMIs, \$37,800 is the 30% AMI, \$63,000 is 50% AMI, \$79,600 is 80% AMI, and \$126,000 is 100% AMI.

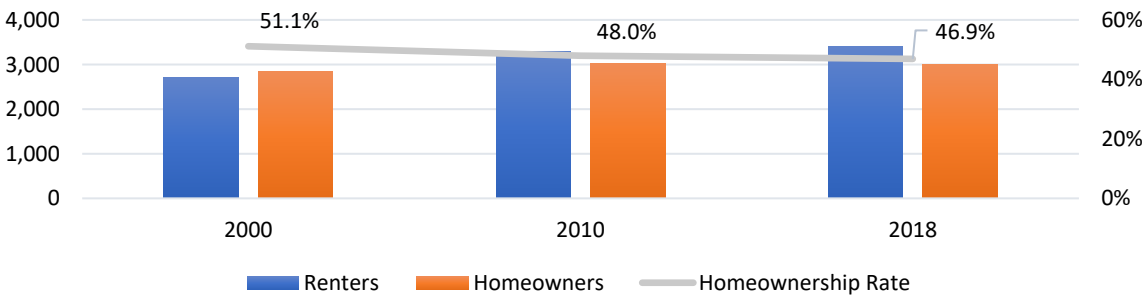
City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Park, the largest share of households (30 percent) have an annual income of \$35,000 or lower, due to the large student population of the University of Maryland.

**Finding #2. Changing Market Conditions**

Renters are becoming a larger share of the city’s households, outnumbering homeowners in recent years.<sup>16</sup> From 2000 to 2018, Hyattsville experienced a net increase of 700 renters; as of 2018, more than 3,400 households rent in the city and renters make up 53 percent of all households (see Figure 4).<sup>17</sup> From 2010 to 2018, Hyattsville’s homeownership rate between white, black and Hispanic households has widened. From 2010 to 2018, homeownership among white households increased from 70 percent to 77 percent, while homeownership among Hispanic households declined sharply from 59 percent to 28 percent.<sup>18</sup>

**Figure 4. Homeownership rate, Hyattsville, MD (2000-2018)**



Source: 2000 & 2010 Decennial Census and 2018, 5-Year American Community Survey 5-Year Estimate

Housing market indicators such as low vacancy rate and increased rents and home-sale prices suggest an increasingly strong housing market in Hyattsville. The rental and homeowner vacancy rate suggest a tight housing market, with few homes available at any given time. Home values in Hyattsville have increased since 2013. Between 2013 and 2018, homes valued under \$300,000 have decreased, and homes valued over \$300,000 have increased significantly (see Figure 5). On the rental side, there are fewer rental units priced between \$750 and \$999. These dynamics may be partially explained by the city’s market rebounding from The Great Recession and increased demand among households for rental units.

<sup>16</sup> Based on HUD’s definition, renters live in all occupied housing units that are not owner occupied, whether they are rented or occupied without paying rent. Renters live in both units in multifamily properties and single-family homes for rent.

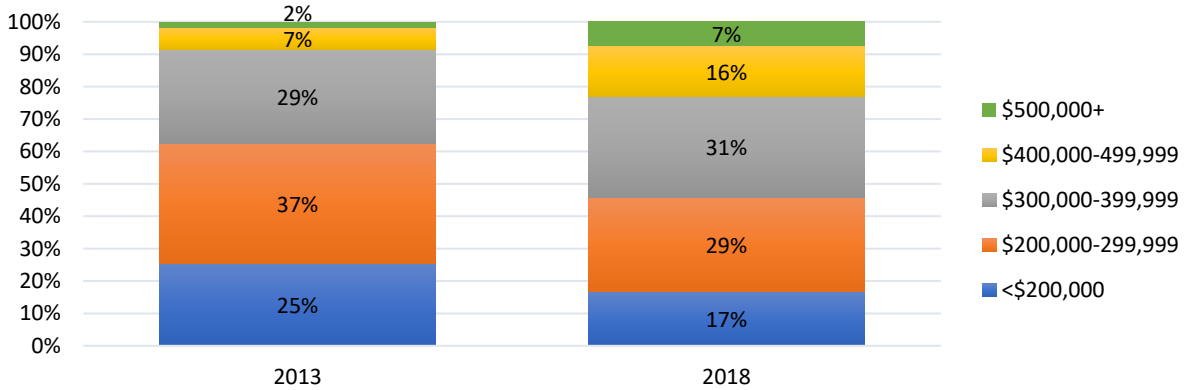
<sup>17</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates

<sup>18</sup> One potential explanation for this sharp decline is the impact of The Great Recession and resulting housing crisis on Hispanic households. On a national scale, the housing crisis resulted in significant setbacks related to homeownership for Hispanic households and a decline in homeownership among them. See this report from the Urban Institute:

[www.urban.org/sites/default/files/publication/25166/412520-Demographic-Challenges-and-Opportunities-for-U-S-Housing-Markets.PDF](http://www.urban.org/sites/default/files/publication/25166/412520-Demographic-Challenges-and-Opportunities-for-U-S-Housing-Markets.PDF).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

**Figure 5. Change in Owner-Occupied Homes by Home Value, Hyattsville, MD (2013-2018)**



Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Table B25075

Changes in the housing market was also noted by stakeholders. One stakeholder stated that it is common for a single-family home in Hyattsville to receive 10 to 12 offers, and the typical buyer are dual- income households who are not using government-backed products like FHA loans or down payment assistance programs. A competitive market makes it is difficult to use homeownership assistance programs when competing with buyers who can pay cash immediately or above the appraised price.

The city’s strong housing market makes it more difficult for low-income households to live in the city. However, a competitive housing market can be leveraged to increase housing affordability with the proper housing toolkit.

**Finding #3. Need for Housing Affordability**

Cost-burden data suggest that many individuals and families are unable to afford a home without spending a large amount of their household income toward housing, especially with renters. The renter population is particularly vulnerable to rising prices, as over two out of five renter households are cost-burdened at current rent levels. More than one-third of households in Hyattsville pay at least 30 percent of their income on housing costs.

Renters living in Hyattsville are more likely to experience cost-burdens than homeowners. In 2018, 43 percent of renters in the city were cost burdened,<sup>19</sup> while 31 percent of homeowners were cost-burdened.<sup>20</sup> Lower-income households in Hyattsville experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households. Twenty (20) percent of total households make under \$35,000 annually, but 82 percent of these households experience cost-burdens (see Figure 6). More than nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households are severely cost-burdened.

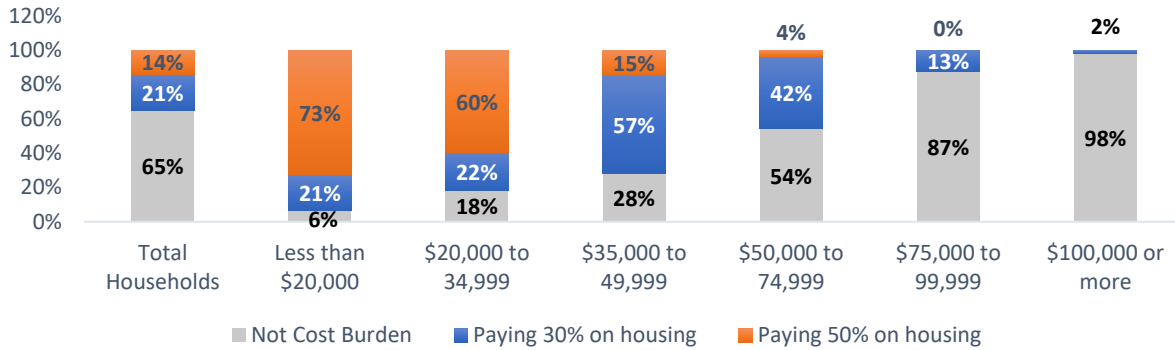
<sup>19</sup> 2014-2018, American Community Survey 5-Year Estimate

<sup>20</sup> Excludes households without a mortgage.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

**Figure 6. Cost Burdened Households by Household Income, Hyattsville, MD (2018)**



Source: American Community Survey 5-Year Estimate, Tables B25074 and B25095

In addition, with increased rents and home values, it will become increasingly difficult for Hyattsville workers to live in the city if they wanted to. Almost 41 percent of Hyattsville residents work in the arts, entertainment, recreation, accommodation, and food services; construction; retail trade; or other service sectors. All these sectors have median wages on the lower end of the income spectrum, ranging from \$23,461 (retail trade) to \$34,579 (construction). In 2018, the median rent for City was \$1,389, which is higher than many workers in Hyattsville could afford (see Table 1).

Approved residential projects are largely geared toward higher-income households. The Edition at Kiplinger produced 348 rental units, varying from studio up to 3-bedroom apartments. The monthly rent for a one-bedroom apartment at the Edition is \$1,972, which would be unaffordable for nearly half of Hyattsville’s households.

**Table 1. Median wage by selected industries & housing payment, Hyattsville, MD (2018)**

Industry	Share of employment among residents	Median wage (2018)	Affordable housing payment
Educational, health care and social assistance	22.3%	\$42,623	\$1,066
Professional and business services	15.1%	\$50,602	\$1,265
Arts, entertainment, recreation, accommodation and food services	12.4%	\$25,332	\$633
Construction	12.3%	\$34,579	\$864
Public administration <sup>21</sup>	9.8%	\$82,583	\$2,065
Retail trade	9.3%	\$23,461	\$587
<b>Median earnings / payment</b>	-	<b>\$40,865</b>	<b>\$1,022</b>

<sup>21</sup> The public administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area. For information, see [www.census.gov/glossary](http://www.census.gov/glossary).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Sources: 2014-2018 5-Year American Community Survey, Enterprise Community Partners

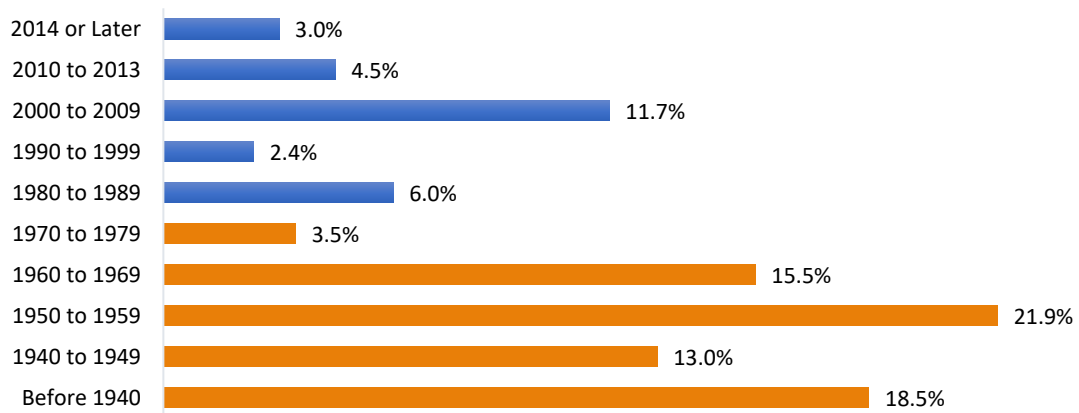
**Finding #4. Need for Improved Housing Quality**

Most (72 percent) of the existing housing stock was built prior to 1980, suggesting a need for ongoing upkeep and modifications to support residents who want to age in place (see Figure 7). Almost one out of every four units (19 percent) of existing housing stock was built post-2000.

A high risk of lead exposure, based on national rankings, and the prevalence of chronic health conditions, such as asthma, among Hyattsville residents reinforce the need for healthy, safe homes there. In Hyattsville, East-West Highway acts as a diving line for lead exposure risk, where areas north of the highway have lower exposure to lead compared with areas south of it.<sup>22</sup> Patterns across Census Tracts in Hyattsville suggest that more than 9 percent of adults in each tract have asthma, with a much higher rate (10.5 percent or more) among those living near Prince George’s Plaza.

There are existing funds that target housing quality issues throughout the State of Maryland, but none specifically reserved for use in Hyattsville.

**Figure 7. Housing Units by Year Built, Hyattsville, MD (2018)**  
*\*Units built prior to 1980 highlighted in orange.*



Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25034

**A note about Covid-19**

It’s worth noting this report does not account for effects from the COVID-19 pandemic and resulting health and economic crises. Both the near-term and long-term effects of the pandemic generate uncertainty about individuals’ and families’ well-being and their economic and housing stability, as well as the fiscal health of local governments.

National experts acknowledge the Covid-19 pandemic is unprecedented, reinforcing uncertainty about how Covid-19 will affect the U.S. housing market, and specifically, the affordable housing industry. Anecdotal evidence suggests the initial impacts are being borne by developers, property owners and managers, renters, especially those earning hourly wages, and persons

<sup>22</sup> The Washington State Department of Health (WSDOH) developed an index for lead exposure risk that considers age of housing and poverty as primary risk factors. Vox Media worked with WSDOH to apply the lead exposure risk index nationally. PolicyMap applied the Vox Media methodology to the 2014-2018 American Community Survey (ACS) data on poverty rates and age of housing stock.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

experiencing homelessness.<sup>23</sup> Public health data suggests the people of color make up a disproportionate number of confirmed Covid-19 cases and deaths in Prince George's County, which represents the highest incidence of coronavirus in Maryland.<sup>24</sup>

National housing experts agree on two likely results related to Covid-19:<sup>25</sup>

- 1) An increased need for (and potentially renewed focus on) affordable homes among low-income households and vulnerable groups; and
- 2) A delayed housing pipeline due to tighter lending practices and more limited access to capital; delays in public approval processes; and labor and materials shortages

Households in Hyattsville already face housing instability, such as paying more than 30 percent of their income on housing and living in older homes that may need repairs or pose health hazards. These challenges predominantly fall on households with the already limited incomes. The impact of Covid-19 will likely exacerbate this instability, at least in the short-term.

Proactively addressing existing housing affordability and developing systems-level tools to support housing for all walks of life are two ways to promote stability and resilience among residents, both in response to Covid-19 and in the event of future shocks.

---

<sup>23</sup> Donna Kimura. (2020, March 31). "How Covid-19 is Affecting Affordable Housing (So Far)." *Affordable Housing Finance*. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

<sup>24</sup> Rachel Chason, Ovetta Wiggins, and John D. Harden. (2020, April 16). "Covid-19 is ravaging one of the country's wealthiest black communities." *Washington Post*. Available at [www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7\\_story.html](http://www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7_story.html).

<sup>25</sup> Donna Kimura. (2020, March 31). "How Covid-19 is Affecting Affordable Housing (So Far)." *Affordable Housing Finance*. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

## Section 4: What housing and community development tools are available in Hyattsville?

Understanding existing housing tools and their relationship to existing needs will inform the tools that City of Hyattsville could use to meet its residents' housing needs. This section summarizes the key programs, policies, and resources available for housing and community development in Hyattsville and key partners administering them (for a full assessment, see Appendix D). Together, this section explains Hyattsville's ecosystem.

### Housing ecosystem: What it is & why it matters

A housing ecosystem refers to the interconnected nature of a community's or region's housing market. Like an ecosystem found in nature, housing markets often reflect complex, interconnected relationships and decisions between the public and private sectors. This framework, developed by the Center for Community Investment, organizes demand for capital investment and ensures it is used to support public priorities.

This framework highlights the key components of a housing ecosystem:<sup>26</sup>

- **Shared priorities** – Clearly defined community-level priorities for housing investments
- **Pipeline** – Projects that will help achieve the community-level shared priorities
- **Enabling environment** – Policies, programs, and resources that support development and investments

### Housing and community development tools

The City of Hyattsville lacks a robust set of local housing tools. Most housing programs are offered by Prince George's County and the State of Maryland. Both the County and State have a range of housing programs, policies, and financing mechanisms that can be used to address housing needs.

Some of these tools are direct assistance, meaning they provide assistance directly to a person (for instance, a housing voucher to rent a home in the private market). Some of these tools provide indirect assistance. This type of assistance typically aids a developer or other actor, like a service provider, to help offset the costs of providing a housing unit or service to a person.

Only a few developers have been successful in using existing county and state housing tools to build new homes in Hyattsville. There is an opportunity for the city to align their future housing toolkit with the existing programs, policies, and resources provided by the county and state to maximize their impact.

Hyattsville has used three tools for economic development:

1. The City's Revitalization Tax Credit provides financial incentives for economic development and redevelopment in three revitalization districts. The tax credit has yet to be successful in creating new market-rate rental housing and has been limited to commercial anchors.
2. The City's Commercial Façade Program provides grant funding to businesses within the City's commercial corridors to improve their building's facades. This program is funded through the State's Community Legacy Program, which allows funding to be used for residential properties.

<sup>26</sup> Framework adapted from: <https://centerforcommunityinvestment.org/sites/default/files/2018-09/CI%20As%20a%20System.pdf>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

3. The City has administered State of Maryland funding, such as the Strategic Demolition Fund and the Rental Housing Program for the Armory Apartments (not constructed as of July 2020) and Renaissance Square Artist Housing project.

In addition to these tools, the City has also used payments in lieu of taxes (PILOT) to preserve and rehabilitate an existing affordable housing property (Parkview Manor) and has leveraged surplus City property for redevelopment of affordable housing units (Renaissance Square Artist Housing)

#### Tools to support renters

The following tools are offered by the State of Maryland for renters or rental properties:

- **Partnership Rental Housing Program** - provides development and rehabilitation loans and serves very low-income households (50 percent AMI or below) and persons with disabilities
- **Rental Housing Program** - provides developmental loans for rental production or rehabilitation of low-income rental units (60 percent AMI or below)
- **Section 811 Project Rental Assistance Program** – awards funds to provide project-based rental assistance for persons with disabilities at 30 percent AMI or less.
- **Low Income Housing Tax Credit** – 4% and 9% tax credits for housing developments for low-income rentals (60 percent AMI or below)
- **Multifamily Bond Program** – development loans for multifamily rental housing developments and rehabilitation (60 percent AMI or below)
- **Rental Housing Works** - subordinate gap financing for projects using the Multifamily Bond Program or Low-Income Housing Tax Credits (60 percent AMI or below)
- **National Housing Trust Fund** – provides development loans and grants for the production or preservation of rental units (30 percent AMI or below)
- **Maryland Affordable Housing Trust** – provides development loans and grants for the production or preservation of rental units (50 percent AMI or below)
- **Community Legacy Program** – provides funding for local governments for efforts that strengthen communities, such as rehabilitation loans

The following tools are offered by Prince George’s County for renters or rental properties:

- **Housing Production Program** - development loan or incentive for housing developments or rehabilitation within a transit-oriented development (TOD) or Transforming Neighborhood Initiative areas (up to 120 percent AMI, if using HOME fund 60 percent or below)
- **Payment in Lieu of Taxes (PILOT)** – an economic development tool that could be used to negotiate a property tax abatement or deferred payment for development
- **Housing Investment Trust Fund (HIF)** – provides gap financing for the Workforce Housing Gap Financing Program
- **Housing Choice Voucher Program (HCVP)** – rental assistance for tenants to rent in the private market (50 percent AMI and below)
- **Moderate Rehabilitation Program (Mod Rehab)** – project-based rental assistance for low-income families in exchange for improvement to a rental property
- **Veterans Affairs Supportive Housing (VASH)** – rental assistance for homeless veterans (veterans earning 50 percent AMI or below)

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

- **HOPWA/Homeless Rental Assistance** – provides supportive housing, rental assistance and rapid re-housing for persons at-risk of homelessness or persons with HIV/AIDS
- **Rental Allowance Program** – fixed monthly rental assistance for eligible extremely low-income homeless persons and households with critical emergency housing needs (30 percent AMI or below)

Tools to support homeowners

The following tools are offered by State of Maryland to owners or support homeownership opportunities:

- **Maryland Affordable Housing Trust** – provides development loans and grants for the production or preservation of owner-occupied units (50 percent AMI below)
- **Community Legacy Program** – provides funding for local governments for efforts that strengthen communities, such as homeownership assistance
- **Maryland Mortgage Program** - provides 30-year fixed-rate home loans to eligible homebuyers purchasing in Maryland. The program offers various products to serve a wide range of needs, such as their SmartBuy Product for people with student debt.
- **Maryland Housing Rehabilitation Program (Single Family)** – rehabilitation loans for improvements to meet building standards (80 percent AMI or below)
- **Independent Living Tax Credit** - provides property owners a tax credit up to \$5,000 for renovation costs associated with accessibility improvements
- 

The following tools are offered by Prince George’s County to owners or support homeownership opportunities:

- **Housing Production Program** - development loan or incentive for housing developments or rehabilitation within a transit-oriented development (TOD) or Transforming Neighborhood Initiative areas (up to 120 percent AMI, if using HOME fund 60 percent or below)
- **Pathways to Purchase Program** - provides home purchase assistance to eligible first-time homebuyers to purchase owner occupied or vacant residential properties (80 percent AMI or below)
- **Housing Choice Voucher Homeownership Program** – program for tenants using rental assistance to save for and purchase a home (50 percent AMI or below)
- **Clean Energy Program** – provides grants and loans to existing homeowners to reduce energy consumption, costs and carbon emissions
- **Housing Rehabilitation Assistance Program (HRAP)** - provides funding to support rehabilitation loans (up to \$60,000) to homeowners for repairs, including roof replacement, electrical, and plumbing work.
- **Housing Production Program** - development loan or incentive for housing developments or rehabilitation within a transit-oriented development (TOD) or Transforming Neighborhood Initiative areas (up to 120 percent AMI, if using HOME fund 60 percent or below)

Tools to support for-profit and nonprofit developers

The following tools offered by State of Maryland can be used by for-profit and non-profit developers:

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

- **Partnership Rental Housing Program** - provides development and rehabilitation loans and serves very low-income households (50 percent AMI or below) and persons with disabilities
- **Rental Housing Program** - provides developmental loans for rental production or rehabilitation of low-income rental units (60 percent AMI or below)
- **Low Income Housing Tax Credit** – 4% and 9% tax credits for housing developments for low-income rentals (60 percent AMI or below)
- **Multifamily Bond Program** – development loans for multifamily rental housing developments and rehabilitation (60 percent AMI or below)
- **Rental Housing Works** - subordinate gap financing for projects using the Multifamily Bond Program or Low-Income Housing Tax Credits (60 percent AMI or below)
- **National Housing Trust Fund** – provides development loans and grants for the production or preservation of rental units (30 percent AMI or below)
- **Maryland Affordable Housing Trust** – provides development loans and grants for the production or preservation of rental units (50 percent AMI or below)

The following tools offered by Prince George County can be used by for-profit and non-profit developers:

- **Housing Production Program** - development loan or incentive for housing developments or rehabilitation within a transit-oriented development (TOD) or Transforming Neighborhood Initiative areas (up to 120 percent AMI, if using HOME fund 60 percent or below)
- **Payment in Lieu of Taxes (PILOT)** – an economic development tool that could be used to negotiate a property tax abatement or deferred payment for development
- **Housing Investment Trust Fund (HITF)** – provides gap funding for the Workforce Housing Gap Financing Program

Takeaways from comparison of available tools to needs

These City, County and State tools have been used to meet residents' housing needs on a few occasions. Overall, the city's existing housing toolbox is limited. Among its available tools, only the city's PILOT has been used previously to support housing affordability.

The City has two tools for residential development: 1) PILOTs and 2) revitalization tax credit. PILOTs were used for the preservation and renovation of affordable housing units, while the revitalization tax credit has been used for market-rate development. The Commercial Façade Improvement program currently only targets commercial properties. Its state-level funding source, the Community Legacy Program, allows funding to be used for residential properties and encourages homeownership efforts, which the City leveraged as part of the financing for the Renaissance Square Artists' housing project.

Hyattsville's housing market is changing, with more renters and strong or competitive market conditions. Competitive market conditions can make it challenging to build affordable housing. Developers have used tools like the Low-Income Housing Tax Credit and Rental Housing Program to build Renaissance Square Artists' Housing in the Gateway Arts District. Many individuals employed in Hyattsville are working in industries paying low wages and would benefit from subsidized housing. However, accessing State and County funding sources require advanced planning to apply for funding, and when received, expend funding in a specific period of time.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Additional state tools to support affordability in strong markets where it is needed are the Multifamily Bond Program, Rental Housing Works, and Partnership Rental Housing Program. Accessing state funding for affordable development can be a competitive process for developers and often will require some local support. For instance, the City can support developers seeking state funding by providing funding or assets, such as land, to these projects.

Cost-burden renters in Hyattsville have access to direct financial assistance through programs like the Housing Choice Voucher Program administered by Prince George's County. The County supplies more than 5,000 households with vouchers. However, these vouchers serve the entire county, and there is a high demand for them, making it challenging for renters in Hyattsville to participate in the program.

There are programs to help first-time homebuyers at both the County (Pathways to Purchase Program) and State (MMP) levels. However, due to a competitive housing market it can be difficult for buyers in Hyattsville to use these programs. For instance, people using homeowner assistance programs may compete with buyers who can pay cash.

There are County and State tools to address housing quality issue in Hyattsville. The Housing Rehabilitation Assistance Program (HRAP) and Maryland Housing Rehabilitation Program (Single Family) are direct assistance rehabilitation programs that homeowners can use to improve their homes. Community Legacy funds can also be used to address housing quality, and the city could use that funding to address poor housing quality.

The city's current development pipeline consists of all market-rate development. Recent rental properties built in Hyattsville have been priced higher than what would be affordable for nearly half of the city's households. Should new housing development rent at similar prices, it could exacerbate housing affordability problems.

There are only three subsidized housing properties in the city, with two of them with subsidies scheduled to expire in 2029 and 2030. There is an opportunity for the City focus on ways to preserve its limited supply of subsidized housing through existing partnerships with developers, and representatives from the county and state. The City recently has had success in the preservation and renovation of Parkview Manor, a subsidized property originally built in 1999 with the Low-Income Housing Tax Credit financing. In 2015, Montgomery Housing Partnership (MHP) acquired full ownership of the property. MHP successfully renovated and preserved all 53 units of this property through project financing from Prince George's County and Hyattsville. Prince George's County approved a 40-year Payment in Lieu of Taxes (PILOT) and Hyattsville approved a 15-year PILOT.<sup>27</sup>

---

<sup>27</sup> Parkview Manor Apartments Payment in Lieu of Taxes; see [www.hyattsville.org/DocumentCenter/View/5121/Charter-and-Code-March-2019\\_Ch-108](http://www.hyattsville.org/DocumentCenter/View/5121/Charter-and-Code-March-2019_Ch-108).



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

## Section 5: What actions can leaders in Hyattsville take to address housing needs?

Previous sections of this report highlighted what we heard through stakeholder interviews, identified key housing needs and market conditions, and aligned them with tools and resources. With all this information, what actions can leaders in Hyattsville take to address the needs identified?

This section highlights **four areas of action** that leaders can focus on along with corresponding strategies and tools to achieve them. The following action areas were derived from the existing conditions analysis, stakeholder interviews, ecosystem mapping and tool identification, and subsequent findings.

Additional considerations included the level of influence of the City on the action area (does the City have direct or indirect influence over the action area?); length of time needed to achieve the action (Will it take a short, medium, or long timeframe to accomplish?); partners to achieve this action (will the City need to cultivate existing or new partnerships to achieve the action?); and relationship to housing needs (what needs do these action areas address?).

As a result, the Hyattsville Housing Action Agenda focuses on the following action areas:

- Increase and preserve affordable, accessible housing options.
- Prevent involuntary displacement and stabilize neighborhoods.
- Preserve and expand existing affordable home ownership.
- Ensure that internal policies and practices advance equity.

These tools are potential solutions for the City to use, but prioritization and recommendation of solutions will be forthcoming in Phase 2.

### ACTION AREA: INCREASE AND PRESERVE AFFORDABLE, ACCESSIBLE HOUSING OPTIONS

#### Description and Relationship to Key Needs

This Action Area is directly related to Findings #1 and #2, which address the need for more types of homes based on demographic changes and changing market conditions, respectively. In order to address these needs, the City could employ the strategies below to increase housing affordability options as well as preserve existing affordable housing stock.

#### Relationship to Available Housing Tools

STRATEGY	TOOL	TIMEFRAME	INFLUENCE
Generate dedicated revenues for affordable housing programs	<ul style="list-style-type: none"> <li>• Establish a commercial linkage fee or impact fee to generate funds for housing</li> </ul>	Short	Direct
Preserve the existing stock of affordable, accessible housing	<ul style="list-style-type: none"> <li>• Proactively engage property owners of subsidized affordable housing with expiring terms to affordability and facilitate assistance</li> </ul>	Medium	Direct/Indirect

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

	<p>based on property owners' needs</p> <ul style="list-style-type: none"> <li>• Establish ordinance that any demolition/disposition of subsidized affordable housing shall have no less than 2:1 replacement</li> <li>• Develop a jurisdiction-wide policy that sets forth a no net loss of affordable housing policy that is included in land-use plans, local laws, community plans, and Request for Proposals for funding for affordable housing</li> <li>• Work with the County to incorporate tenants' right to purchase into the right of first refusal policy and provide financing options to support purchase</li> <li>• Expand pilot for demolition restrictions and/or fees to prevent conversion of multifamily housing stock (like 2 flats) into luxury homes</li> </ul>		
Increase access to affordable housing	<ul style="list-style-type: none"> <li>• Explore existing models that require landlords to consider alternatives to credit scores</li> <li>• Create incentives for family size units with 3+ bedrooms and accessible units</li> <li>• Work with MWCOG to evaluate the definition of "affordable" and possible alternatives that are tied to minimum wage or SSDI.</li> <li>• Prioritize production of housing units at lower income levels through tax abatements</li> </ul>	Medium	Direct/Indirect
Increase health and safety of affordable housing	<ul style="list-style-type: none"> <li>• Encourage and promote existing programs that focus on lead abatement, modernization, weatherization, and home improvements to age in place</li> </ul>	Medium	Indirect

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

	<ul style="list-style-type: none"> <li>• Work with County to increase use of moderate rehabilitation program</li> </ul>		
Expand and assist with regional partnerships to increase affordable housing opportunities	<ul style="list-style-type: none"> <li>• Work with property owners to incentivize the acceptance of Housing Choice Vouchers</li> <li>• Work with the County to improve and expand use of Housing Choice Vouchers in Hyattsville</li> <li>• Ensure City has representation in key county and state housing boards, commission, and other groups to expand partnerships and assist with relationship-building</li> </ul>	Short/Medium	Indirect

**Case Study: The Apartment at North Point, Reston, VA**



Source: Quantum Management LLC

The Apartment at North Point is a 48-unit garden style apartment located in Reston, VA, less than four miles from the Silver Line Reston Metro Station. This property was built in 1998, with federal low-income tax credits, serving low- and moderate-income households. Cornerstones Housing Corporation (CHC) purchased the property in 2015 to preserve existing affordable housing stock near the Reston Town Center. This property acquisition was completed with a combined nonprofit, public, and private effort. Cornerstones purchased the

property, Fairfax County Board of Supervisors and Reston Association CEO led the advocacy efforts, and Freddie Mac Foundation, Wells Fargo, Bozzuto, NII Holdings, and the Fairfax County Redevelopment and Housing Authority were financial supporters and investors in the acquisition.<sup>28</sup>

CHC and Cornerstones Inc. was formed in 1970 to address the need for affordable housing and provides supportive services such as food and quality childcare services. Over time the CHC has targeted their efforts in northwestern Fairfax County, where Reston is located. CHC also provides emergency shelter, supportive housing programs, foreclosure prevention and housing counseling. The CHC partners with Fairfax County to provide a comprehensive range of services and explore affordable housing preservation efforts in the growing Reston Town Center.

The Reston Town Center has been feeling increasing development pressure over the past decade, which can be attributed to being within Reston’s Transit Station Area

<sup>28</sup> <https://nvaha.org/apartments-at-north-point/>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

(TSAs). Fairfax County has adopted policies such as Inclusionary Zoning to require affordable housing in every new housing development. While this does address the need to create new affordable housing, preserving existing stock offers its own strategic advantage, which CHC was able to do with no net loss.

The previous Board of Supervisor member of the district, Catherine Hudgins, and the former Reston Association CEO Cate Fulkerson advocated for this acquisition in the both community and local government. This was crucial for the success of this acquisition, as previous attempts to finance affordable housing efforts were met with opposition. This was seen during the Reston Town Center North project, where a redevelopment proposal for two blocks within a 47-acre plot of land was denied by an advisory group comprised of government staff and local residents.

Cornerstone and the Greater Reston Chamber of Commerce has a long partnership and provides an annual awards event, the Best of Reston Awards, which celebrates individuals, community organizations, and small and large businesses that maintain a shared vision of a strong and dynamic community. A two-year fundraiser was held during the 2014-2015 Best of Reston Awards to raise \$1,768,000. These funds were used to close the financing gap in the acquisition of the Apartment at North Gate. CHC leveraged approximately \$2,100,000 in federal and private grant funding and a \$3 million loan to transition to sole ownership of the development. In addition, the financial transaction secured over \$556,000 in capital reserve funding and additional closing set aside funds of \$129,000 that enables the provision of social service support for low income families.<sup>29</sup>

The key to this existing affordable housing acquisition was a non-profit leveraging its established relationships, partnerships and programs to make it an attractive investment for public and private entities. CHC is well established in the community and has a strong commitment to preserving affordable housing for a lifetime.

**Applicability to Hyattsville:** Highlights partnerships to assist with affordable housing opportunities.

**ACTION AREA: PREVENT INVOLUNTARY DISPLACEMENT AND STABILIZE NEIGHBORHOODS**

**Description and Relationship to Key Needs**

This Action Area is directly related to Findings #1 and #2, which address the need for more types of homes based on demographic changes and changing market conditions, respectively. In order to address these needs the City could enact strategies outlined below to prevent involuntary displacement and stabilize neighborhoods, as the City continues to grow and change.

**Relationship to Available Housing Tools**

STRATEGY	TOOL	TIMEFRAME	INFLUENCE
Leverage existing rental inspections programs to avoid	<ul style="list-style-type: none"> <li>Use existing data to understand which</li> </ul>	Medium	Direct

<sup>29</sup> <https://www.cornerstonesva.org/financials/>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

renters being evicted for requesting code compliance	populations experience code violations		
Focus on homelessness prevention and reducing evictions	<ul style="list-style-type: none"> <li>Work with state agencies and local service providers, such as LEDC and LAYC, to provide mediation, education, and additional resources to tenants</li> </ul>	Long	Indirect
Work with property owners to maintain/preserve subsidized and unsubsidized affordable units	<ul style="list-style-type: none"> <li>Create incentives like tax relief or others to encourage the extension of terms of affordability</li> </ul>	Long	Direct/Indirect
Provide enhancements to programs that assist with down payment options	<ul style="list-style-type: none"> <li>Encourage and promote existing programs that focus on easing down payment burdens at the regional, state, and federal levels</li> </ul>	Long	Indirect

**Case Study: 16 Corner, Miami, FL**



Source: Vagabond Group LLC

16 Corner is a 44-unit affordable and workforce rental apartment complex. It consists of five buildings across five parcels in Miami’s Historic Overtown neighborhood. Originally built in the 1950s, these properties were in poor condition and on the verge of becoming uninhabitable, displacing all of the current tenants. A public subsidy was used to incentivize private investment and renovate the property. The subsidy also created a 30-year affordability covenant to preserve affordability in this area.

The rehabilitation project was a public-private collaboration. Vagabond Group purchased and developed the properties, Omni CRA funded the development, and Mt. Zion Community Development Corporation (CDC) supported relationship-building between Vagabond Group and the current residents of the properties. Throughout the rehabilitation process, the partners prevented the involuntary, off-site displacement of residents and worked toward stabilizing the neighborhood.

Omni CRA was formed by the city of Miami in 1987 to implement sustainable development within a designated redevelopment area in Historic Overtown. Historic Overtown is bordered by strong real estate markets with increasing property values as a result of the neighborhood’s proximity to activity centers, major transportation centers and anchor institutions. Due to increasing property

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

values, Omni CRA was actively looking for opportunities to maintain affordable housing.

The five properties purchased by Vagabond Group were ideal candidates for affordable housing preservation. The sites' existing densities were higher than allowable for new construction, as the zoning requirements had been updated for new buildings. Staff at Omni CRA and Vagabond Group had previously talked about collaborating on affordable housing preservation and this seemed like an ideal project.

The public-private partnership driving the rehabilitation efforts ensured that no residents were involuntarily displaced off-site during the rehabilitation efforts. The partners decided to complete the rehabilitation efforts on a rotating basis, such that not all units were worked on at once. Residents whose units were being renovated, were temporarily placed in a different unit within the same building, preventing off-site displacement and allowing residents to remain within their community. Rent remained the same both during and after the rehabilitation process, ensuring extra financial burdens were not placed on the residents.

Strong relationships were key to 16 Corner's success in their efforts to prevent displacement and stabilize neighborhoods. In particular, the existing relationship between the developer (Vagabond Group) and financier (Omni CRA) and long-standing trust between public-sector decisionmakers and the developer were essential. The Vagabond Groups' reputation for historic renovation also helped alleviate concerns by local decisionmakers.

Some residents expressed apprehension about the for-profit developers purchasing land in the neighborhood. Hearing and acknowledging resident concerns, the project partners approached Mt. Zion CDC to work more directly and collaboratively with the neighborhood. Mt. Zion joined the project in exchange for a 7.5% ownership stake in the value of the property at the end of its 30-year affordability covenant.

As the owner of the property, the Vagabond Group oversees property management. They opted to retain the property manager who had been hired by the previous owner. Given their knowledge with the property, the property manager was able to assist with the rehabilitation process, including identifying or prioritizing things to fix or improve. They also had established relationships with tenants and the broader community and knew how to work well with them. Their presence was also a source of stability for tenants who were initially wary of new management.

Omni CRA covered the cost of the acquisition, which is often one of the greatest barriers to preserving unsubsidized affordable Small and Medium Multifamily housing stock (SMMF) in strong real estate markets. Using its discretion over TIF funds, the Omni CRA issued a forgivable loan for the \$3,800,000 acquisition cost. The loan would be forgiven after the property satisfied the 30-year affordable housing covenant. No additional local, state, or federal funds were used. The Vagabond Group donated its developer fee to expedite the project by eliminating the need to secure additional funds. The 16 Corner project is a testament to the value of atypical sources of public subsidy to support affordable housing and serves as an excellent example of how to improve the quality of an unsubsidized affordable SMMF property without raising rents, in a strong real estate market.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

The Vagabond Group determined the need for a gut rehabilitation of the properties prior to starting. Rehabilitation took roughly 10 months and hard costs per unit were \$67,000. To improve the properties resilience, the buildings were updated to include storm-certified roofs, impact windows, and hurricane straps. The partners also used materials that were more energy efficient meaning lower cost to future residents.

At the time of purchase, the properties were 80% occupied and the project partners made it a goal not to displace any residents during the process. The partners achieved this through a rotation of the rehabilitation activities from unit to unit, which allowed them to temporarily relocate residents on-site while their units were rehabilitated. This approach allowed all current residents to remain housed in their building during the renovation process.

**Applicability to Hyattsville:** Highlights a project where a city worked with property owners to preserve the affordable units

**ACTION AREA: PRESERVE EXISTING AND EXPAND AFFORDABLE HOMEOWNERSHIP**

**Description and Relationship to Key Needs**

This Action Area is directly related Findings #1, #3, and #4, which discuss the need for more types of homes, more housing affordability, and improved housing quality, respectively. In order to address these needs, the City could use the strategies below in order to preserve existing affordable homeownership opportunities as well as expand them.

**Relationship to Available Housing Tools**

STRATEGY	TOOL	TIMEFRAME	INFLUENCE
Continue foreclosure prevention counseling and outreach activities	<ul style="list-style-type: none"> <li>Support programs within key organizations that provide housing counseling</li> </ul>	Short	Indirect
Improve access to resources for home repairs and rehabilitation for qualified owners	<ul style="list-style-type: none"> <li>Provide low-cost or deferred (for elderly with lien) rehabilitation loans, grants and/or handy-worker assistance to income qualified owners</li> </ul>	Medium	Direct
Study property tax freeze programs for low-income owners facing rapid property tax increases to prevent displacement	<ul style="list-style-type: none"> <li>Provide property tax relief for the most vulnerable properties within the City</li> </ul>	Medium	Indirect
Subsidize affordable homeownership opportunities	<ul style="list-style-type: none"> <li>Allocate resources to increase awareness and usage of public and private down payment assistance options aimed at increasing affordable opportunities for entry level home buyer</li> </ul>	Long	Indirect

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

	<p>families, such as by supporting housing counseling agencies</p> <ul style="list-style-type: none"> <li>• Provide/support direct assistance programs to help with down payment and close costs for first time home buyers</li> <li>• Partner with financial institutions to offer ITIN<sup>i</sup> mortgage lending products for mixed-status households</li> </ul>		
Support cooperative homeownership models	<ul style="list-style-type: none"> <li>• Develop policy and program to support creation of Limited Equity Housing Cooperatives to create homeownership options for low- to moderate-income families</li> <li>• Support community-based organizations to provide tenant organizing support for cooperative homeownership models</li> <li>• Partner with financial institutions to provide financial products to support cooperative homeownership models</li> <li>• Promote development and creation of self-financed cooperative homeownership models</li> <li>• Dedicate public land and resources for development of limited equity cooperatives, whenever possible</li> </ul>	Long	Indirect

**Case Study: College Park, MD**



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report



Local first-time homebuyer programs or employer-assisted housing can target and specific income households or employees with purchasing a home by providing financial assistance with the down payment and/or closing costs with a home purchase. To promote homeownership with for their employees, City of College Park and the University of Maryland have combined their efforts to create a local non-profit development corporation called the College Park City-University Partnership. The Partnership promotes and supports commercial revitalization, community development, and quality housing opportunities within the City of College Park.<sup>30</sup>

The Partnership offers a Homeownership Program, targeted to their employees, which includes a zero-interest, deferred payment loan up to \$15,000 with a term of 10 years, for the down payment and/or closing costs within City limits. The program partners with the State of Maryland, College Park, University of Maryland, local businesses and financial institutions.<sup>31</sup>

Potential homebuyers applying for the program must meet certain requirements, such as being employed by the University of Maryland or the City of College Park. Typically, in order to receive assistance, homebuyers must meet the definition of a first-time buyer, which means not having owned a home in the previous three years. For this program the applicant does not need to be a first-time homebuyer, however, they cannot own a property within the City limits. Also, the program does not establish income limitations for applicants. The Homeownership Program provides flexibility for homebuyers to use all types of loans, such as conventional loans, US Department of Veterans Affairs (VA) loans, and Federal Housing Administration (FHA) loans.

In order to protect the programs' investments, the loan is secured on a property with a deed of trust and promissory note, with a balance due upon sale or transfer of the property if the property ceases to be the primary residence of the homebuyer, if the homebuyer (or spouse) is no longer employed by the University or City, or if the homebuyer otherwise fails to comply with the program requirements. Homebuyers are also required to enter into a Right of First Refusal agreement. This provides the Partnership a 30-day opportunity to purchase the house if the homebuyer decides to sell or transfer the home within ten years of the home purchase.

The Homeownership Program is funded through a Community Legacy grant. Community Legacy grants can only be applied in areas designated as a Sustainable Community by the State of Maryland. The Community Legacy program funds local governments and community development organization projects or programs that address local issues. In addition to the Community Legacy grant, matching grants are provided by the University of Maryland and the City of College Park.

The financial institutions that are partners with the Program provide incentives to applicants. The Blue Note Title and Capital Title offer closing cost credits or discounts for program participants. Prosperity Home Mortgage LLC offers eligible borrowers a \$1500-\$2500 credit towards down payments and/or closing costs through

<sup>30</sup> <https://collegeparkpartnership.org/>

<sup>31</sup> <https://collegeparkpartnership.org/homeownershipprogram/>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

their BorrowSmart program. The McKay Mortgage Company is offering participants in the Homeownership Program a free home appraisal, free pre-approval, and free credit analysis. Berkshire Hathaway Home Services PenFed Realty is offering a free one-year home warranty to buyers if they purchase with them.

The most attractive component of the Homeownership Program is how it can align with other existing programs. The City of College Park provides a New Neighbor Homeownership Grant Program, which is \$5,000 towards the down payment or closing costs and can be leveraged with the Homeownership Program. The Maryland Mortgage Program (MMP) also provides \$5,000 in down payment assistance or closing costs and up to \$2,000 in annual tax credits for the life of the mortgage. However, unlike the Homeowner Program, MMP requires applicants to be a first-time homebuyer or have not owned a home in the previous three years and meet their income limitations.<sup>32</sup> The MMP also has a community partner match program, that provides up to \$2,500 in additional down payment assistance with local programs.

Since the Homeownership Program has started, over 50 College Park and University of Maryland employees were able to purchase a home and now live where they work. Homebuyer profiles are developed to show applicant success stories.<sup>33</sup> The success of this program is embedded in the University District Vision: to make College Park a sustainable top 20 college town by 2020.<sup>34</sup> This requires the collaboration of the City, County, State and the University.

**Applicability to Hyattsville:** Highlights a program that expands homeownership opportunities for first-time home buyers by providing direct assistance with down payments and closing costs.

**ACTION AREA: ENSURE THAT INTERNAL POLICIES AND PRACTICES ADVANCE EQUITY**

**Description and Relationship to Key Needs**

This Action Area is directly related to Findings #1 and #4, which address the need for more types of homes and improved housing quality, respectively. In order to address these needs, the City could use the strategies below in order to ensure that internal policies and practices advance, not hinder, equity within the City’s organization.

**Relationship to Available Housing Tools**

STRATEGY	TOOL	TIMEFRAME	INFLUENCE
Address NIMBYism and lack of political will to create affordable, accessible housing at the scale needed	<ul style="list-style-type: none"> <li>Create an education and awareness campaign to effectively communicate the challenges and solutions to inequity</li> <li>Provide resources for community-based organizations</li> </ul>	Short	Indirect

<sup>32</sup> <https://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx>

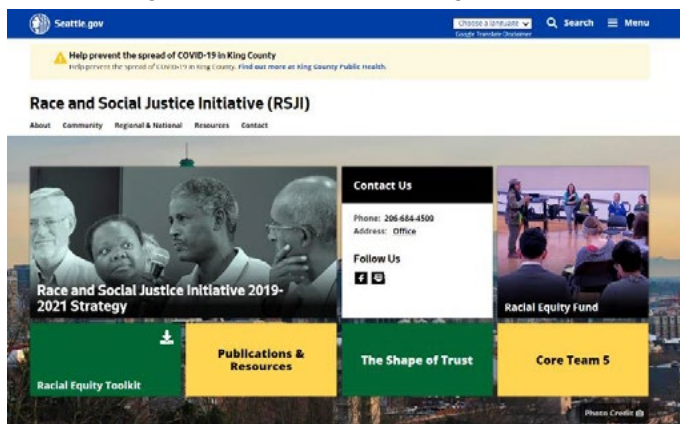
<sup>33</sup> <https://collegепarkpartnership.org/homeownershipprogram/homebuyers/>

<sup>34</sup> <https://collegепarkpartnership.org/university-district-vision/>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Emphasize culture of respect toward those who need affordable housing options	<ul style="list-style-type: none"> <li>• Create a training or webinar resource for employees and departments</li> </ul>	Short	Direct
Develop standardized tools to assess racial and social equity impacts in capital planning and budget processes	<ul style="list-style-type: none"> <li>• Create an assessment worksheet focused on equity to apply during the review of capital planning projects and the budget process</li> <li>• Use housing impact assessments to understand how new investment affect affordability</li> </ul>	Medium	Direct
Develop intentional equity action plans across the organization	<ul style="list-style-type: none"> <li>• Embark on a city organization-wide effort to develop a cohesive and strategic plan around equity</li> </ul>	Long	Direct

**Case Study: Seattle Racial Equity Toolkit, Seattle, WA**



Source: [www.seattle.gov/rsji](http://www.seattle.gov/rsji)

The City of Seattle was one of the first municipalities in the United States to create a specific policy and toolkit aimed at promoting racial equity in city government. The City Council passed an ordinance in 2009 that directed all city departments to use the Racial Equity Toolkit they developed and apply it to policies, programs, and budget decisions.<sup>35</sup> In 2015, the Mayor of Seattle expanded it to be used four times annually, becoming a part of performance measures for department heads.

There are four guiding principles to using the Racial Equity Toolkit: education, identification, creation, and implementation. The process starts with education to provide background information and give an organization a groundwork for the rest of the process. This includes highlighting the importance and power of language and what terms are best used for this work.<sup>36</sup> The second principle is identification, which helps to evaluate where your organization currently is and identify areas for improvement. The third and fourth principles, creation and implementation, build off this and help create a plan for improvement and putting those plans into motion. One key element is

<sup>35</sup> Seattle Racial Equity Toolkit, The Government of Seattle, June 2012. [www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit\\_FINAL\\_August2012.pdf](http://www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit_FINAL_August2012.pdf)

<sup>36</sup> Seattle Racial Equity Toolkit, The Government of Seattle, June 2012. [www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit\\_FINAL\\_August2012.pdf](http://www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit_FINAL_August2012.pdf)

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

community engagement. Engaging the community in this process can help generate ideas and make decisions that can ensure more equitable outcomes.

The Seattle Toolkit has a six-step evaluation tool that can help assess government policies, initiatives, programs, and budget issues. The steps provide a framework to set outcomes, involve stakeholders, determine benefits and burdens, advance opportunity or minimize harm, evaluate, and reporting. This evaluation process helps create measurable outcomes and provides greater accountability.

One major policy that came out of this process is that racial equity trainings are provided to all City boards, commissions and advisory groups to ensure that community representatives apply a racial equity lens in their advisory roles. All employees also are given annual racial equity trainings. Overall, the trainings have been successful with 60% of public employees (around 5,600), noting that they are actively engaged in promoting equity changes in the workplace.

In addition, Seattle has tripled their purchasing dollars to women and minority owned businesses and created interpretation and translation services so non-English speakers can participate in civic life. The City has also created a roundtable group of 25 organizations and public institutions, working together to create racial equity across Seattle. They have also developed 20-30 roles throughout several departments in the government to advance equity in all of Seattle's business lines.<sup>37</sup>

***Applicability to Hyattsville:*** Highlights a toolkit to examine racial equity in city policies and programs across an organization

---

<sup>23</sup> Seattle's Race and Social Justice Initiative Policies, Seattle's Race and Social Justice Initiative, 2014. <https://www.seattle.gov/rsij>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix A

## Appendix A. Glossary

**Affordable housing:** Housing is typically considered affordable if total housing costs do not exceed 30 percent of a household's gross income.

**Area median income:** The analysis in this report primarily relies on area median income, which is an income benchmark calculated and used by the U.S. Department of Housing and Urban Development (HUD), and to understand housing needs and other characteristics by income level. Unless otherwise noted, mentions of "area median income" or "AMI" throughout the rest of this document refers to the HUD-defined standard.

In the case of Hyattsville, "area" refers to HUD-defined Fair Market Rent Area, which encompasses the following counties and cities: District of Columbia, DC; Calvert County, MD; Charles County, MD; Frederick County, MD; Montgomery County, MD; Prince George's County, MD; Arlington County, VA; Clarke County, VA; Fairfax County, VA; Fauquier County, VA; Loudoun County, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA; Alexandria city, VA; Fairfax city, VA; Falls Church city, VA; Fredericksburg city, VA; Manassas city, VA; and Manassas Park city, VA.

**Cost burdened:** Families who pay more than 30 percent of their income for housing are considered by the US Department of Housing and Urban Development (HUD) to be cost burdened.

**Doubling up households:** Having one or more adults in addition to the head of household and spouse or partner, such as an adult child living at home, two related or unrelated families residing together, or a parent living with an adult child.

**Housing Tenure:** The financial arrangements under which a household occupies all or part of a housing unit. The most common types of tenure are ownership and rental.

**Housing Unit:** A house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. Housing units may be permanently occupied, seasonally occupied or vacant.

**Overcrowding:** The condition of having more than one person per room in a residence, specifically bedrooms and living rooms.

**Severely housing cost burdened:** Families who pay more than 50 percent of their income for housing are considered by HUD to be severely cost burdened.

**Subsidized housing:** Public housing, rental assistance vouchers like Section 8, and developments that use Low-Income Housing Tax Credits are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

## Appendix B. Community and stakeholder engagement

### Stakeholder Interviews

As part of the kickoff for Phase I of the Housing Action Agenda, the team from Enterprise along with the Community and Economic Development staff convened stakeholders for three information gathering sessions with City leaders to better understand the City's vision and specific objectives for housing. The Enterprise team and City staff also met with key stakeholders in the community that can provide unique perspectives on the challenges in providing, developing or maintaining affordable housing in the City of Hyattsville.

Staff and the Enterprise team interviewed each Council member to hear their vision for affordable housing in Hyattsville and what their constituents are saying about affordable housing in the city. Additionally, Staff and the Enterprise team spent a day listening to community voices of targeted groups that either represent people accessing affordable housing or developing affordable housing.

The feedback collected through interviews was used to inform the shaping of subsequent tasks, including the baseline conditions analysis, and inform the development of a criteria to be used to assess priorities moving forward in achieving the City's desired outcomes for housing in a growing market.

A total of 32 stakeholders were interviewed as part of the kickoff for this project. Interviews were conducted at City Hall, prior to the COVID-19 outbreak, on February 20<sup>th</sup>, 21<sup>st</sup>, and 26<sup>th</sup>.

### Open House Forum

On June 9<sup>th</sup> at 7:00 PM the City of Hyattsville hosted a virtual Open House Forum to inform residents of the Housing Action Agenda engagement underway and report out key takeaways from stakeholder interviews and the baseline conditions analysis, assessing Census data. During the community forum three live polls were provided to audience members to collect resident perspectives on housing conditions, shifts in the market, and reactions to the data findings.

Hyattsville residents were the primary audience for the Open House. A recording of the forum presentation along with an English and Spanish version of the presentation slides can be found on the City of Hyattsville website here: <http://www.hyattsville.org/807/Affordable-Housing-Strategy>.

A total of 36 individuals attended the virtual Open House Forum. This count does not include the number of residents who have viewed the recording of the Open House made available on the City's website.

### Public Comment Period and Survey

The City of Hyattsville provided a weeklong public comment period to gather additional feedback from Hyattsville residents. Project materials, including the Open House Forum presentation and the forum recording, were made available on the City of Hyattsville website here: <http://www.hyattsville.org/807/Affordable-Housing-Strategy>.

The flash polls provided during the forum were converted to a public survey, which remained open for one week and closed on June 22<sup>nd</sup> at 5 PM. The City accepted additional comments on the

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

data findings and housing needs affecting residents. An email address was provided to submit comments for the duration of the comment period.

Hyattsville residents were the primary audience for the public comment period and survey.

The City did not receive additional survey responses during the comment period.

No additional comments were received during the public comment period.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

Interview List

Date	Name	Organization
2/20/2020	Ron Brooks	City of Hyattsville
2/20/2020	Ann Barrett	Long & Foster
2/20/2020	Phil Aftuck	Bernstein Companies
2/20/2020	Brook Katzen	Urban Investment Partners
2/20/2020	Robert Gilbane	Gilbane Companies
2/20/2020	Nkosi Yearwood	Hyattsville Planning Committee
2/20/2020	John Paukstis	Habitat for Humanity
2/20/2020	Sarah Reddinger	Habitat for Humanity
2/20/2020	Stephanie Roodman	Montgomery Housing Partnership
2/20/2020	Stacie Whitesides	Race & Equity Task Force
2/20/2020	Latoya Robinson	Race & Equity Task Force
2/21/2020	Rev. Nathan Hill	University Christian Church
2/21/2020	Kevin Ward	City of Hyattsville
2/21/2020	Bart Lawrence	City of Hyattsville
2/21/2020	Robert Croslin	City of Hyattsville
2/21/2020	Danny Schaible	City of Hyattsville
2/21/2020	Ben Simasek	City of Hyattsville
2/21/2020	Joseph Solomon	City of Hyattsville
2/21/2020	Erica Spell Wolf	City of Hyattsville
2/21/2020	Mosi Harrington	Age-Friendly Hyattsville Work Group
2/21/2020	Mickie Ballotta	Age-Friendly Hyattsville Work Group
2/21/2020	Lisa Walker	Age-Friendly Hyattsville Work Group
2/21/2020	Candace B. Hollingsworth	City of Hyattsville
2/21/2020	Reginald G. Exum	Citi Bank
2/21/2020	Edouard Haba	City of Hyattsville
2/26/2020	Jocelyn D. Harris	Housing Initiative Partnership
2/26/2020	Wil Maxwell	Hyattsville Planning Committee
2/26/2020	Sarah Basehart	Independence Now
2/26/2020	Jonathan Mueller	Hyattsville Planning Committee
2/26/2020	Daniel Peabody	City of Hyattsville
2/26/2020	Estella Alexander	Housing Authority of Prince George's County
2/26/2020	Ray Gilley	Housing Authority of Prince George's County



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

## Key Takeaways and Themes from Interviews

### City of Hyattsville Council, Committees, and staff

- The DC region and Hyattsville, in particular, has long been a diverse community with multiple racial and ethnic groups and immigrant communities represented. Across interviews with the City there is recognition that demographics are shifting in Hyattsville. During interviews several Council members reported that Hyattsville is becoming more young, professional, and mostly single. Interviewees also reported that families and married couples looking to build a family and are unable to afford homeownership in DC are increasingly looking to Hyattsville to offer more affordable options. Across interviews with Council it was reported that increases in property taxes are routinely cited anecdotally by seniors as an ongoing concern around affordability.
- Based on Hyattsville's proximity to critical employment centers that are the economic drivers for the region, including the federal government along with the education and medical sectors, making Hyattsville an attractive community for those looking for affordable housing options and are priced out of DC, Montgomery County, or Howard County. Given Hyattsville's connectivity to transit with Metro rail and bus access, its walkability and neighborhood amenities, the City is increasingly attracting higher income households.
- As a result, for low-income households or for those on a fixed income housing affordability is more an immediate issue with anecdotal reports of an uptick in overcrowded conditions and doubled up households.
- Interviews with Council and the Planning Committee reported that the most vocal residents in Hyattsville that the City primarily hears from is not demographically representative of the broader community, and typically are homeowners able to attend Council meetings or public hearings. Apart from these types of touch points with citizens it is unclear what the representative sample and need for affordable housing is in Hyattsville. During multiple interviews it was reported that two public schools in Hyattsville are Title 1, indicating that over half of the students are eligible for reduced and free lunch programs, signaling a need, at the same time these groups are not represented in public meetings, voicing their concerns and experiences with housing.
- Assessing across interviews there is a desire to adopt a collaborative approach with Prince George's County in addressing affordable housing challenges. Future development preserves the character of the neighborhood and done through partnerships with the County to address density and support rental and home ownership options.

### Service providers with a geographic focus in Prince George's County and/or Hyattsville

- During interviews with service providers severe housing conditions and housing instability were reported in the City and surrounding areas. Overcrowding is more common with individuals renting rooms in a unit with multiple related and unrelated people living together.
- Multiple barriers have a compounding effect that pushes households into substandard housing, including irregular pay because of shift fluctuations or a gig-based job, legal status, or criminal background history. More frequently service providers are seeing immigrants and new arrivals increasingly encounter housing instability in Hyattsville.
- A majority of students at Nicholas Orem Middle School and Northwestern High School in Hyattsville are eligible for free and reduced lunch. Nicholas Orem Middle School is a community school site for the service provider interviewed and they leverage school-based relationships to access additional services and resources for the whole family. The provider reported seeing an uptick since last

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

September in their food bank, operated out of their Riverdale Center, and for housing assistance or other housing related resources.

- During interviews with a provider focused on supporting persons with disability it was reported that majority of their clients' main concern is the cost of housing and finding affordable options that meet their needs. Most common challenges encountered by people with disabilities once housing is secured is accessing the space and egress in and out of the home or rooms. For most clients SSI is helpful, but it is not enough to pay for a market rate unit. Typically, SSI is 10 percent of the AMI and requires additional subsidies or vouchers for the unit to be truly affordable. Parkview Manor in Hyattsville is a good example of regulated affordable housing which has direct connectivity to transportation, which is key for people living with disabilities who often rely on public transportation.
- Many of the provider's clients with disabilities live with family members to be able to afford housing, up to 10 percent of clients are homeless, and many are on waiting lists for subsidized housing. Montgomery County recently received additional vouchers but in Prince George's County the waiting list has been closed for last 5 to 6 years.

#### City of Hyattsville market conditions and development

- An interview with a relator touched on Hyattsville being impacted by the 2008 Recession and a lot of people lost their homes as a result. Now the market has rebounded and a lot of senior homeowners that weathered the Recession cannot afford to stay in their homes. It is common for a home in Hyattsville to receive 10 to 12 offers and the buyers are typically dual income households who are not reliant on government backed programs like FHA loans and down payment assistance programs. The current market disincentives use of these programs when they are competing with buyers who are able to pay cash or above the appraised price. Sellers in Hyattsville have so many options that buyers who use government programs are not going to benefit from the current market. Hyattsville is a highly sought-after community for many given it is one of the few places in the DC region that is affordable and has many community amenities, such as access to metro and a community feel that most other places in the DC area do not have.
- During several interviews with developers it was reported that existing community amenities, including transportation connections with Metro and MARC, different housing submarkets within Hyattsville, walkability, diversity of the stock with new and old buildings, availability of land in West Hyattsville near the Metro station, and the Prince Georges Mall submarket are areas to focus growth with diversity of housing type to meet various needs. Hyattsville is positioned within an employment center with sectors that the engine of the DC regional economy.
- Most common challenges in Hyattsville encountered by developers include lack of clear policy making it difficult to sequence the process with investors and lenders. Developers are required to go through multiple permitting tracks and the County permitting process is not streamlined. The process in DC is favored by developers because it allows them to underwrite the affordable requirements into the project from the onset, which reduces ambiguity in the requirement of affordable units. DC's inclusionary zoning policy is embedded into the financial model which is critical in determining the land value which then determines the rent structure. The process in DC is transparent and consistent and it's the same process for every developer. Prince George's County's site plan requirements and subdivision processes is a hurdle and requirements can change in the midst of the process once the project is already underwritten. However, if the requirements were clear it can be factored into the structuring of the deal from the beginning.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

Virtual Open House Forum<sup>38</sup>

Poll and Survey Question #1

During the Open Housing Forum the first poll question was posed to audience members prior to the presentation on the baseline conditions analysis (data findings).

“For you, what are the top three housing issues in Hyattsville?”

Out of the total 23 live responses during the forum, the top three housing issues ranked with the number one most pressing issue being *affordability*, followed second by *walkability*, and the third tied between *diversity, density, and safety*.

Additional responses that did not reach critical mass to move it up to the top three, however, are interconnected with the top three issues and grouped under affordable housing, adequate housing, and equitable housing, and include:

Affordable housing

- More subsidized housing
- Affordable housing preservation
- Range of affordability
- Supporting aging residents
- Low-income homeowners
- Rent stabilization
- Overcrowding
- Gentrification
- Young families
- Inclusionary zoning
- New development
- Price comparisons
- Incentives

Adequate housing

- Quality of housing stock
- Accessory unit inventory
- Type of housing
- Senior housing
- Modern housing
- Multiple bedrooms
- Lack of diverse housing types

Equitable housing

- Accessibility
- Racial equity
- Transportation
- Walking access to transit
- More density near metro
- Community control

---

<sup>38</sup> Review supporting materials from the Open House Forum – Power Point Slides available on the City of Hyattsville website here: <http://www.hyattsville.org/807/Affordable-Housing-Strategy>.





City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

## Based on the presentation, what stood out to you? What was new? Surprising?

Mentimeter



18

The City did not receive additional responses from the public survey made available for one week after the forum. The survey was made available in English and Spanish with the accompanying presentation.

### Poll and Survey Question #3

“To you, what finding was most important? Please rank the findings in order of importance.”

Ranking options: 1) need for more types of homes, 2) changing market conditions, 3) need for more housing affordability, and 4) need for improved housing quality.

Out of the 12 live responses during the forum audience members ranked the need for more housing affordability as the most important finding. Second, the need for more types of homes, followed closely by the need for improved housing quality ranked as third most important. Changing market conditions was ranked as the fourth most important finding.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

To you, what finding was most important? Please rank the findings in order of importance.

Mentimeter



12  
●  
●

The City did not receive additional responses from the public survey made available for one week after the forum. The survey was made available in English and Spanish with the accompanying presentation.

## Appendix C. Baseline Conditions Analysis

### Introduction

To inform Hyattsville's *Housing Action Agenda*, Enterprise Advisors completed a data-driven analysis of Hyattsville's demographic trends, market conditions, existing supply of affordable housing, housing needs, and pathways to opportunity. This analysis, along with stakeholder engagement and scan of existing local and regional housing tools, will be used to inform the action areas and recommended tools in the city's *Housing Action Agenda*.

### Methods

This analysis sought to identify the key housing needs facing Hyattsville's residents; who experiences these needs; and demographic and market trends that may shape housing demand in the city today and in the future.

The analysis in this report focuses on city-level demographic and housing market trends and residents' housing needs. It includes data for other cities in Maryland and Prince George's County to help understand how Hyattsville compares to other jurisdictions.

Most of the analysis in this report is from the following national datasets:

- 2000 and 2010 Decennial Census
- 2014–2018 American Community Survey (ACS) 5-Year Estimates
- 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) from the U.S. Department of Housing and Urban Development (HUD)
- 2020 National Housing Preservation Database
- 2018–2020 Zillow
- Housing and Transportation Index from the Center for Neighborhood Technology

Datasets from the federal sources, such as the Decennial Census and American Community Survey, provide some of the most reliable figures on demographic, economic, social, and housing characteristics. While datasets like the American Community Survey are updated annually, one limitation of these datasets is their data may lag on-the-ground conditions, which is important to understand in changing housing markets like Hyattsville. To supplement federal data sources, this analysis also looked at more recent for-sale data from Zillow, which provides a monthly snapshot of housing market conditions. Other aspects of this project, such as stakeholder interviews and a community forum, provide additional information to understand needs and market dynamics that may not be reflected in this analysis.

This analysis also examines place-based factors, such as school performance, social vulnerability based on socioeconomic characteristics, and resident health at the census tract-level, using pre-populated data from various sources available through PolicyMap.

Future household growth was derived for Hyattsville using forecasts from the Metropolitan Washington Council of Governments based on population distribution from the 2010 Decennial Census. Initial estimates were then adjusted for household characteristics, such as household income and tenure.

### A note about Covid-19

It's worth noting that the analysis in this report does not account for effects from the Covid-19 pandemic and resulting health and economic crises. Both the near-term and long-term effects of the pandemic generate uncertainty about individuals' and families' well-being and their economic and housing stability, as well as the fiscal health of local governments.

National experts acknowledge the Covid-19 pandemic is unprecedented, reinforcing uncertainty about how Covid-19 will affect the U.S. housing market, and specifically, the affordable housing industry. Anecdotal evidence suggests the initial impacts are being borne by developers, property owners and managers, renters, especially those earning hourly wages, and persons experiencing homelessness.<sup>39</sup> Public health data suggests the people of color make up a disproportionate number of confirmed Covid-19 cases and deaths in Prince George's County, which represents the highest incidence of coronavirus in Maryland.<sup>40</sup>

National housing experts agree on two likely results related to Covid-19:<sup>41</sup>

- 3) An increased need for (and potentially renewed focus on) affordable homes among low-income households and vulnerable groups; and
- 4) A delayed housing pipeline due to tighter lending practices and more limited access to capital; delays in public approval processes; and labor and materials shortages

Households in Hyattsville already face housing instability, such as paying more than 30 percent of their income on housing and living in older homes that may need repairs or pose health hazards. These challenges predominantly fall on households with the already limited incomes. The impact of Covid-19 will likely exacerbate this instability, at least in the short-term.

Proactively addressing existing housing affordability and developing systems-level tools to support housing for all walks of life are two ways to promote stability and resilience among residents, both in response to Covid-19 and in the event of future shocks.

<sup>39</sup> Donna Kimura. (2020, March 31). "How Covid-19 is Affecting Affordable Housing (So Far)." *Affordable Housing Finance*. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

<sup>40</sup> Rachel Chason, Ovetta Wiggins, and John D. Harden. (2020, April 16). "Covid-19 is ravaging one of the country's wealthiest black communities." *Washington Post*. Available at [www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7\\_story.html](http://www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7_story.html).

<sup>41</sup> Donna Kimura. (2020, March 31). "How Covid-19 is Affecting Affordable Housing (So Far)." *Affordable Housing Finance*. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).



## Key Findings

### Demographic trends shaping current and future housing needs

Hyattsville is a growing city in a dynamic region, and the city is poised to grow modestly over the next 10 years. Hyattsville offers a comparative advantage in terms of transportation options and job access. However, the city has lost jobs since 2013, and its current employment base is made of lower-earning, service-sector occupations, such as retail. Demographic trends suggest a wider mix of household types, along with increased racial and ethnic diversity.

- The city experienced a 19 percent increase in its total population between 2000 and 2010. However, overall population growth has slowed since 2010. Housing production has largely kept pace with the city’s growth. Hyattsville added 1.3 homes for every new household between 2000 and 2018.
- Future population growth will mirror more recent growth patterns, with Hyattsville adding an estimated 407 new residents through 2030. The city will need to add about 340 new housing units—at various price points—between 2020 and 2030 to accommodate these households. While the city’s current development pipeline could absorb projected growth overall, it may not be varied enough in price and type to meet the needs of all Hyattsville residents.
- Demographic trends in Hyattsville suggest varied needs by household type along with a more racially and ethnically diverse population:
  - Households with children, who make up 29 percent of all households
  - Single-person households, who make up 27 percent of all households
  - Hispanic households, who make up 40 percent of all households
- Hyattsville’s transportation options and job access provide the city with an economic advantage. However, as the city grew in terms of population, it lost about 850 jobs since 2013. This pattern—fewer jobs but more people—suggests that many new residents are living in Hyattsville but working elsewhere in the Washington, DC region, taking advantage of the city’s location and connectivity to other parts of the region, with the largest shares working in other parts of Prince George’s County.
- Households with annual incomes of \$125,000 or higher represented the largest growth in income groups living in Hyattsville. Between 2013 and 2018, this income group increased by 63 percent and now account for more than one-fifth of all households in Hyattsville. About the same share of households (20 percent) earn less than \$35,000. At this income, these households would qualify as extremely low-income based on income standards used by the U.S. Department of Housing and Urban Development (HUD).
- Many Hyattsville residents work in sectors with median wages on the lower end of the income spectrum. Forty-one (41) percent of Hyattsville residents work in the arts, entertainment, recreation, accommodation, and food services; construction; retail trade; or other service sectors. Median wages in these sectors range from \$23,461 (retail trade) to \$34,579 (construction).

### Hyattsville’s housing market

Housing market measures—including vacancy, rents, and home values—suggest an increasingly strong housing market in Hyattsville. The city’s housing market is characterized by low vacancy rates and increased rents and home values between 2013 and 2018, with the largest gains in higher-cost homes.

- In Hyattsville’s housing market, renters are becoming a large share of the city’s households, and the largest gains have been in higher-cost rental units (those renting for more than \$1,250). Due to rent increases, Hyattsville has fewer rental units priced between \$750 and \$999. These

dynamics may be partially explained by the city's market rebounding from The Great Recession and increased demand among households for rental units.

- Hyattsville's homeownership market also experienced gains in homes valued at \$300,000 or more, with large gains in homes valued between \$400,000 and \$499,999 and \$500,000 or higher between 2013 and 2018 (although these homes still make up a small proportion of the city's owner-occupied supply). Short-term, for-sale trends from Zillow show steep increases in for-sale homes in the first two months of 2020.
- Single-family homes are the most common housing type in Hyattsville; these homes make up 41 percent of the city's housing supply. However, the city offers a wider range of housing types (namely smaller and larger multifamily buildings) compared with Prince George's County, where homes are predominately single-family.

### **Housing needs**

Due to increasing rents and home values, coupled with Hyattsville residents working in lower-wage occupations, many households in Hyattsville are paying a large-share of their income toward housing costs each month. More than one-third of households in Hyattsville pay at least 30 percent of their income on housing.

- Overwhelmingly, lower-income households in Hyattsville experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households. Nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households (73 percent) are severely cost-burdened.<sup>42</sup>
- Renters living in Hyattsville are more likely to experience cost-burdens than homeowners with a mortgage. In 2018, 43 percent of renters were cost-burdened compared with 31 percent of homeowners.
- Publicly assisted housing typically serves households earning less than 80 percent of area median income (roughly \$80,000 for a family of four in the region, based on HUD-defined income limits). This type of housing represents a small number of rental units in Hyattsville: 248 total units at three properties.
- Most homes (72 percent) in Hyattsville were built before 1980. In addition to a need for ongoing upkeep, homes built before 1978 may pose health hazards to residents living in them. A high risk of lead exposure, based on national rankings, and the prevalence of chronic health conditions, such as asthma, among Hyattsville residents reinforce the need for healthy, safe homes there.

<sup>42</sup> A household that pays more than 30 percent of their gross income on housing is considered "cost-burdened." If they pay more than 50 percent of their gross income on housing, they are considered "severely cost-burdened."

## Demographics

### Population changes

Hyattsville is home to over 18,000 permanent, full-time residents.<sup>43</sup> From 2000 to 2018, the city experienced steady population growth, with a net gain of 3,476 residents.<sup>44</sup> The city experienced a majority (81 percent) of this growth between 2000 and 2010, growing by 19 percent (or 2,824 residents). From 2010 to 2018, the population has seen more modest population growth, growing 4 percent (or 652 residents).

When compared to Hyattsville, between 2000 and 2010,<sup>45</sup> College Park experienced a slightly higher population growth rate, by 23 percent, while Takoma Park decreased by 3 percent. Like Hyattsville, from 2010 to 2018, both cities had population growth of 2–3 percent.

### Population by race and ethnicity

Throughout the past two decades, demographics in Hyattsville have shifted, with Hispanic residents being the primary driver for the population growth.<sup>46</sup> Between 2000 and 2018, Hispanic residents saw an increase of 4,535 new residents, while non-Hispanic residents decreased by 1,059 residents.

In 2000, black residents were the largest share of Hyattsville's population (40 percent) and white residents were the second largest share (35 percent). Between 2000 and 2010, black residents grew by 3 percent growth (158 residents), while white residents decreased by 17 percent (889 residents). During this time frame, the Hispanic population more than doubled in size, jumping from 2,673 residents to 5,972 residents (123 percent growth). Most of this growth occurred between 2000 and 2010. As of 2018, Hispanic residents account for 40 percent of the city's total population share (see Figure 1), making it the largest racial or ethnic group in Hyattsville.

Notably, while 2 percent of Prince George's County population lives in Hyattsville, 4 percent of Prince George's County's Hispanic residents live in the city. In other words, the city has a disproportionate share of Hispanic residents relative to the rest of the county.

The high share of Hispanic residents in Hyattsville is not mirrored in nearby cities. In College Park and Takoma Park, Hispanic residents make up a much smaller share of their populations: 14 and 11 percent respectively.

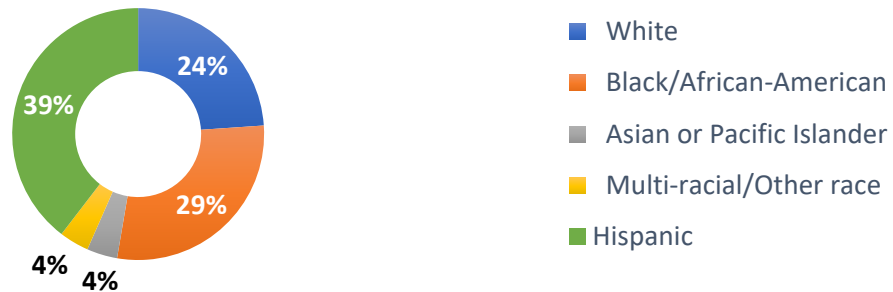
<sup>43</sup> 2014-2018 American Community Survey 5-Year Estimates

<sup>44</sup> 2000 and 2010 U.S. Census Summary File 1; 2014-2018, American Community Survey 5-Year Estimates

<sup>45</sup> 2000 and 2010 U.S. Census Summary File 1

<sup>46</sup> 2000 and 2010 U.S. Census Summary File 1; 2014-2018, American Community Survey 5-Year Estimates

**Figure 1. Total population by race and ethnicity (share), Hyattsville, MD (2018)**



Source: 2014-2018, 5-Year American Community Survey 5-Year Estimate, Table B03002

**Population by age**

The median age for Hyattsville is 34 years old, meaning about half of the city’s population is under 34 and half is older than 34.<sup>47</sup> Prince George’s County and Takoma Park have an older median age, at 36.8 and 38.6 years old, respectively. College Park has a much younger population, with a median age of 21.6, and 51 percent of their population falls between the ages of 18 to 24 years (attributable to the University of Maryland).

Many of Hyattsville’s residents are children and youth (see Figure 2): One in four Hyattsville residents is under 18 years old, including more than 3,000 children and youth of school age (5-17 years old). A smaller share (9 percent) of Hyattsville are seniors aged 65 years or older. The city’s share of seniors is slightly smaller than Prince George’s County overall, where 12 percent of residents are 65 years or older.

**Figure 2. Total population by age (share), Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimates, Table B01001

**Households and families**

Married couples without kids and individuals living alone under 65 are the most common household types in Hyattsville, each representing 22 percent of total households. Households with children make up 29 percent of total households, which includes married couples with children (18 percent) and single parents (10 percent).

<sup>47</sup> 2014-2018 American Community Survey 5-Year Estimates



Around 27 percent of all individuals in Hyattsville live alone. Most of these individuals are under 65 years old (four out of every five of individuals living alone). A small share of individuals aged 65 years or over live alone (6 percent) relative to other household types in Hyattsville.

**Population by disability**

In 2018, around 8 percent (1,435 residents) of Hyattsville residents had type of disability.<sup>48</sup> Around four out five residents with a disability are 35 years or older (seen Figure 3).

The most common disability for Hyattsville residents is an ambulatory disability (683 residents). Individuals with an ambulatory disability are defined by HUD as individuals having serious difficulty walking or climbing stairs.<sup>49</sup> Individuals with ambulatory disabilities more likely to need housing with modification to accommodate their needs.

**Figure 3. Population by disabilities, Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimate, Table S1810

**Household tenure**

In 2000, Hyattsville had slightly more homeowners than renters<sup>50</sup> (2,833 owners and 2,707 renters). In 2000, the homeownership rate was 51 percent.<sup>51</sup> Tenure—whether someone rents or owns—has shifted slightly since 2000. From 2000 to 2018, Hyattsville experienced a net increase of 700 renters; as of 2018, more than 3,400 households rent in the city and renters make up 53 percent of all households.<sup>52</sup>

As of 2018, Hyattsville’s homeownership rate (47 percent) is slightly higher than College Park (44 percent), but lower than Takoma Park (53 percent) and Prince George’s County (62 percent).

**Household tenure by age**

Homeowners in Hyattsville are generally older than renters. As of 2018, almost half (48 percent) of homeowners were over the age of 55 years old with roughly one out of every four (22 percent) homeowner over that age of 65 years old (see Figure 4). This age group also has the highest homeownership rate (68 percent. Age groups under that age of 45 years old have homeownership rates lower than the City rate.

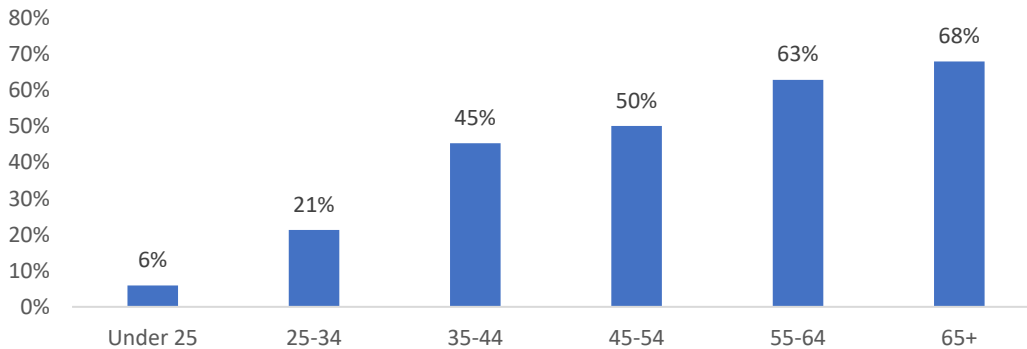
<sup>48</sup> The ACS categorizes disability in six types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

<sup>49</sup> <https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html>

<sup>50</sup> HUD defines renter occupied – All occupied housing units which are not owner occupied, whether they are rented or occupied without payment of rent, are classified as renter occupied. This includes multifamily units and single-family homes for rent.

<sup>51</sup> 2000 U.S. Census Summary File 1

<sup>52</sup> 2014-2018, American Community Survey 5-Year Estimates

**Figure 4. Homeownership rate by age, Hyattsville, MD (2018)**

Source: 2014-2018, American Community Survey 5-Year Estimate, Table B25007

### Homeownership by race and ethnicity

From 2010 to 2018, Hyattsville's homeownership rate between white, black and Hispanic households has widened. From 2010 to 2018, white homeownership rate has increased from 70 percent to 77 percent, while Hispanic homeownership rate had a sharp decline from 59 percent to 28 percent. During this time period, black or African American households have maintained a homeownership rate of 36 percent.

As of 2018, Hyattsville's Hispanic homeownership rate (28 percent) is significantly lower than College Park (44 percent), Takoma Park (48 percent) and Prince George's County (47 percent). Hyattsville's black homeownership rate is slightly lower than College Park (39 percent) and Prince George's County (61 percent), but higher than Takoma Park (21 percent). Hyattsville's white homeownership rate (77 percent) is comparable to Takoma Park (78 percent) and Prince George County's (76 percent).

### Household income

In 2018, the median household income for Hyattsville was \$77,097. The median household income for Hispanics residents was \$65,022, for white households \$94,323 and for black households \$76,152.

One out of every five households in Hyattsville has an annual income below \$35,000 (20 percent). Similar, 23 percent of Hispanic households had an annual income under \$35,000. Households making below \$37,800 are considered extremely low-income according to HUD-define income categories.<sup>53</sup>

Twenty-three (23) percent of households in Hyattsville have an annual income of \$125,000 or higher. Between 2013 and 2018, this income group increased by 63 percent (or 575 new households).<sup>54</sup> Hyattsville experienced growth in these higher-income households, but there is still a sizeable number of lower incomes households, especially extremely low-income households (see Figure 5).

<sup>53</sup> Income Limits are based on FY 2020 Fair Market Rent (FMR) for the Washington-Arlington-Alexandria Area with the following AMIs, \$37,800 is the 30% AMI, \$63,000 is 50% AMI, \$79,600 is 80% AMI, and \$126,000 is 100% AMI.

<sup>54</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates

**Figure 5. Household Income Proportions, Hyattsville, MD (2018)**

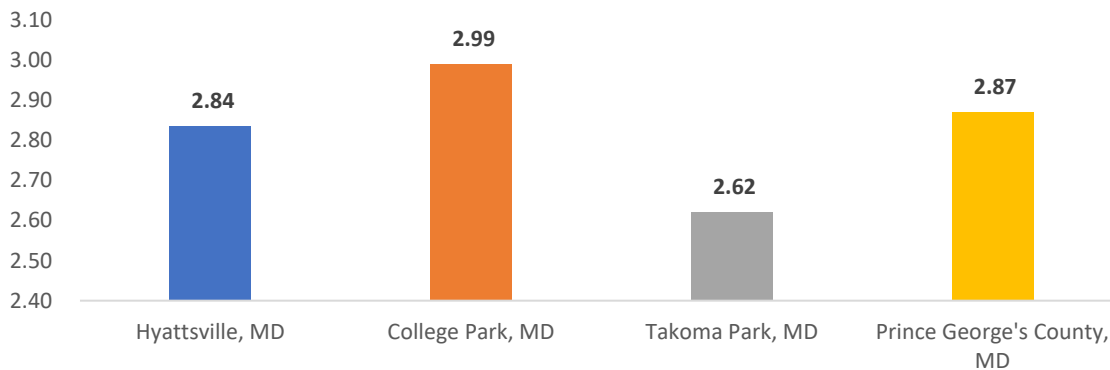


Source: 2014-2018, American Community Survey 5-Year Estimate, Table B19001

**Household size**

As of 2018, the average household size in Hyattsville is 2.83 persons per household—slightly smaller than the average household in Prince George’s County (see Figure 6). The average owner household is getting smaller, while the average renter household is getting larger. From 2013 to 2018, the average owner-occupied household dropped from 3.16 to 2.85 persons per household. On the other hand, the average renter household increased from 2.57 to 2.82 persons per household.

**Figure 6. Average Household Size, Select Jurisdictions (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimates, Tables B250101

## Employment trends

### Hyattsville's Job Base (At-Place Employment)<sup>55</sup>

As of 2018, there was an estimated 12,118 jobs located in Hyattsville.<sup>56</sup> Most of these jobs are filled by people living outside the city. Service jobs—namely those in retail trade (21 percent) and those in the educational services, healthcare, and social assistance sector (16 percent)—make up much of the city's job base (see Figure 7).

One out of every five jobs (21 percent) is in retail, making it the largest employment sector in Hyattsville. The median wage for retail trade is \$23,461 annually, much lower than the city's median wage of \$40,865.<sup>11</sup> This gap in wages makes it challenging for an individual working in the retail trade sector to find affordable housing in the city, where there is a small supply of homes priced for extremely low-income households.

The job base in Hyattsville decreased by 846 jobs (or 6.5 percent) between 2013 and 2018.<sup>57</sup> These losses occurred in the following sectors:

- Professional and business services sector (21 percent decrease)
- Information, finance, insurance, and real estate sector (21 percent decrease)
- Arts, entertainment, recreation, accommodation and food services sector (20 percent decrease)

During the same time period, the number of jobs in the transportation and retail sectors increased, by 73 and 34 percent respectively.

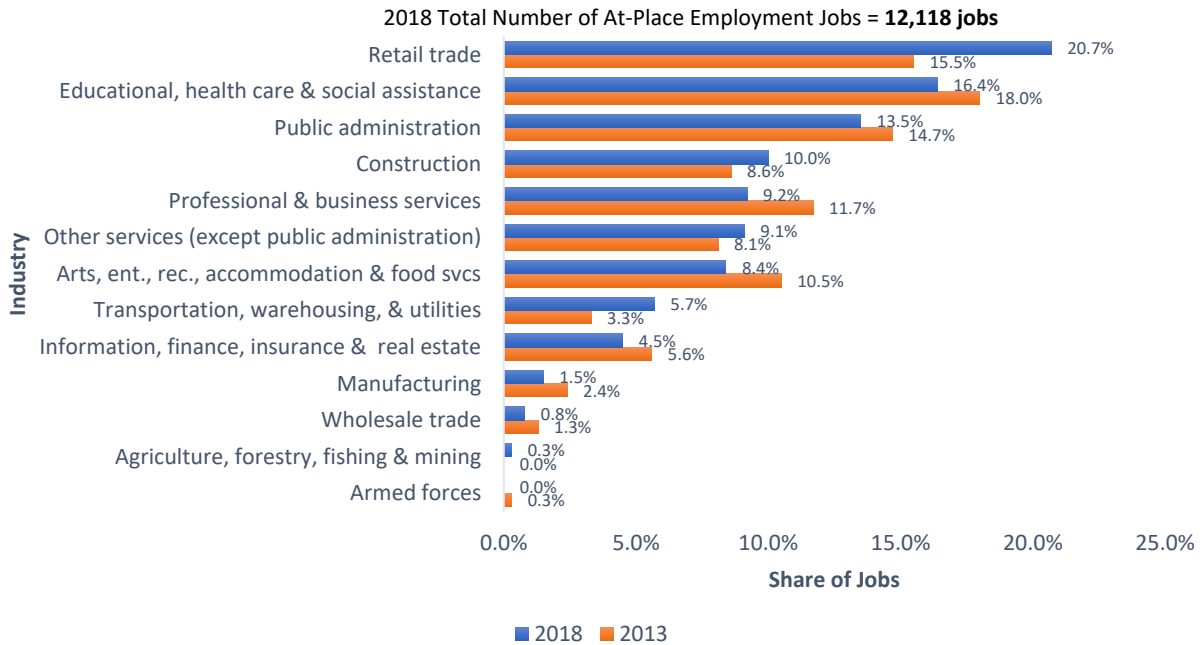
<sup>55</sup> At-Place Employment represents all jobs, both full-time and part-time, within Hyattsville. This is considered Hyattsville's job base.

<sup>56</sup> Median income includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Median incomes include wages. Median wages is comprised of total money earnings an individual received for work performed as an employee during the past 12 months.

<sup>57</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimate



**Figure 7. At-Place Employment by Industry, Hyattsville, MD (2018)**



Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Tables S0804

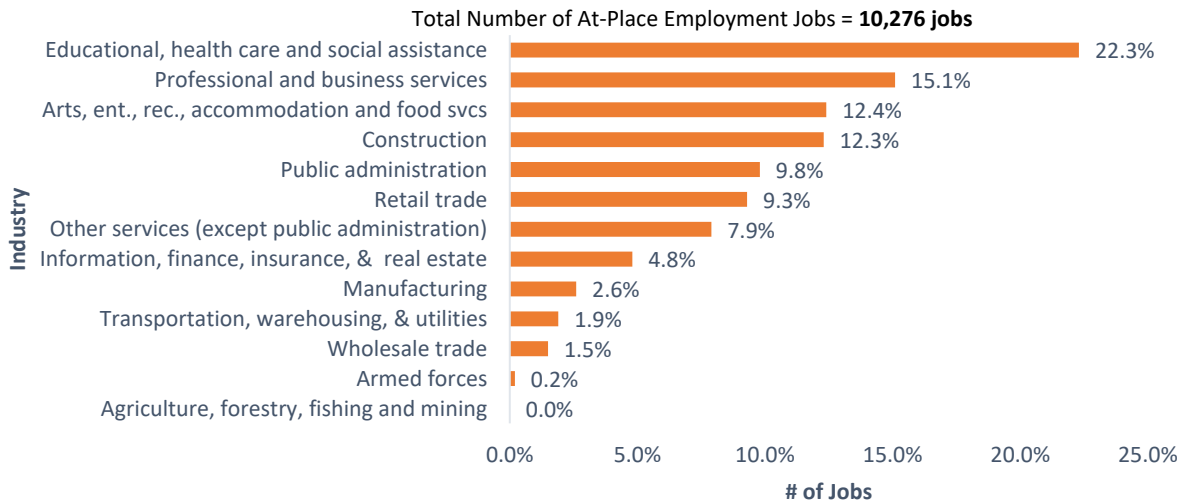
**Employment among Hyattsville’s Residents**

As of 2018, an estimated 10,276 Hyattsville residents were employed. The unemployment rate for this time period was 4.9 percent.<sup>58</sup> The largest share of Hyattsville residents work in the educational services, healthcare, and social assistance sector, representing one in five residents living in the city (see Figure 8). The next largest share (15 percent) work in the professional and business services sector.

Both these sectors have higher median wages than the retail sector, the most common sector in Hyattsville. The gap between what retail workers earn (see Table 1) and what they need to earn to afford housing in the city could be a reason they do not live in the city.

<sup>58</sup> 2014-2018, American Community Survey 5-Year Estimate, an estimated 540 residents were unemployed.

**Figure 8. Resident Employment by Industry, Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimate, Tables S0802

**Table 1. Median Wage by Industry, Hyattsville, MD (2018)**

Industry <sup>59</sup>	Share of Hyattsville Employment	Median Wage 2018
Educational, health care and social assistance	22.3%	\$ 42,623
Professional and business services	15.1%	\$ 50,602
Arts, ent., rec., accommodation and food svcs	12.4%	\$ 25,332
Construction	12.3%	\$ 34,579
Public administration	9.8%	\$ 82,583
Retail trade	9.3%	\$ 23,461
Other services (except public administration)	7.9%	\$ 31,034
Information, Finance, insurance, & real estate	4.8%	\$ 50,800
Manufacturing	2.6%	\$ 43,185
Transportation, warehousing, & utilities	1.9%	\$ 45,060
Wholesale trade	1.5%	\$ 50,250
<b>Median Earnings</b>		<b>\$40,865</b>

Source: 2014-2018, American Community Survey, 5-Year Estimate, Tables S2413

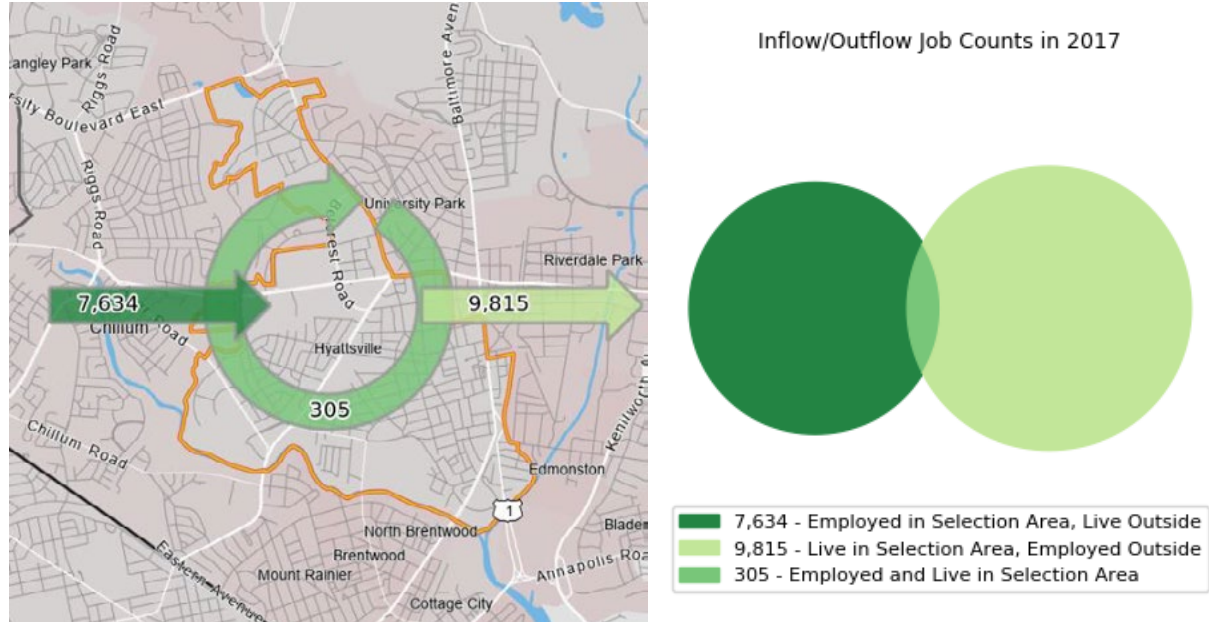
<sup>59</sup> 2014-2018, American Community Survey, 5-Year Estimate, Tables S2413, only includes civilian employed population, the remaining share of the job base is armed forces, that has a margin of error of .02%. The agriculture, forestry, fishing and mining job sector is estimated to be 0% of the total job share with a margin of error of .03%. Both these factors explain why the sum of the share employment does not add to 100%.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Commuting Patterns**

According to OntheMap, which measures commuting patterns, only 305 Hyattsville residents (3 percent) both live and work in Hyattsville.<sup>60</sup> As a result, most residents (97 percent) are commuting elsewhere to work, and most workers at employers located in the city come from elsewhere (nine out of ten workers) (see Figure 9).<sup>61</sup>

**Figure 9. Employment Inflow/Outflow Dynamics, Hyattsville, MD (2017)**



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2017).

There are several reasons for these commuting patterns. Hyattsville is small in terms of land area, just under 3 square miles; is home to a small share of regional jobs; and experienced a decline in its total jobs from 2013 to 2018. The city is part of the larger Washington, DC metropolitan region, home to 565,727 jobs. Nearly 8 percent of Hyattsville workers commute from Washington, DC. Most Hyattsville residents commute elsewhere in Prince George’s County (43 percent), followed by Washington, DC (37 percent) and Montgomery County (15 percent).<sup>62</sup>

Takoma Park has similarities to Hyattsville in land size (2.09 square miles), job count (8,266 Takoma Park residents employed) and commuting patterns, with a small share of residents living and working in the

<sup>60</sup> OntheMap combines datasets from the Quarterly Census for Employment and Wages (QCEW), Unemployment Insurance (UI) Wage Records, Census Bureau and the LEHD Origin-Destination Employment Statistics (LODES). LODES most recent dataset accounts for the 2017. The combination of time-lag and different datasets explains the difference between the 2017 job count here and the 2018 job count mention earlier in the report.

<sup>61</sup> In the map above, worker flow dynamics are symbolized by the green arrows. Workers employed in Hyattsville but living outside the city are represented by the dark green arrow entering the city. Workers employed outside the city but living in Hyattsville are represented by the lighter green arrow leaving the city. Workers that live and work in Hyattsville are represented by the circular arrow surrounding the selection marker. The flow arrows do not indicate geographic directionality of worker flows. Additionally, 2017 is the most recent data available for OntheMap.

<sup>62</sup> It is worth noting that on the city scale, the next largest share of Hyattsville residents (4 percent) commute to a College Park.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

city (3.5 percent). Additionally, nearly 9 percent of Takoma Park workers commute from Washington, DC and most Takoma Park residents (39 percent) commute to Washington, DC.

College Park's land area (5.68 square miles) is twice the size of Hyattsville but has almost the same job count (8,024 College Park residents employed). A little over 7 percent of College Park workers commute from Washington, DC, and most College Park residents (17 percent) commute to Washington, DC. The difference between Hyattsville and College Park is that 11 percent of College Park residents are living and working in the city. The University of Maryland is in College Park which could attribute to the higher percentage of residents being able to live and work in the same area.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

## Housing Characteristics

### Household Units and Occupancy

As of 2018, Hyattsville has 6,915 housing units. From 2000 to 2018, Hyattsville added 1,120 new housing units, an increase of 19 percent.<sup>63</sup> During the same timeframe, total households grew by 16 percent (or 874 households). This suggests that the production of new homes has been keeping pace with overall household growth.

From 2000 to 2018, nearby jurisdictions have seen different housing unit trends. College Park had a higher growth of housing units (24 percent), while Takoma Park experienced a loss of housing units (4 percent).

Of the 6,915 housing units in the City, 7 percent (501 units) are vacant.<sup>64</sup> This vacancy is comparable to Prince George's County (7 percent) and lower than College Park (9 percent). Takoma Park had a slight lower vacancy rate (5 percent).

Among these vacant units, a majority (304 units) are vacant due to other reasons: foreclosure; personal, legal proceedings; preparation to rent/sell; storage; needed repairs; abandonment; or possibly soon to be demolished or condemned units.

The remaining vacant housing units are either waiting to be rented (180 units) or rented but not occupied (17 units). The rental vacancy rate for Hyattsville is 5 percent, while the home vacancy rate is zero. The rental and homeowner vacancy rate suggest a tight housing market, with few homes available at any given time. Prince George's County has a similarly tight housing market: The county's homeowner vacancy rate is 1.6 percent and rental vacancy rate is 5.9 percent.<sup>65</sup>

### Housing Types

Homes available in Hyattsville are split between single-family homes (51 percent) and multifamily buildings (49 percent). Small multifamily buildings (3-19 units) make up 30 percent of the existing housing units—a higher share than College Park (9 percent), Takoma Park (22 percent), and Prince George's County (23 percent). Single-family detached homes make up the largest share of homes, at 41 percent (see Figure 10).

Large multifamily buildings make up 19 percent of Hyattsville's housing stock. Compared to College Park and Takoma Park, Hyattsville a lower share of large multifamily building (20+ units), but a higher share than Prince George's County (9 percent).

<sup>63</sup> 2000 and 2010 U.S. Census Summary File 1; 2014-2018, American Community Survey 5-Year Estimate

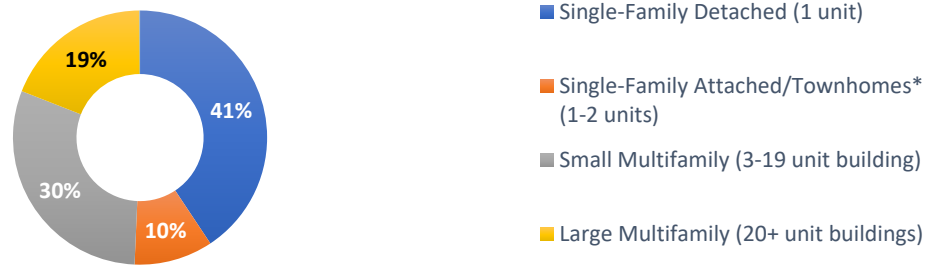
<sup>64</sup> 2014-2018, American Community Survey 5-Year Estimate

<sup>65</sup> Some vacant units are excluded when calculating for rental and owner vacancy rate. These units are considered when calculating the overall vacancy rate for the City. That is why there can overall vacancy rate of 7% but a 5% and 0% owner and rental vacancy. These units off the market due to various reasons.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Figure 10. Housing Type, Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimate, Table B25024 \*includes duplexes

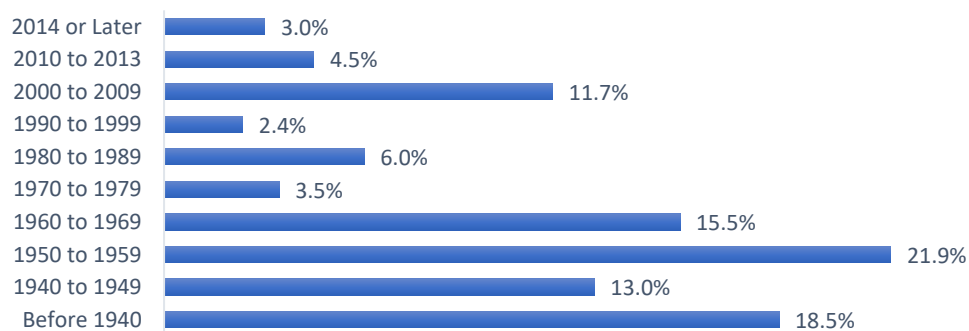
**Age of Structure**

Most of the housing stock in Hyattsville dates back 40 years or more (see Figure 11).<sup>66</sup> More than half of Hyattsville’s existing housing stock (53 percent) was built prior to 1960 and almost one out of every five homes were built before 1940.

Fewer units were built between 1970 and 2000 in Hyattsville, with the fewest units built in the 1990s. Only 2 percent of the city’s housing supply was constructed between 1990 and 1999. Hyattsville experienced an increase in housing construction between 2000 to 2009, when 11 percent of its housing supply was constructed, with more modest housing production starting in 2010.

Homes built before 1978 may have lead-based paint or related health hazards. Around 72 percent of building in Hyattsville were built prior to 1980, suggesting these properties may pose health hazards to residents living in them.

**Figure 11. Year Built of Housing Units, Hyattsville, MD (2018)**



Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25034

<sup>66</sup> 2014-2018, American Community Survey 5-Year Estimate

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

## Local Market Conditions

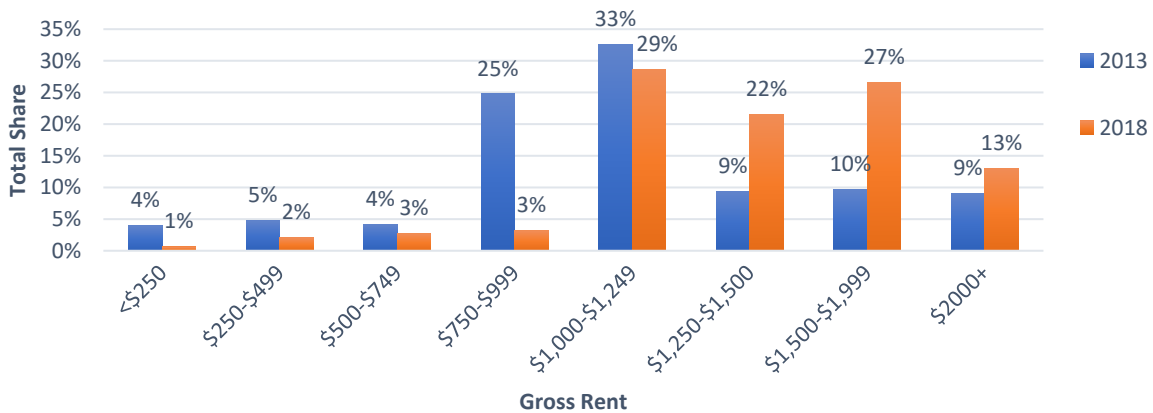
### Rental Market

In 2018, the median rent for Hyattsville was \$1,389.<sup>67</sup> Rents have been rising in Hyattsville. Between 2013<sup>68</sup> and 2018, rents increased leaving fewer lower-cost units (see Figure 12).<sup>69</sup> All rental units<sup>70</sup> priced under \$1,249 saw a decline. The sharpest decline in rental units occurred in the \$750-\$999 priced units, where there was 87 percent loss (-697 units). In 2013, rental units priced at \$750-\$999 represented 25 percent of rental housing stock (805 units). In 2018, they only represented 3 percent of the rental housing stock (108 units).

Between 2013 and 2018, rental units priced at \$1,250 or higher increased. Rental units priced at \$1250-\$1,499 and 1,500-\$1,999 saw the biggest increase, by 142 percent (431 units) and 186 percent (589 units). Recent completed developments of apartments like the Edition at Editors Park, contribute to higher priced units.

Prince George’s County rental market reflects similarities to Hyattsville. Both the City and County have around 40 percent of their rental units renting at \$1,500 or more per month. College Park and Takoma Park on the other hand, maintain lower priced rental units. For example, College Park and Takoma Park have 15 and 17 percent of their rental units renting at \$750-\$999 per month.

**Figure 12. Housing Units by Monthly Gross Rent, Hyattsville, MD (2013-2018)**



Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Table B25063

A snapshot of shorter-term rental market trends since 2018 affirm the trends between 2013 and 2018. A family or person looking to rent a unit in a multifamily property at the start of 2018, would have a

<sup>67</sup> 2014-2018, American Community Survey 5-Year Estimate

<sup>68</sup> These are 5-Year estimates, 2009-2013 covers the end of the foreclosure crisis and recession, where rental and home values were depressed throughout Prince George’s County. Most likely these lower rental units may have shift towards a higher rent level, which could be a sign of market recovery.

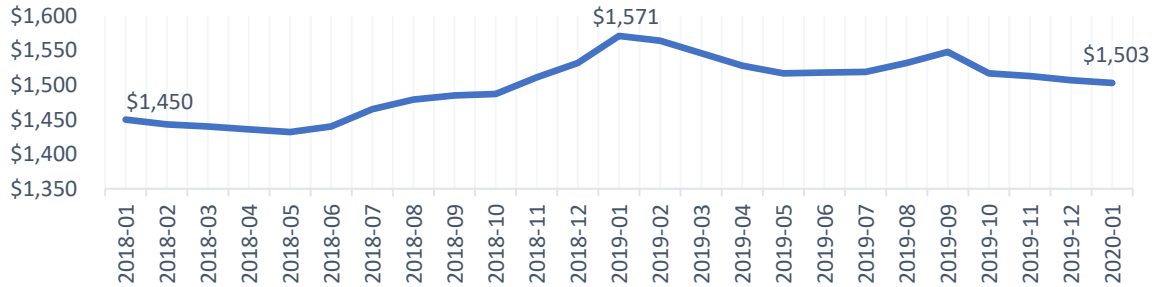
<sup>69</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimate

<sup>70</sup> Rental units are defined by HUD as all occupied housing units which are not owner occupied, whether they are rented or occupied without payment of rent. This includes both multi-family units and single-family homes for rent.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

median rent of \$1,450.<sup>71</sup> At the start of 2020, median rent was set at \$1,503, almost a 4 percent increase from 2018 (see Figure 13).

**Figure 13. Median Rents at Multifamily Rental Properties, Hyattsville, MD (2018-2020)**



Source: Zillow, January 2018 – 2020

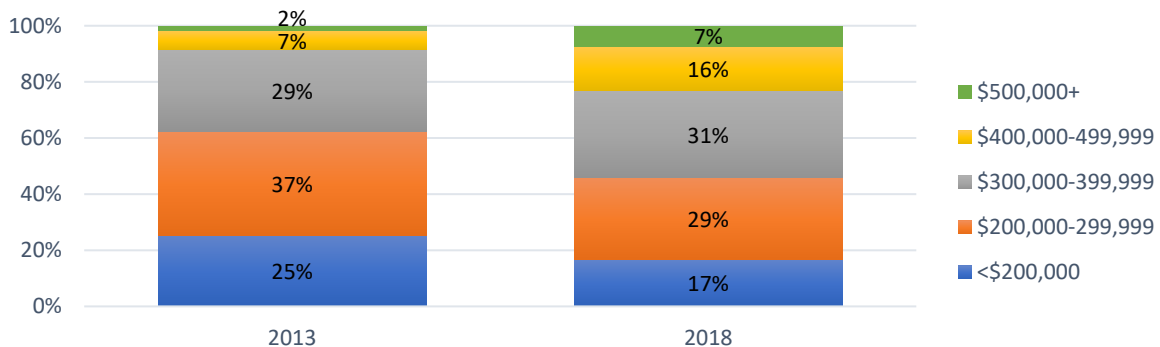
**Homeownership Market**

In 2018, the median home value for an owner-occupied home in Hyattsville was \$313,500.

Home values in Hyattsville have increased since 2013. Between 2013 and 2018, homes valued under \$300,000 have decreased, and homes valued over \$300,000 have increased significantly (see Figure 14).<sup>72</sup> The number of homes valued over \$500,000 more than tripled during this time period (although these homes still make up the smallest total share of owner-occupied homes). The number of homes valued between \$400,000 and \$499,999 more than doubled during this same time period, and they account for 16 percent of all owner-occupied homes in Hyattsville.

Home values in Hyattsville and Prince George’s County are relatively similar, with one notable difference. Prince George’s County a higher share of homes priced under \$300,000 (54 percent) compared to the city (46 percent).

**Figure 14. Change in Owner-Occupied Homes by Home Value, Hyattsville, MD (2013-2018)**



Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Table B25075

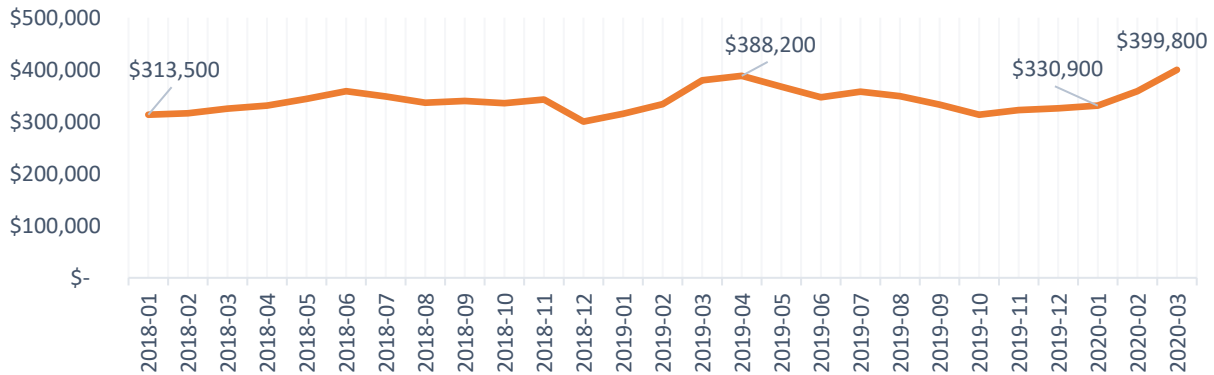
<sup>71</sup> 2018-2020, Zillow

<sup>72</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimate

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Short-term, for-sale market trends suggest increases in median home sales price. In March 2020, the median home sale price was \$399,800.<sup>73</sup> That is a 28 percent increase from the January 2018, when the median home sales price was \$313,500. It is worth noting that in January 2020, the median home sales price was \$330,900, showing this increase largely occurred since the beginning of 2020 (see Figure 15).

**Figure 15. Median Home Sale Price, Hyattsville, MD (2018-2020)**



Source: Zillow, January 2018 – 2020

**Home Price Appreciation**

From 2013 to 2020, higher priced homes had a higher home price accumulation, however, the appreciation rate was substantially higher for lower priced home (seen in Table 2). In other words, proportionally, lower tier home values increased the most in price. In the 2020 ULI Report, Why the Most Affordable Homes Increased the Most in Price,<sup>74</sup> from 2000 to 2019, the appreciation rate was highest amongst low-tier homes nationwide.

**Table 2. Home Price Appreciation, Hyattsville, MD (2020)**

Tier (Average Home Price)	Jan 2013-Mar 2020 Appreciation (\$)	Jan 2013-Mar 2020 Appreciation (%)
<b>Low Tier (\$290,000)</b>	\$140,000	93%
<b>Moderate Tier (\$366,000)</b>	\$156,000	74%
<b>High Tier (\$442,000)</b>	\$166,000	60%

Source: Zillow, January 2013 – 2020

**Evictions**

In 2016, 71 renters in Hyattsville were evicted from their homes. Evictions are landlord-initiated, involuntary moves towards renters that can happen for several reasons, however, most happen when tenants cannot or do not pay their rent.<sup>75</sup>

Hyattsville’s eviction rate (1.84 percent) is higher than College Park (1.5 percent) but lower than Prince George’s County (3.74 percent). Hyattsville eviction rate and reached its highest rate in 2012 at 2.57 percent.

<sup>73</sup> 2018-2020, Zillow

<sup>74</sup> 2020 ULI Research Report, Why the Most Affordable Homes Increased the Most in Price between 2000 and 2019

<sup>75</sup> Eviction Lab (2009 - 2016).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Eviction filings is the result of a landlord attempting to evict tenants. In 2016, nearly 2,500 evictions were filed in Hyattsville. The eviction filing rate reached it higher rate in 2011 at 78.5 percent and since has slowly decreased to 63.9 percent in 2016. Eviction filings only represent the formal court-ordered eviction process. This does not account for informal evictions, such as landlords changing locks or threatening to call law enforcement or immigration.

Evictions can have long last ramifications for individuals and families. Research from the Eviction Lab at Princeton University has shown that evictions can cause job loss, children changing schools and impact mental health. Research also suggests that low-income women, particularly minorities, victim's domestic violence victims, families with children, are at a higher risk for eviction.

**Homeless Population**

According to 2019 Point-In-Time Count,<sup>76</sup> 447 individuals and families across Prince George's County are considered homeless, including 374 who are living in emergency shelter or transitional housing, and another 73 who are unsheltered living in places not meant for human habitation (such as sleeping in the streets or in car).

According to the 2019 Homelessness in Metropolitan Washington Report, the District of Columbia, Montgomery County, and Prince George's County experienced the largest decreases in the total number of people experiencing homelessness between 2015 to 2019. During this time period, Prince George's County counted 180 fewer persons experiencing homelessness. Prince George's County attributes its decline by forming a plan that aligns county efforts with federal goals, and prioritizing programs for special populations and a focus on affordable permanent housing instead of shelter.<sup>77</sup>

The point-in-time (PIT) count is conducted at the end of January each year, which is a count of sheltered and unsheltered people experiencing homelessness in a night. This data collection method is nationally accepted and allows communities to track the occurrence of homelessness over time, this is only one snapshot during one of the coldest days of the year. In addition, this methodology does not capture the full extent of homelessness in smaller communities such as Hyattsville.

---

<sup>76</sup> HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

<sup>77</sup> MWCOG 2019 Homelessness in Metropolitan Washington, Results and Analysis from the Annual Point-in-Time (PIT) Count of Persons Experiencing Homelessness



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

## Housing Affordability and Future Needs

### Housing Affordability

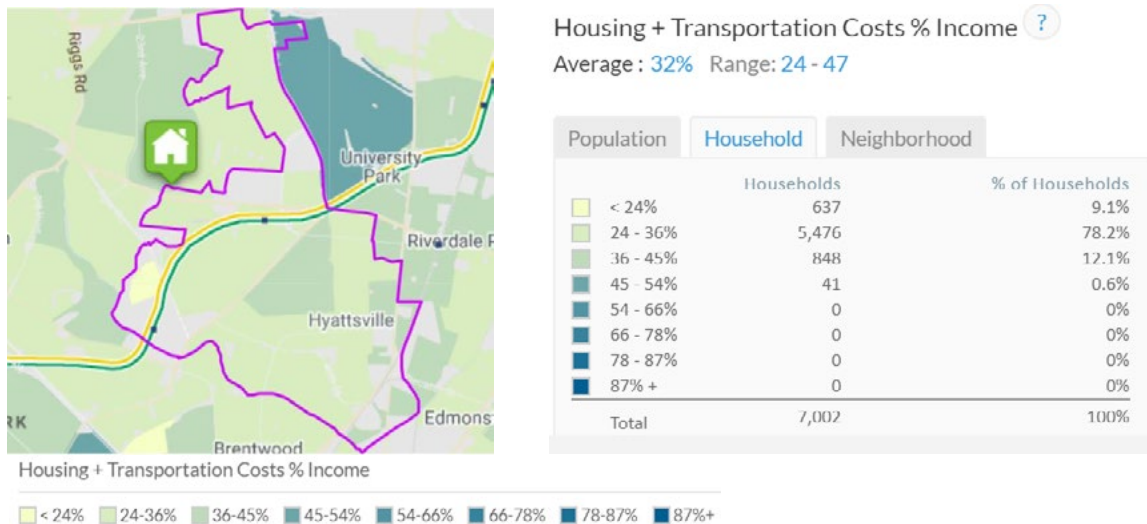
Housing affordability is traditionally measured using household income and monthly housing costs. The general accepted standard is that households should spend no more than 30 percent of their gross income on housing costs. When households pay more than 30 percent of their income on housing costs, they experience cost-burdens. Avoiding cost-burdens enables households to spend money on other necessities such as food, transportation, and healthcare and save for the future. In 2018, one in three Hyattsville households were cost burdened (spending 30 percent or more on housing costs).

Transportation is a crucial necessity for most households and typically a household’s second-largest expenditure after housing. It has become more common to combine transportation and housing costs to gauge affordability. The Housing and Transportation Index (H+T Index) from the Center for Neighborhood Technology measures the combined affordability of housing and transportation costs. The center sets its benchmark at no more than 45 percent of household income spent on combined housing and transportation costs.

According to the H+T Index, the average household in Hyattsville spends 12 percent of their income on transportation-related expenses.<sup>78</sup> The average household spends 32 percent of their income on combined H+T costs (see Figure 16), under the 45 percent H+T benchmark. The lower H+T costs are likely due to strong transportation and job access.

The index scores strong transportation and access in Hyattsville. According to it, 100 percent of Hyattsville is considered location efficient, meaning the city is compact, close to jobs and services, and offers a variety of transportation choices for residents. Hyattsville scores high on job access (9.1 out of 10) and transit performance (9.1 out of 10) score, highlighting these as key assets for the city.

### 16. Housing and Transportation Index (H+T Index)



Sources: Center for Neighborhood Technology, Housing + Transportation Index, Index uses, 2010-2015 American Community Survey Data and 2014 Longitudinal Employer-Household Dynamics Data

<sup>78</sup> Center for Neighborhood Technology, Housing + Transportation Index

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Affordability by Wage**

What is affordable to residents working in Hyattsville’s largest employment sectors? Almost 41 percent of Hyattsville residents work in the arts, entertainment, recreation, accommodation, and food services; construction; retail trade; or other service sectors. All these sectors have median wages on the lower end of the income spectrum, ranging from \$23,461 (retail trade) to \$34,579 (construction) (see Table 3).

Rent affordability varies with each industry. Workers in the construction and other services industry can afford rents between \$750 and \$999 a month. People working in retail trade or the arts, entertainment, recreation, accommodations and food services industry need units priced between \$500 and \$749 a month. In 2018, the median rent for City was \$1,389, which is higher than many workers in Hyattsville could afford.

**Table 3. Median Wage by Industry, Hyattsville MD (2018)**

Industry	Share of Hyattsville Resident Employment	Median Wage 2018	Affordable Rent Level <sup>79</sup>
<b>Educational, health care and social assistance</b>	22.30%	\$42,623	\$1,066
<b>Professional and business services</b>	15.10%	\$50,602	\$1,265
<b>Arts, ent., rec., accommodation and food svcs</b>	12.40%	\$25,332	\$633
<b>Construction</b>	12.30%	\$34,579	\$864
<b>Public administration</b>	9.80%	\$82,583	\$2,065
<b>Retail trade</b>	9.30%	\$23,461	\$587
<b>Other services (except public administration)</b>	7.90%	\$31,034	\$776
<b>Information, Finance, insurance, &amp; real estate</b>	4.80%	\$50,800	\$1,270
<b>Manufacturing</b>	2.60%	\$43,185	\$1,080
<b>Transportation, warehousing, &amp; utilities</b>	1.90%	\$45,060	\$1,127
<b>Wholesale trade</b>	1.50%	\$50,250	\$1,256
Median Earnings		<b>\$40,865</b>	<b>\$1,022</b>

Sources: 2014-2018 American Community Survey, Enterprise Community Partners

**Cost-Burden Households**

A household that pays more than 30 percent of their gross income on housing is considered “cost-burdened.” If they are paying more than 50 percent of their gross income on housing, they are considered “severely cost-burdened.”

More than one-third of households in Hyattsville pay at least 30 percent of their income on housing costs. Renters living in Hyattsville are more likely to experience cost-burdens than homeowners. In 2018, 43 percent of renters in the city were cost burdened,<sup>80</sup> while 31 percent of homeowners were cost-burdened.<sup>81</sup> In comparison to cost-burdens across Prince George’s County, fewer renters in Hyattsville are cost-burdened; in the county, 50 percent of renters are cost-burdened. Homeowners living in

<sup>79</sup> This includes cost of utilities and so are not necessarily the asking rent. Rent affordable to one worker at median wage is 30% of gross monthly income.

<sup>80</sup> 2014-2018, American Community Survey 5-Year Estimate

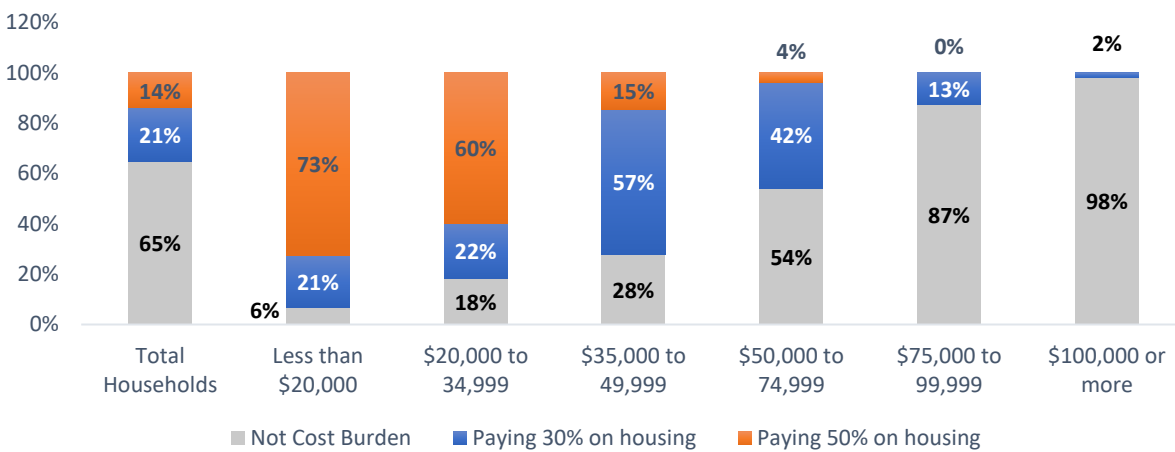
<sup>81</sup> Excludes households without a mortgage

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Hyattsville and other parts of Prince George’s County experience cost-burdens at similar rates (31 and 33 percent respectively).

Lower-income households in Hyattsville experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households. Twenty (20) percent of total households make under \$35,000 annually, but 82 percent of these households experience cost-burdens (see Figure 17). More than nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households are severely cost-burdened.

**Figure 17. Cost Burdened Households by Household Income, Hyattsville, MD (2018)**



Source: American Community Survey 5-Year Estimate, Tables B25074 and B25095  
\*\$37,800 is 30% AMI, \$63,000 is 50% AMI, \$79,600 is 80% AMI, and \$126,000 is 100% AMI.

**Housing Problems**

HUD defines housing problems as incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burdens greater than 30 percent.

According to 2016 data from HUD,<sup>82</sup> 37 percent of Hyattsville households and 40 percent of all Prince George’s County face at least one of these problems.<sup>83</sup> Almost nine out of ten households that are facing housing problems in both Prince George’s County and Hyattsville are due to cost burdens greater than 30 percent. However, Hyattsville’s housing problems are more commonly experienced by renters, while Prince George’s County housing problems are experienced by both owners and renters.

**Housing Forecasts**

In developing strategies, Hyattsville will need to consider both current and future housing needs. Planning for the future entails looking at how future population and household growth could affect a

<sup>82</sup> This analysis used the most recent and reliable data that was available at the start of this project, 2012-2016 Comprehensive Housing Affordability Strategy (or CHAS). Data from the 2012-2016 CHAS is based on special tabulations of data in the American Community Survey and provides important insights on housing problems, affordability, and cost-burden that are not readily available from other data sources.

<sup>83</sup> 2012-2016, American Community Survey 5-Year Estimate, Comprehensive Housing Affordability Strategy (CHAS)

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

need for more housing to accommodate growth and housing for specific income groups, among other considerations.

The Metropolitan Washington Council of Governments (MWCOG) prepares 5-year incremental population, household, and employment cooperative forecasts for counties and cities in Maryland, the District of Columbia, and Northern Virginia.<sup>84</sup> The cooperative forecasting program dates back to 1975 and enables local, regional, and federal agencies to coordinate planning activities using common assumptions about future growth and development.

Hyattsville’s population is expected to grow steadily but slowly: Hyattsville will add a projected 407 new residents between 2020 and 2030.<sup>85</sup> Accounting for both current trends and forecasted growth, Hyattsville will need 342 net new housing units in the next 10 years.<sup>27</sup>

**Table 4. Forecast of Population, Households and Housing Units, Hyattsville, MD (2020-2030)**

Year	Population	Households	Housing Units
<b>2020</b>	19,927	7,154	7,713
<b>2025</b>	19,932	7,158	7,717
<b>2030</b>	20,334	7471	8,055
<b>Change 2020–2030</b>	407	317	342

*Source: Enterprise estimates based on Metropolitan Washington Council of Governments Cooperative Forecasting*

In 2019, the Metropolitan Washington Council of Governments (MWCOG) officials from the District of Columbia, Maryland, and Virginia adopted three regional housing targets on housing, agreeing to collaboratively address housing affordability regionwide.<sup>86</sup> The regional affordability target is that at least 75 percent of new housing should be affordable to low- and middle- income households.<sup>87</sup>

Projections of net new households by income, looks at how household will be distributed based on current the homeownership rate and income limits.<sup>88</sup> The goal is identify housing gaps that the city would need to address by income groups and how they would align with MWCOG’s future housing targets.

Future households are broken down into three income groups: 1) low-income; 2) moderate-income; and 3) above moderate-income. Based on this model, around 49 percent of new households will be for low-

<sup>84</sup> Metropolitan Washington Council of Governments Round 9.1a Cooperative Forecasting

<sup>85</sup> For Hyattsville, some of the TAZs do not directly align with the City’s boundaries. Due to this, we created a geographic crosswalk using block apportionment based on 2010 census block data with population, housing unit and household weights. Additionally, by including the most recent data on household sizes and vacancy rates we were able to a more accurately generate population, household and housing unit forecasts for 2020 to 2030, based on those MWCOG forecasts.

<sup>86</sup> Under the direction of the COG Board of Directors, local housing and planning directors and COG staff spent a year studying what it would take to increase the area’s housing supply to accommodate the region’s growing workforce. Their findings have been distilled into three regional aspirational housing targets focused on the Amount, Accessibility, and Affordability of additional units.

<sup>87</sup> The rationale for each target is available in COG’s report: The Future of Housing in Greater Washington

<sup>88</sup> 2014-2018, American Community Survey 5-Year Estimate Table B25118 is used estimate future household tenure by income. Household income levels are likely to increase over time.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

and moderate-income households (see Table 5). It is important to note, that this model does not include any programs, policies, or funding mechanisms designed to address affordable housing needs.

**Table 5. Estimated Net New Household by Income Level, Hyattsville, MD (2030)**

	Estimated Households	Low Income Households	Moderate Income Households	High Income Households
Owners	149	18% 27	18% 27	64% 95
Renters	168	44% 74	16% 26	40% 68
<b>Total</b>	<b>317</b>	<b>31.8% 101</b>	<b>16.7% 53</b>	<b>51.4% 163</b>

*Source: Enterprise estimates based on Metropolitan Washington Council of Governments Cooperative Forecasting Committee, U.S. Census Bureau, 5-Year American Community Survey*

### Land Annexation and Residential Development

In 2019, Hyattsville passed an annexation resolution that added nearly 15 acres of land to the city. The land was undeveloped when this resolution passed. The planned development on this land will add an estimated 341 townhomes to the city.

The current development pipeline for Hyattsville provides valuable insight to the city's housing market. Current approved residential projects in the city's pipeline is set to exceed estimated future demand (1,674 approved units in the city's pipeline versus 342 new units needed to accommodate future growth).

The residential development projects that have been approved and are completed or on track for completion prior to 2023 are a mix of housing types and tenure (see Table 6).<sup>89</sup> In total, Prince George's County Planning Board has approved 1,675 housing units in the City of Hyattsville. Rental units make up 56 percent (943 rental units) of those approved housing units, while owner-occupied units make up of 44 percent (732 owner units).

Taken together, the Prince George's County Planning Board has approved more housing units in Hyattsville than projected growth suggests the city will need by 2030. However, almost half of the projected units will need to be priced for low- and moderate-income households, mostly renters. If the future projects reflect the city's current pipeline, homes in new development may be out of reach for lower-income households.

For example, The Edition apartments is a recently completed project that leases a 623-square foot studio apartment for \$1,612 per month.<sup>90</sup> Additionally, The Edition built for-sale homes (condominiums and townhouses) that were priced between \$390,000–\$459,000<sup>91</sup> and \$450,000<sup>92</sup>–\$525,000,<sup>93</sup> respectively. All three of these housing types exceed the median rent (\$1,503) and median home sale price (\$399,800).

<sup>89</sup> Hyattsville Development Summary and Projects Story Map, see <https://hyattsville.maps.arcgis.com/apps/MapTour/index.html?appid=235a77075d0b403eb45e18ec04598540>

<sup>90</sup> <https://www.theeditionapts.com/>

<sup>91</sup> <https://www.cparkre.com/the-edition-at-kiplinger.php#grid>

<sup>92</sup> Redfin June 2017 sold price, see [https://www.zillow.com/homedetails/3109-Sentinel-Dr-Hyattsville-MD-20782/241967725\\_zpid/](https://www.zillow.com/homedetails/3109-Sentinel-Dr-Hyattsville-MD-20782/241967725_zpid/)

<sup>93</sup> Zillow May 2020 sold price, see <https://www.redfin.com/MD/Hyattsville/6214-Editors-Park-Dr-20782/home/144224713>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

For perspective, to afford<sup>94</sup> a studio apartment renting at more than \$1,600 a month, an individual would need an annual income of more than \$65,000. Most residents in Hyattsville do not work in occupations that pay wages that high. Rather, only those residents working in public administration industry could afford this type of unit.

The housing being built surpasses the price and rent levels to accommodate current and future residents. It can be difficult to find affordable homes, especially for renters. In 2018, more than two out of five of renters in the city were cost-burdened,<sup>95</sup> indicating a need for housing affordability. Increased household size among rents also suggests a need for homes of varying size.<sup>96</sup>

**Table 6. Approved Residential Projects, Hyattsville, MD (May 2020)**

Development Name	Development Type	Housing Units	Expected Rate
<b>The Edition at Kiplinger</b>	Residential Mix	348 apartments, 40 condos, 86 townhouses	Market/luxury rates
<b>Riverfront at West Hyattsville Metro</b>	Residential	183 townhouses	Market/luxury rates
<b>Metro II Adaptive Reuse</b>	Residential Rental	311 apartments units	Market rate
<b>Landy Property - PPS</b>	Residential	331 townhouses	Market rate
<b>Magruder Pointe (WSSC Building)</b>	Residential	16 single family homes, 67 townhouses	Market rate
<b>Armory Apartments</b>	Mixed Use - Residential Rental and Commercial	284 apartments	Market rate
<b>Hyatt View</b>	Residential	8 townhouses	Market rate
<b>40th Ave (Single Family Home)</b>	Residential	1 Single-Family Detached Home	

Source: Hyattsville Development Summary

**Publicly assisted housing<sup>97</sup>**

General market conditions provide a helpful snapshot of what moderate- and higher-income households can afford, because typically these households are seeking homes in the private housing market. Hyattsville’s housing supply for lower-income households is already limited, with only a small share of

<sup>94</sup> Paying less than 30 percent of income.

<sup>95</sup> 2014-2018, American Community Survey 5-Year Estimates.

<sup>96</sup> From 2009-2013 to 2014-2018 in Hyattsville the average renter household increased from 2.57 to 2.82 persons per household. American Community Survey 5-Year Estimates.

<sup>97</sup> Housing subsidy programs provide subsidies that reduce housing costs for households who meet program eligibility requirements. The National Housing Preservation Database (NHPD) tracks rental properties that receive subsidies through federal housing programs, including project-based Section 8 and the Low-Income Housing Tax Credit. For a full list of subsidies tracked by the National Housing Preservation Database, see <https://preservationdatabase.org/documentation/program-descriptions/>.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

units available for less than \$1,000 a month.<sup>98</sup> However, in a high-cost, interconnected region like Washington, DC, many moderate-income households may also need housing assistance.

Broadly, publicly assisted housing and assistance programs tend to serve households earning less than 80 percent of area median income (roughly \$80,000 for a family of four in the region, based on HUD-defined income limits).<sup>99</sup> In the Washington, DC region, police officers and other emergency workers, retail employees, and public-school teachers all earn incomes within this group or a lower-income one.<sup>100</sup>

Across the United States, publicly assisted housing for low-income households tends to carry a stigma. This may be in large part to the storied (and often failed) history of public housing. But, good examples of high-quality public housing and other types of subsidized housing across the country (and many in the Washington, DC region) demonstrate that publicly assisted homes can be well-located and well-designed.

**Privately owned rental housing that receives a federal subsidy**

All of Hyattsville’s assisted housing supply is privately owned rental housing that receives at least one federal subsidy.<sup>101</sup> The city has approximately 250 units distributed among three (3) properties (see Table 7).<sup>102</sup>

Most of these units (82 percent or 204 units) are owned by two (2) for-profit entities, with the remaining 44 units owned by one (1) nonprofit organization. Why is ownership of assisted rental properties significant? Ownership is one factor that influences if a property will remain affordable as subsidies expire. Research suggests that for-profit property owners are less likely to renew housing subsidies than their nonprofit counterparts.

**Table 7. Federally subsidized, private rental properties, Hyattsville, MD**

Property name	Total units	Ownership type	Funding source	Expiration year
Parkview Manor	53	For-profit	Low-Income Tax Credit	2029
Renaissance Square	44	Non-profit	Low-Income Tax Credit	2030
Friendship Arms	151	Profit-motivated	Project-based Section 8	2038

Source: National Housing Preservation Database, 2020.

Notes: For discussion purposes, “for-profit” refers to both for-profit and profit-motivated owners. Expiration year based on earliest expiration date in the National Housing Preservation Database.

**Expiring subsidies at private, federally assisted rental housing**

Subsidized units can be lost through a variety of ways: expiring subsidies, deteriorating quality that ultimately makes them uninhabitable, and early termination of subsidized housing contracts. Expiring subsidies can be tracked and individual properties can be assessed for their risk of loss.

<sup>98</sup> 2014–2018 American Community Survey Five-Year Estimates, Table B25063.

<sup>99</sup> U.S. Department of Housing and Urban Development (HUD). *FY2020 Income Limits*. Available at [www.huduser.gov/portal/datasets/il/il2020/2020summary.odn](http://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn).

<sup>100</sup> National Housing Conference. (2020). *Paycheck-to-Paycheck Database*. Available at <https://www.nhc.org/paycheck-to-paycheck>.

<sup>101</sup> Does not include tenant-based rental assistance in use in Prince George’s County.

<sup>102</sup> National Housing Preservation Database, 2020.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

As subsidies expire, property owners may apply for new subsidy to keep their properties affordable; renew their existing subsidy (if that is an option); or continue to own and operate properties without subsidy (at affordable or higher rents). Owners of properties supported by project-based Section 8 subsidy contracts can renew their contract with the U.S. Department of Housing and Urban Development at the end of their contract term for another 1, 5, or 20 years or exit the program. Owners of properties financed using the Low-Income Housing Tax Credit can apply for another round of tax credits after the initial 30-year affordability period ends or exit the program. Research shows that property owners are less likely to renew their subsidies based on property age, size, and condition; tenant type; and for-profit ownership.<sup>103</sup>

Between 2029 and 2030, subsidies at two (2) private, federally assisted properties in Hyattsville are scheduled to expire (see Table 8). These properties represent 39 percent of Hyattsville’s private, federally assisted housing supply:

- Parkview Manor (53 units)
- Renaissance Square (44 units)

While housing subsidies in Hyattsville start to expire in 2029, potential losses in terms of total units increase after 2030. The remaining property—Friendship Arms—has a subsidy expiration date of 2038 and represents a majority of the city’s assisted supply (61 percent of all subsidized privately-owned rental units).

No one strategy can ensure income-restricted properties will remain in good condition and affordable to their existing residents. Instead, a range of flexible local strategies can assist with identification, resources, and incentives to ensure long-term affordability of a community’s income-restricted supply.

**Table 8. Federally subsidized housing by subsidy expiration date, Hyattsville, MD**

Expiration year	Total properties	Total units	Share of all subsidized, privately owned units
2029–2030	2	97	39%
After 2030	1	151	61%

Source: National Housing Preservation Database, 2020.

Note: Expiration year based on earliest expiration date in the National Housing Preservation Database.

**Homeownership assistance**

From 2017 to 2019, Prince George’s County’s Department of Housing and Community Development (DHCD) aided first-time homebuyers through its Pathways to Purchase program. This program, which provides up to \$10,000 in home purchase assistance (down payment assistance, mortgage principal reduction, or closing costs) to eligible first-time homebuyers.

The program is open to all Prince George’s County residents with household incomes at or below 80 percent area median income (\$97,505 for a family of four, according to program guidelines) who meet other conventional lending requirements (like debt-to-income ratios and credit standards). Residents

<sup>103</sup> National Housing Preservation Database. (2017). *Understanding Preservation Needs, Risks, and Tenant Protections [Video Webinar]*. Retrieved from <https://preservationdatabase.org/preservation-resources/webinars/>.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

using this program must occupy the home for 10 years and live in the home as their primary residence.

Since its start, the Pathways to Purchase program assisted 115 homebuyers in Prince George's County.<sup>104</sup> None of these homebuyers used the program to purchase homes in Hyattsville. For-sale home prices in Hyattsville (nearly \$400,000 as of March 2020, according to Zillow) may limit this program's use in the city. A recent assessment of this program found that some elements of its design, such as home purchase assistance amount, can make it difficult to use this program in areas of the county with higher home values.<sup>105</sup>

---

<sup>104</sup> Pathways to Purchase program data provided by the Prince George's County Department of Housing and Community Development, May 2020.

<sup>105</sup> Prince George's County Department of Housing and Community Development. (2019). *Housing Opportunity for All*. Available at [https://pgccouncil.us/DocumentCenter/View/4043/Housing-Opportunity-for-All\\_-REPORT](https://pgccouncil.us/DocumentCenter/View/4043/Housing-Opportunity-for-All_-REPORT).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

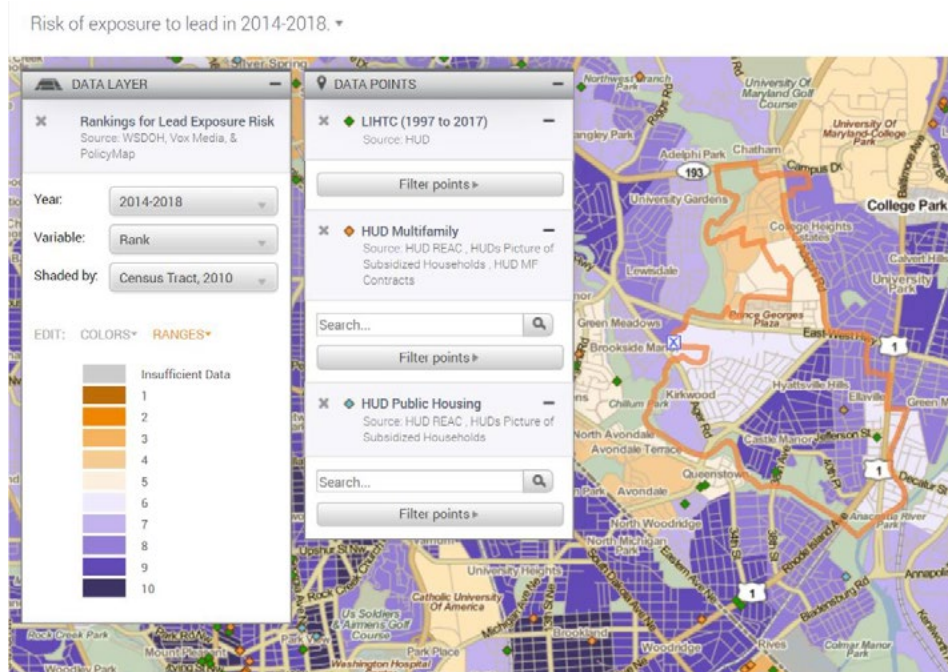
## Access to Opportunity

### Health and Housing

Most of Hyattsville's housing stock was built prior to 1980. Housing built before 1978 has a higher risk of lead exposure, which can cause health problems or exacerbate existing underlying health conditions. Using a ranking of lead exposure risk from Policy Map, the risk of lead exposure is extremely high in Castle Manor and Hyattsville Hills areas. Census Tracts including those areas rank a 9 out of 10 for lead exposure risk.<sup>106</sup> East-West Highway acts as a dividing line for lead exposure risk, where areas north of the highway have lower rankings compared with areas south of it (see Figure 18).

Asthma is a chronic health condition that can be triggered by poor housing quality, where mold, leaks, and smoke may trigger asthmatic symptoms.<sup>107</sup> Patterns across Census Tracts in Hyattsville suggest that more than 9 percent of adults in each tract have asthma, with a much higher rate (10.5 percent or more) among those living near Prince George's Plaza (see Figure 19).

**Figure 18. Risk of Exposure to Lead (2018)**



Sources: PolicyMap & CDC BRFSS

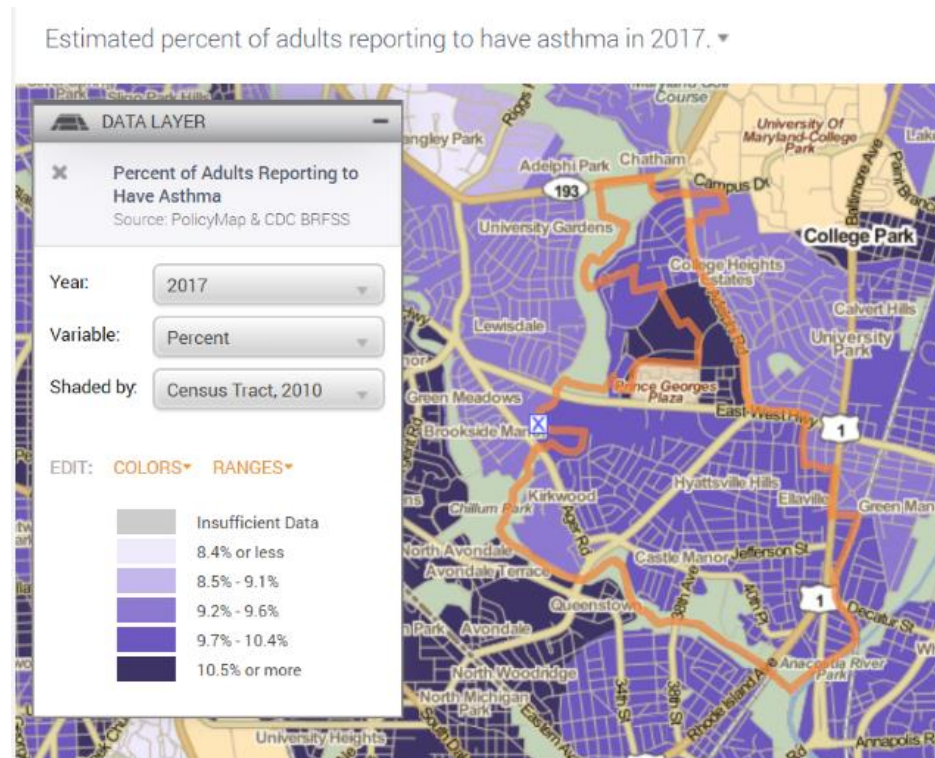
<sup>106</sup> The Washington State Department of Health (WSDOH) developed an index for lead exposure risk that considers age of housing and poverty as primary risk factors. Vox Media worked with WSDOH to apply the lead exposure risk index nationally. PolicyMap applied the Vox Media methodology to the 2014-2018 American Community Survey (ACS) data on poverty rates and age of housing stock.

<sup>107</sup> The Relationship between Housing and Asthma among School Age Children Research Report: Analysis of the 2015 American Housing Survey. The Urban Institute. October 2017. Available at: [https://www.urban.org/sites/default/files/publication/93881/the-relationship-between-housing-and-asthma\\_0.pdf](https://www.urban.org/sites/default/files/publication/93881/the-relationship-between-housing-and-asthma_0.pdf)



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Figure 19. Adults Reporting to have Asthma (2017)**



Sources: PolicyMap & CDC BRFSS

### Social Vulnerability and Educational Institutions

Social vulnerability refers to populations that are particularly vulnerable to disruption and health problems, especially those caused by natural or human-made disasters. Figure 20 shows school performance relative to the socioeconomic category of social vulnerability, which examines poverty level, per capita income, unemployment, and high school educational attainment.

Areas with lower socioeconomic status puts residents at higher risk for inadequate housing, higher crime, or less access to health care.<sup>108</sup> Social vulnerability based on socioeconomic characteristics suggests a range of Census Tracts ranked from “Low to Moderate” to “High,” with a small part of one tract classified as low (close to Adelphi Road and the University of Maryland’s campus). Queens Chapel Road acts as a divider for these rankings. On the northwest side of the city, tracts are ranked moderate to high, while on the south-east side of the city, tracts are ranked low to moderate.

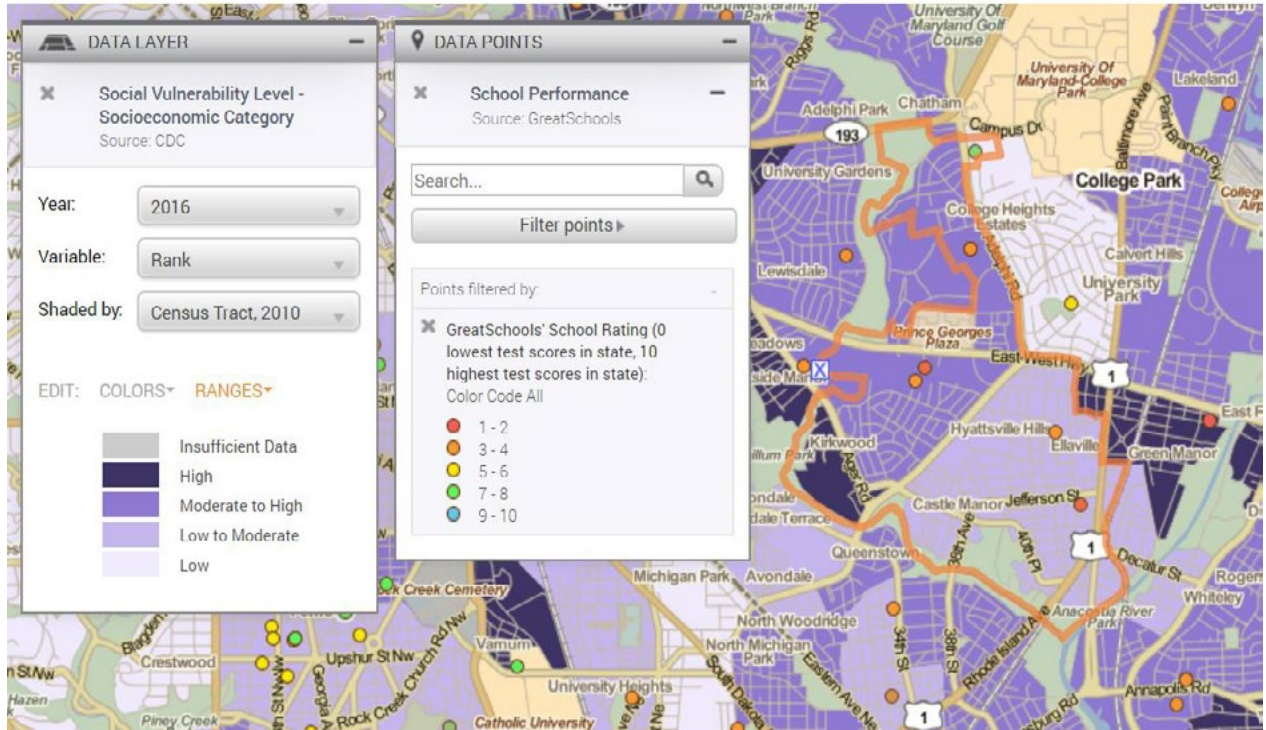
Most schools in Hyattsville report some of the lowest tests scores in the state, with one exception. College Park Academy, located in the north tip of Hyattsville, had a school ranking of 7 out of 10. All other schools in Hyattsville ranked between a 1 to 4. College Park Academy is also the only school in a Census Tract where social vulnerability based on socioeconomic characteristics ranked as low.

<sup>108</sup> Populations and Vulnerabilities, Center for Disease Control and Prevention: <https://ephtracking.cdc.gov/showPcMain.action>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Figure 20. Socioeconomic Status (2016)**

Socioeconomic status social vulnerability level as of 2016. ▾



Source: CDC

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

## Conclusion

Hyattsville is a growing community, with a strong outlook for future development. New market-rate development, along with strong access to jobs through the Washington, DC region and other local assets, like its arts and cultural district, has attracted higher income households to Hyattsville. However, more than one-fifth of households in Hyattsville earn less than \$35,000 annually, and few homes are available for them. While the city's development pipeline could absorb total projected growth, it may not be varied enough in price and type to meet the needs of all current and future Hyattsville residents.

The results from this baseline analysis suggest the following conclusions that will shape a housing strategy for Hyattsville:

- **Need for diverse homes, due to demographic shifts:** There is a large and growing number of households with children and individuals living alone which contributes to the demand for diverse homes. Additionally, Hyattsville's population has become more ethnically diverse, suggesting a need for culturally relevant homes and practices, and growth at both ends of the income spectrum, suggesting a need for affordability for those households not being served by the city's housing market.
- **Changing market conditions, in terms of cost and tenure:** Renters are becoming a large share of the city's households, surpassing homeowners in recent years. Housing market indicators such as low vacancy rate and increased rents and home-sale prices suggest an increasingly strong housing market in Hyattsville. Approved residential projects are largely geared toward higher-income households. Hyattsville has a small number of committed affordable units (three properties with about 250 units), but a large need for housing affordability. One-fifth of existing households earn less than \$35,000 annually and nearly half of new households by 2030 will be low- or moderate-income ones.
- **Housing affordability:** Cost-burden data suggest that many individuals and families are unable to afford a home without spending a large amount of their household income toward housing, especially with renters. The renter population is particularly vulnerable to rising prices, as over two out of five renter households are cost-burdened at current rent levels. In addition, with increased rents and home values, it will become increasingly difficult for Hyattsville workers to live in the city if they wanted to.
- **Housing quality:** Most of the existing housing stock was built prior to 1980s, suggesting a need for ongoing upkeep and modifications to support residents who want to age in place. A high risk of lead exposure, based on national rankings, and the prevalence of chronic health conditions, such as asthma, among Hyattsville residents reinforce the need for healthy, safe homes there.



## Appendix D. Housing ecosystem summary memo

# MEMO

---

**To:** City of Hyattsville Community and Economic Development Department  
**From:** Enterprise Advisors  
**Re:** Hyattsville's housing ecosystem

---

### Key findings

- The City of Hyattsville has several assets to draw on as it addresses its residents' housing needs: transit and job access; strong development pipeline; and a diverse community, to name a few. Some local stakeholders have suggested that these assets are driving up the city's housing costs. However, the City of Hyattsville's has a limited housing toolbox at its disposal, and many stakeholders are concerned that local decisions are not representative of all Hyattsville's residents, particularly those directly experiencing housing problems like cost-burden and overcrowding.
- External threats, such as unsustainable regional development patterns, development decision-making power vested in county government, and needs that extend beyond housing, such as food access and health services, suggest a more comprehensive effort, some of which is beyond the direct control of city government to implement.
- The impact of Covid-19 created uncertainty about how existing housing needs may grow and new development will be able to be financed and built in a timely manner. Covid-19 has also raised awareness among the general public about the importance of having a stable home and exposed long-standing racial disparities that fall predominantly on black and brown communities. This disparity is seen in the housing market when comparing homeownership rates between race and ethnicity. From 2010 to 2018, Hyattsville's homeownership rate between white and Hispanic households has widened. The white homeownership rate has been on the rise, while the Hispanic homeownership rate experienced a sharp decline.
- The city's competitive housing market is both an opportunity and a threat: The city's strong housing market makes it more difficult for low-income households to live in the city. A competitive housing market can be leveraged to increase housing affordability.
- There is limited direct assistance for cost-burdened renters and homeowners in Hyattsville through the Prince George's County tools. The County's direct assistance programs are high in demand and access to these programs can be challenging. Existing tools in Hyattsville have been focused on market rate development, misaligned with the local needs.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

- Developers looking to access affordable state housing funds will need a competitive application. The Renaissance Square project highlights the importance of collaboration between the City, partnerships, and Sector plans, where its successfully acquired rental housing funds.

## Background

This memo summarizes currently available policies, programs, and resources to deliver housing and stabilize residents in the City of Hyattsville (or the city’s “housing ecosystem”) and how these policies, programs, and resources align with residents’ current unmet housing needs.

The findings in this memo were generated through a landscape scan of past plans and studies completed for the City of Hyattsville, Prince George’s County, and Washington, DC region; secondary research of existing policies, programs, and resources; and a comparative analysis to the baseline conditions completed as part of Hyattsville’s *Affordable Housing Action Agenda*.

### ***Housing ecosystem: What it is & why it matters***

A housing ecosystem refers to the interconnected nature of a community’s or region’s housing market. Like an ecosystem found in nature, housing markets often reflect complex, interconnected relationships and decisions between the public and private sectors.

A simple framework helps organize these relationships and decisions. The Center for Community Investment at the Lincoln Institute of Land Policy has developed a systems-level framework to coordinate community investment decision making that is applicable to housing and community development investments. This framework organizes demand for capital investment and ensures it is used to support public priorities.

This framework highlights the key components of a housing ecosystem:<sup>109</sup>

- ***Shared priorities*** – Clearly defined community-level priorities for housing investments
- ***Pipeline*** – Projects that will help achieve the community-level shared priorities
- ***Enabling environment*** – Policies, programs, and resources that support development and investments

Much of this memo focuses on the City of Hyattsville’s enabling environment: available current policies, programs, and resources to deliver housing and stabilize residents.

### ***Local & regional context***

Local and regional conditions influence residents’ housing needs and the City of Hyattsville’s ability to effectively respond to them. An analysis of the city’s strengths, opportunities, weaknesses, and threats (or SWOT) was developed to contextualize the internal and external

<sup>109</sup> Community Investment: Focusing on the System. (2018). Center for Community Investment. <https://centerforcommunityinvestment.org/sites/default/files/2018-09/CI%20As%20a%20System.pdf>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

conditions to account for as Hyattsville develops solutions to meet its residents' current and future housing needs (see Figure 1).<sup>110</sup>

The City of Hyattsville has many strengths to draw on locally, as well as opportunities due to its location in Prince George's County and the Washington, DC region. For instance, the City of Hyattsville's location within the Washington, DC region offers a wealth of benefits: strong transportation and job access; strong economic growth; local and regional examples of how to achieve well-designed and well-located affordable housing; and regional commitment to increase housing affordability. Some research also suggests that the assets that urban areas like Hyattsville possess—physical connectivity, mix of uses, and density—offer the keys to effectively recover from Covid-19 and build resilience among its residents.<sup>111</sup>

---

<sup>110</sup> The SWOT analysis was completed upon a review of local plans (summarized in this report); regional housing study (Meeting the Washington Region's Future Housing Needs); recent research related to the impact of Covid-19 on the U.S. housing market. Additional information, such as findings from the baseline conditions analysis, is incorporated from additional sources to support discussion of the key findings.

<sup>111</sup> Tracy Hadden Loh et al. (2020, March 25). "The qualities that imperil urban places during Covid-19 are also the keys to recovery." The Brookings Institution [blog post]. Available at [www.brookings.edu/blog/the-avenue/2020/03/25/the-qualities-that-imperil-urban-places-during-covid-19-are-also-the-keys-to-recovery/](http://www.brookings.edu/blog/the-avenue/2020/03/25/the-qualities-that-imperil-urban-places-during-covid-19-are-also-the-keys-to-recovery/).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Figure 1. SWOT Analysis, City of Hyattsville, MD**

<b>STRENGTHS</b>	<ul style="list-style-type: none"> <li>• Locational assets</li> <li>• Relative regional housing affordability</li> <li>• Strong development pipeline</li> <li>• Local and regional capacity</li> <li>• Local and regional commitment to housing affordability</li> <li>• Pride in racial and ethnic diversity</li> </ul>	<ul style="list-style-type: none"> <li>• Limited local housing toolbox</li> <li>• Alignment with demographic and macroeconomic trends</li> <li>• Civic participation not representative of all Hyattsville residents</li> <li>• Language access</li> </ul>	<b>WEAKNESSES</b>
	<ul style="list-style-type: none"> <li>• Competitive housing market</li> <li>• Implementation of Housing Opportunity for All (county’s housing strategy)</li> <li>• Regional economic growth</li> <li>• Awareness and emergency tools generated in response to Covid-19</li> <li>• Proximity to new transit</li> </ul>	<ul style="list-style-type: none"> <li>• Competitive housing market</li> <li>• Limited amount of affordable homes for low-income households</li> <li>• Housing problems (cost-burden, overcrowding, accessibility, aging in place needs)</li> <li>• Non-housing needs (food, healthcare)</li> <li>• Unsustainable regional development patterns</li> <li>• Development decisions made at county-level (permitting, approvals, land use standard)</li> <li>• Slower regional housing production</li> <li>• Loss of local jobs</li> <li>• Loss of racial and ethnic diversity</li> <li>• Proximity to new transit</li> <li>• Impact of Covid-19</li> </ul>	

Some external conditions may pose challenges as the City of Hyattsville seeks to address its residents’ unmet housing needs. In its 2019 report for the Metropolitan Washington Council of Governments, the Urban Institute highlighted two key trends affecting Metropolitan Washington’s housing needs: 1) slower regional housing production; and 2) unsustainable, low density development patterns.<sup>112</sup>

<sup>112</sup> The Washington, DC region produced fewer homes, on average, between 2010 and 2017 (16,100 units annually) than in the 2000s (28,700 units annually). This slowdown in construction has resulted in

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Other external threats include needs that extend beyond housing and impacted by housing, including food access and chronic health conditions among Hyattsville residents, and that most development decisions are made at the county-level, which does not have a streamlined permitting process.

The same report also noted broader macroeconomic shifts, such as the federal government's use of private contractors and growth in low-wage and high-wage jobs, and demographic trends that suggest a need for more diverse homes (e.g., smaller households and an aging population).<sup>113</sup> Hyattsville has experienced these types of shifts locally: Most of the city's residents work in lower-wage occupations, such as retail, and much of the city's current housing supply is out-of-reach for these households based on price.

The near- and long-term effects of the Covid-19 pandemic on individuals' and families' well-being and their economic and housing stability is one of the largest, yet most uncertain external influences on the City of Hyattsville. Large, secondary datasets have not yet captured the shorter-term effects related to unemployment and housing costs and other market indicators.<sup>114</sup> The health and economic crises as a result of the pandemic will likely deepen unmet housing needs in Hyattsville, where 82 percent of low-income residents are cost burdened and 37 percent of residents experience one of the four housing problems (primarily cost-burdens).

National experts acknowledge the Covid-19 pandemic is unprecedented, reinforcing uncertainty about how Covid-19 will affect the U.S. housing market, and specifically, the affordable housing industry. Anecdotal evidence suggests the initial impacts are being borne by renters, especially those earning hourly wages and persons experiencing homelessness,

---

a tighter regional housing market, with low rental and owner vacancy rates. Most new homes produced since 2000 were higher-cost housing types, such as single-family homes or apartments homes with four or more bedrooms, and built outside of the District of Columbia, resulting in longer commute times for residents and regional traffic. The region's past development patterns, the product of a combination of federal and local policies, has resulted in a largely suburban development that cannot sustain future regional growth. Margery Austin Turner et al. (2019, September). "Meeting the Washington Region's Future Housing Needs." Urban Institute Research Report. Available at [www.urban.org/sites/default/files/publication/100946/meeting\\_the\\_washington\\_regions\\_future\\_housing\\_needs\\_2.pdf](http://www.urban.org/sites/default/files/publication/100946/meeting_the_washington_regions_future_housing_needs_2.pdf).

<sup>113</sup> Margery Austin Turner et al. (2019, September). "Meeting the Washington Region's Future Housing Needs." Urban Institute Research Report. Available at [www.urban.org/sites/default/files/publication/100946/meeting\\_the\\_washington\\_regions\\_future\\_housing\\_needs\\_2.pdf](http://www.urban.org/sites/default/files/publication/100946/meeting_the_washington_regions_future_housing_needs_2.pdf).

<sup>114</sup> For example, a recent examination of housing market indicators in the Washington, DC region by The Brookings Institution found that while home sales volume fell in March 2020, home prices have largely remained unchanged, suggesting a conflicting picture of how Covid-19 could be shaping the regional housing market. See [www.brookings.edu/blog/the-avenue/2020/05/12/covid-19-is-already-affecting-the-washington-d-c-real-estate-market/](http://www.brookings.edu/blog/the-avenue/2020/05/12/covid-19-is-already-affecting-the-washington-d-c-real-estate-market/).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

property owners and managers, and developers.<sup>115</sup> Public health data suggests that people of color make up a disproportionate number of confirmed Covid-19 cases and deaths in Prince George’s County, which represents the highest incidence of coronavirus in Maryland.<sup>116</sup>

National housing experts agree on two likely results related to Covid-19:<sup>117</sup>

- 5) An increased need for (and potentially renewed focus on) affordable homes among low-income households and vulnerable groups; and
- 6) A delayed housing pipeline due to tighter lending practices and more limited access to capital; delays in public approval processes; and labor and materials shortages.

### Summary of past local plans and studies

The City of Hyattsville’s work on housing and related community development issues builds on a body of past local planning efforts, some of which reinforce community needs, set goals related to housing issues, and propose potential solutions:

- *SpeakUp HLV (2017)*. The city’s five-year sustainability plan that organizes its vision for social, economic, and cultural priorities around three core themes: 1) community; 2) connectivity; and 3) development. This plan puts forward several goals and supportive actions related to housing – namely to support the diversity and affordability of housing options; encourage high-density, mixed-use development around Metrorail stations and the Gateway Arts District; and leverage existing development resources.
- *Residents’ Satisfaction Survey (2018)*. The city surveys its residents to understand their opinion on city services and quality of life in Hyattsville on an ongoing basis. In its most recent survey, housing (including representation in the development process) was an area of limited satisfaction among residents. For instance, in terms of economic development, residents were least satisfied with the availability of affordable housing and notification of new development projects relative to all other options in that category. In their open-ended responses to ways to improve city services, residents highlighted the need for more affordability; more diversity in housing types; and improved code enforcement.
- *City of Hyattsville Race and Equity Plan (2019, In draft)*. The city’s Race and Equity Plan provides recommendations to incorporate equity into the city’s administration and services as way to support economic mobility among Hyattsville residents and maintain a diverse and inclusive community. Housing is one of five issue areas in the plan; these issues were identified by the Hyattsville Race and Equity Taskforce as the top issues facing low- and moderate-income people in Hyattsville. To address gaps

<sup>115</sup> Donna Kimura. (2020, March 31). “How Covid-19 is Affecting Affordable Housing (So Far).” Affordable Housing Finance. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

<sup>116</sup> Rachel Chason, Ovetta Wiggins, and John D. Harden. (2020, April 16). “Covid-19 is ravaging one of the country’s wealthiest black communities.” *Washington Post*. Available at [www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7\\_story.html](http://www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7_story.html).

<sup>117</sup> Donna Kimura. (2020, March 31). “How Covid-19 is Affecting Affordable Housing (So Far).” Affordable Housing Finance. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

like increased housing costs and risk of displacement, the report highlights the importance of working with Prince George's County government, as most housing policy is set at the county-level. Short-term and mid-range next steps focus on incorporating affordable housing into the city's existing tax credit program; removing racially restrictive covenants; and offering housing rights and equity education for homeowners, tenants, and landlords.

- *The Action Plan to Increase Age Friendliness* is the City's plan to improve conditions for people of all ages, with a specific focus on seniors. The city wrote the plan following recommendations from the AARP Network of Age-Friendly communities which the city seeks to be a continuing member. The priorities for this plan are to keep Hyattsville housing affordable, provide resources for home modification and accessibility, and to provide aid with home and yard maintenance. Hyattsville is exploring alternative housing options for aging populations such as accessory dwelling units, co-housing and accessible and affordable housing. Key metrics are affordable units between 30% and 60% AMI resulting from legislation, percentage rented to seniors, and number of homeowners receiving assistance for home modification. It also tracks the number of senior homeowners assisted with limited incomes and the number of seniors needing help with moderate incomes.
- Prince George's County has developed three sector plans for areas in Hyattsville:
  - *Gateway Arts District Sector Plan*. This sector plan provides a detailed guide for the future development and redevelopment within the planning area. The sector planning area covers four municipalities, Mount Rainier, Brentwood, North Brentwood, and Hyattsville (except for areas located within the Prince George's Plaza and West Hyattsville transit districts). The action plan for implementation is organized into five areas 1) Area Planning and Economic Development, 2) Area Identity, 3) Improvements to Transportation Infrastructure, 4) Community Arts Development and Support, 5) Zoning Code Enforcement. Area planning and economic development actions items are focused on supporting arts-related businesses and artists live/work projects. Area identity action items are marketing, campaigning, and beautification efforts for the district. Improvements to transportation focus on walkability and linking new and existing public transportation. The community arts development supports proposed action plans to leverage public spaces to promote artists and art programs. Zoning continues to ensure the businesses are operating with the proper permits.
  - *Prince George's Plaza Transit District Development Plan*. The purpose of the TDDP is to implement the Plan 2035 vision for a walkable, transit-oriented mixed-use community within the Prince George's Plaza Transit District using a market driven approach. It establishes a regulatory framework for orderly and predictable development using design standards and guidelines. Specifically, this plan responds to the evolving real estate market by focusing on the form of the built environment while allowing for a mix of uses, transforms the underutilized Prince George's Plaza Metro Station, provides a detailed implementation plan to maximize redevelopment of the Mall at Prince Georges, incorporates environmental stewardship and amends the zoning of selected properties in conformity with County land use goals.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

- *West Hyattsville Transit District Development Plan*. The goal of the West Hyattsville Transit District Development Plan (TDDP) is to provide a clear and predictable path for Transit-Oriented Development. The West Hyattsville TDDP envisions a new community of up to 3,100 housing units; 1,000,000 square feet of retail/office space; an extensive system of civic, park, and open spaces; and a finely balanced street and circulation network. Development in the community will be moderate to higher density and located within an easy walk of the West Hyattsville Metro Station and be supported by four key elements: neighborhoods, environment, transportation, and low-impact development (LID). Following the TDDP can result in a streamlined approval process that takes approximately two to three months.
- *Prince George's County Plan2035*. Prince George's County General Plan, *Plan2035*, outlines the blueprint for where and how the county will grow through 2035. It articulates the following vision for the county: To be a community of choice for families, workers, and businesses in the region by 2035. *Plan2035* sets a goal for housing in realizing this vision: "Provide a variety of housing options...to attract and retain residents, strengthen neighborhoods, and promote economic prosperity."<sup>118</sup> This plan guided Prince George's County update to the county's Zoning Ordinance and Subdivision Regulations in recent years.
- *Prince George's County Housing Opportunity for All (2019)*. *Housing Opportunity for All*, Prince George's County's comprehensive housing strategy, 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 establish the county as a community of choice in the Washington, DC metropolitan region. *Housing Opportunity for All* categorizes its 48 cross-cutting and targeted actions into short-, medium-, and long-term timeframes for implementation over 10 years.

The county, led by the Department of Housing and Community Development Department, has been actively implementing actions from Years 1–3 in this strategy. This implementation includes examining a dedicated funding source for its Housing Investment Trust Fund; conducting a feasibility study of inclusionary zoning; strengthening its right-of-first refusal policy; and exploring creation of a landbank. Implementation is guided by County Council-appointed workgroup, which advises on policy and budget matters.

- *Purple Line Corridor Coalition Housing Action Plan (2019)*. The Housing Action Plan calls for the preservation and modernization of homes along the Purple Line, which is being built adjacent to Hyattsville. It recommends an increased housing trust fund to grow and align funding to prioritize the Purple Line and implementation of right-of-first refusal to accelerate strategic acquisition and redevelopment opportunities.

### Summary of available housing tools & local, regional, and state partners

<sup>118</sup> Prince George's Planning Committee (2014, March 6). Prince George's Plan 2035. ([https://issuu.com/mncppc/docs/plan\\_2035\\_approved\\_general\\_plan\\_book](https://issuu.com/mncppc/docs/plan_2035_approved_general_plan_book))

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

The City of Hyattsville lacks a robust set of local housing tools. Most available housing programs are offered by Prince George’s County and the State of Maryland. Both the county and state have a range of housing programs, related policies, and financing mechanisms that can be used to address housing needs.

Only a few developers have been successful in using existing county and state housing tools to build new homes in Hyattsville. There is an opportunity for the city to align their future housing toolkit with the existing programs, policies and resources provided by the county and state to maximize the impact of available resources.

The type of assistances provided by county and state housing programs can be categorized as either direct or indirect assistance. Direct assistance programs typically provide assistance directly to a person (for instance, a housing voucher to rent a home in the private market). Indirect assistance programs typically aid a developer or other actors, like a service provider, to help offset the costs of providing a housing unit or service to a person.

**Housing programs, policies, and resources for renters**

The following tools are offered by Prince George’s County provide direct assistance for renters:

- Housing Choice Voucher Program (HCVP)
- Moderate Rehabilitation Program
- Veterans Affairs Supportive Housing (VASH)
- HOPWA/Homeless Rental Assistance
- Rental Allowance Program

The following tools are offered by State of Maryland and Prince George’s County provide indirect assistance to renters:

- Rental Housing Program
- Partnership Rental Housing Program
- Section 811 Project Rental Assistance Program
- Rental Housing Works
- Low Income Housing Tax Credit
- Multifamily Bond Program
- National Housing Trust Fund
- Housing Production Program
- Payment in Lieu of Taxes (PILOT)
- Economic Development Initiative (EDI) Fund

**Who do they serve?**

*Direct Renter Assistance Housing Programs:* There is a wide range of County level direct financial assistance programs. The following programs are rental assistance vouchers that provide a direct housing subsidy to the landlord for qualified renters. The Veterans Affairs Supportive Housing (VASH) serves the low-income veteran population and the HOPWA/Homeless Rental Assistance serves persons at-risk of homelessness or persons with HIV/AIDS. Housing vouchers programs run into challenges such as exceeding program

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

capacity, landlords accepting vouchers and finding accessible units for special population needs, more particularly in areas with a competitive rental market. The Rental Allowance Program aids extremely low-income renter households for a 12-24-month period, during times of emergency housing needs such as evictions or homelessness prevention.

*Indirect Renter Assistance Housing Programs:* Most of the State of Maryland's rental housing programs are indirect assistance programs, addressing the production and preservation of rental units for low to moderate renters. The Partnership Rental Housing Program provides development loans to produce very low-income households, prioritizing persons with disabilities. The Rental Housing Program provides developmental loans for rental production or rehabilitation of low-income rental units. The State's Section 811 Project Rental Assistance Program assists extremely low-income renters with disabilities and between the ages of 18 and 62 years old. The County's Moderate Rehabilitation Program provides project-based assistance for the preservation of low-income rental units. The State's Rental Housing Works, Low Income Housing Tax Credits and the Multifamily Bond Program provide financing incentives for the production and preservation of low and very low-income rental income units. The National Housing Trust Fund provides loans, grants and equity investments for the production and preservation of rental development serving extremely low-income (ELI) and very low-income (VLI) households.

PILOT, while primarily an economic development incentive, has been successful in the County on a case-by-case basis in producing low- to moderate-income rental units. The County's EDI Fund serves as a gap or flexible financing producing market-development & businesses.

**Who are the key players administering these programs?**

*County Housing Programs:* The lead administrator and key partners for these programs vary between the county and the state. The Housing Authority of Prince George's County (HAPGC) leads VASH, HCVP, the Rental Allowance Program with key partners such as private landlords, the Department of Social Services and Veteran Affairs. The HOPWA/Homeless Rental Assistance Program is administered by the District of Columbia Department of Health (DOH) and HIV/AIDS Hepatitis/STD/TB Administration (HAHSTA) with support from the County's Department of Housing and Community Development (DHCD).

*State Housing Programs:* The Rental Housing Program and the Partnership Rental Housing Program is administered by the State's DHCD and partners with local governments as well as non-government entities such as non-profit or for-profit developers. The Section 811 Project Rental Assistance Program, also administered by DHCD, works alongside with the property owners of Department-financed rental projects. The Rental Housing Works, Low Income Housing Tax Credit, Multifamily Bond Program is administered by the DHCD and allows developers and public housing authorities to be eligible for their funding. The National Housing Trust Fund is administered by the DHCD and partners with government and non-government entities.

**Any known use in Hyattsville?**

Within the City of Hyattsville three resources have been used in recent years to develop

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

affordable housing. The Section 811 Project Rental Assistance Program and Low-Income Housing Tax Credits have been used by developers, to create federally subsidized rental properties. The State’s Rental Housing funds were also used to assist developers in creating the affordable housing development, Renaissance Square Artist Housing.

**Housing programs, policies, and resources for homeowners**

The following programs offered by Prince George’s County and the State of Maryland provides direct assistance for homeowners:

- Pathways to Purchase
- Housing Choice Voucher Homeownership Program
- Clean Energy Program
- Housing Rehabilitation Assistance Program (HRAP)
- Maryland Mortgage Program

The following programs offered by the State of Maryland and Prince George’s County provide indirect assistance for homeowners:

- Maryland Housing Rehabilitation Program – Single Family
- Housing Production Program

**Who do they serve?**

*Direct Homeowner Assistance Programs:* Most of the existing housing programs serving homeowners assist moderate to low-income households and first-time homebuyers. The Pathways to Purchase and Maryland Mortgage Program serves all residents looking to become first-time homebuyers. The County’s Housing Choice Voucher Homeownership Program serves very low-income households that are first-time homebuyers. HRAP serves low income homeowners looking for rehabilitation loans. The Clean Energy Program provides grants and loans to all existing homeowners in the County, looking to reduce energy consumption, costs, and carbon emissions.

*Indirect Homeowner Assistance Housing Programs:* The Maryland Housing Rehabilitation Program serves low income renter and homeowner households. The lead administrator for the program is led the by State’s DHCD and supported by County’s DCHD. The County’s Housing Production Program serves moderate to low incomes renters and homeowners in production and preservation assistance. The lead administrator for this program is the County’s DHCD with developers supporting.

**Who are the key players administering these programs?**

*County Housing Programs:* The Pathway to Purchase Program is by supported and lead by the County’s DHCD and the Housing Initiatives Partnerships (HIP). The Housing Choice Voucher Homeownership Program is led by the HAPGC’s Rental Assistance Division with private landlords’ key partners. The HRAP is led by Prince George’s Redevelopment Authority and supported by the County’s DHCD, HIP and Capital One. Lastly the Clean Energy Program is led by the Office of Central Services and supported by FCS First. The County’s

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Housing Production Program serves moderate to low incomes renters and homeowners in production and preservation assistance. The lead administrator for this program is the County's DHCD with developers supporting. The County's Housing Production Program serves moderate to low incomes renters and homeowners in production and preservation assistance. The lead administrator for this program is the County's DHCD with developers supporting.

*State Housing Programs:* The Maryland Mortgage Program is led by the State's Community Development Administration and supported by housing counseling agencies. The Maryland Housing Rehabilitation Program serves low income renter and homeowner households. The lead administrator for the program is led the by State's DHCD and supported by County's DCHD.

It is worth noting that homeownership programs tend to excel when paired with additional local programs such as financial counseling or first-time buyer education courses. The Maryland Mortgage Program offers an additional \$2,500 in down payment assistance when partnering with a local homebuyer program.

**Any known use in Hyattsville?**

To this date no homes have been purchase within City limits using the Pathway to Purchase Program offered by the County. The HRAP has been used by one Hyattsville resident, taking a loan of \$60,000 for repairs, including roof replacement, electrical and plumbing work.

**Housing tools and resources for homeowners and renters**

The following tools are offered by Prince George's County can potentially be used to address both renters and homeowners needs (see below for more information on applicability):

- Right-of-First Refusal
- Deferred Land Sale
- Public Land Disposition
- Revitalization Tax Credit (County)
- Expedited approval process for TOD
- Community Development Block Grant (CDBG)
- Housing Investment Trust Fund (HITF)

The following tools are offered by the State of Maryland can be used to address both renters and homeowners needs (see below for more information on applicability):

- Independent Living Tax Credit
- Sustainable Communities
- Community Legacy
- Opportunity Zones
- Strategic Demolition Fund

**Who do they serve?**

*County tools:* The County's DHCD has the authority to use the Right-of-First Refusal to buy



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

multifamily rental facilities countywide as a means of revitalization and to preserve housing opportunities for low- to moderate income households and in the County. Deferred Land Sale allows the County's Redevelopment Authority to acquire underperforming real estate or support infill development, which tends to be done on a case-by-case basis. The Public Land Disposition allows the County Executive to sell, lease or dispose of any County-owned real property. When property is to be sold, it is first offered to the municipality in which the properties lie in. In addition, the County Executive may offer the land to any public or private entity to promote needs such as affordable housing. The County's Revitalization Tax Credit can provide tax credits for redevelopment or investment in the inner beltway communities. The Expedited approval process for TOD incentives transit-oriented development in the County. The County receives federal CBDG funding to support housing production and preservation activities. HITF provides gap financing, low-interest and forgivable loans through the Workforce Housing Gap Financing Program and the Pathway to Purchase Program.

### **Key local housing policies**

*City policies:* The city does have two economic development tools. The City's Revitalization Tax Credit provides financial incentives for economic development and redevelopment in the three revitalization districts. The tax credit has been successful in creating new rental housing at market rate within the investment and development zones, such as the Hyattsville Armory Apartments. Hyattsville, although small in land size, has approved 1,675 housing units in recent years. The Edition, Riverfront at West Hyattsville Metro and Magruder Pointe are adding single family homes, townhouses, condos and apartments. This surge in development will impact any actions the City takes to address affordable housing.

The Commercial Façade Program provides grant funding to business or property owners within the city's commercial corridors to improve their building's facade. A similar program like Commercial Façade Program could be readjusted to prioritize housing concerns. The City has also used PILOTs to preserve and rehabilitate an existing affordable housing property.

*County policies:* Prince George's County has a wide range of policies and resources in their toolkit that can serve renters and owners. Existing policies can be used to address the shortage of affordable rental units and support existing residents. There is a lack of policies that address growing market conditions and residents from being displaced.

*State policies:* Maryland has a strong revitalization toolkit. The Sustainable Communities program, Opportunity Zones incentives and the Community Legacy program combines financing and tax credit incentives to address place-based needs and can be used in Hyattsville. The Independent Living Tax Credit program serves renters and homeowners to address accessibility.

### **Notable services providers and partnerships**

Service providers and partnerships that serve residents in the community have existing programs and already in tune with the community needs. When crafting an affordable housing strategy, recognizing and building relationships with existing organizations and partnerships can create more connectivity between the community and the housing toolkit.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

- *The Hyattsville Community Development Corporation* is a nonprofit that is dedicated to the revitalization and sustainable development of the Hyattsville community.<sup>119</sup>
- *The Housing Initiative Partnership (HIP)* serves low- and moderate-income households through housing counseling, developing affordable housing, and manages the Housing Rehabilitation Assistance Program (HRAP). HIP is a green nonprofit housing developer and counseling agency based in Prince George’s County and Montgomery County.<sup>120</sup>
- *CASA de Maryland* serves the Latino and immigrant population through a wide range of programs, ranging from housing assistances, financial education, health services and more. CASA is a non-profit advocacy group for Latino and immigrant individuals, with a focus in Prince George’s County and Montgomery County.<sup>121</sup>
- *The Latino Economic Development Center (LEDC)* provides services and assistance for small businesses, rental and homeownership housing. LEDC is a non-profit advocating and providing support for Latino and other underserved communities in the Virginia, DC and Maryland area.<sup>122</sup>
- *Hyattsville Aging in Place (HAP)* connects senior residents that are aging in place with the Hyattsville community. HAP is a volunteer-run nonprofit village.<sup>123</sup>
- *Latin American Youth Center (LAYC)* serves low-income youth and families through academics, arts and recreation, job readiness, safe housing, health and wellness. LAYC is a non-profit organization providing services in Prince George’s County, Montgomery County and Washington D.C.<sup>124</sup>
- *Victory Housing* is a non-profit housing developer of the Archdiocese in Washington, providing assisted living, independent living and workforce housing for low- and moderate-income seniors and families.<sup>125</sup>

### Notable recent projects

The City has had three affordable housing developments completed in the past using state and federal resources. Two of these developments were selected to provide insight on how past affordable housing developments have been completed. In addition, a recent market rate development was selected to give insight of future market rate development.

- *The Renaissance Square Artists Housing (50 percent AMI or below)*: The Renaissance was built in the Gateway Arts District. This project aligns with the Live/Work project action items in the Gateway Arts District sector plan mentioned earlier. Low-Income Housing Tax Credits, Community Legacy funding and Rental Housing Program were used to fund this development. There are 44 units in the project and targeted rental units serve low income renters working in art-related occupations. Restricted units This project was led by the Housing Initiative Partnerships (HIP).

<sup>119</sup> Hyattsville Community Development Corp. (2020). <https://hycdc.org/>

<sup>120</sup> Housing Initiative Partnership. (2020). Housing Rehabilitation Assistance Program. <https://hiphomes.org/housing-development/hrap/>

<sup>121</sup> CASA. (2020). <https://wearecasa.org/>

<sup>122</sup> Latino Economic Development Center. (2020). <https://www.ledcmetro.org/>

<sup>123</sup> Hyattsville Aging in Place. (2020). <https://hyattsvilleaginginplace.org/>

<sup>124</sup> Latin American Youth Center. (2020). <https://www.layc-dc.org/>

<sup>125</sup> Victory Housing. (2020). <https://www.victoryhousing.org/index.html>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

- *Parkview Manor (60 percent AMI or below)*: Parkview Manor was originally built in 1998 with financing from the Low-Income Housing Tax Credit (LIHTC). In 2015, Montgomery Housing Partnership (MHP) acquired full ownership of the property. MHP successfully renovated and preserved all 53 units of this property through project financing from Prince George's County and Hyattsville. Prince George's County approved a 40-year Payment in Lieu of Taxes (PILOT) and Hyattsville approved a 15-year PILOT. Six units are set aside for residents making less than 30 percent AMI, forty units are set aside for residents making less than 50 percent AMI and seven units were set aside for residents making less than 60 percent AMI.
- *The Edition*: The Edition was built as market-rate units. This development is a strong example of recent market rate project that address the need for diverse housing types. The Edition built 348 apartment units, 40 condos and 86 townhouses. The Edition Apartments has rooms ranging from studio to 3 bedrooms.

### **Comparison of available housing tools and local needs**

There have been a few occasions where local needs have been addressed by existing City, County and State tools. Hyattsville's existing development tools have been used for residential and commercial property.

- The City two tools for residential development, PILOTs and the Revitalization Tax Credit. PILOTs were used for the preservation and renovation of affordable housing units, while the current City's Revitalization Tax Credit can incentivized the production of market rate units. The Commercial Façade Improvement program currently only targets commercial properties. It's funding source, the Community Legacy program allows funding to be used for residential properties and encourages homeownership efforts.
- A key finding was that Hyattsville is experience changing market conditions, with more renters and strong or competitive market conditions. Competitive market conditions can make it challenging for affordable housing developers to be successful. There are existing State tools that can and have aid affordable housing developments in strong markets, specifically in the Washington, DC region. For example, the Renaissance Square Artists' Housing was built in the Gateway Arts District. This project aligned with the Live/Work project action items in the Gateway Arts District sector plan and used development funding from Low-Income Housing Tax Credits and the Rental Housing Program.
- Additional state tools that can combat strong market conditions are the Multifamily Bond Program, Rental Housing Work, Partnership Rental Housing Program, Maryland Affordable Housing Trust and the National Housing Trust Fund.
- Accessing state funding for affordable development can be a competitive application process for developers. The City can take a proactive role in securing those funding by taking an providing their own funding or assets, such as land contributions.
- Cost-burden renters in Hyattsville have access to direct financial assistance through countywide and statewide programs. For example, Prince George's County offers a countywide Housing Choice Voucher Program supplying over 5,000 households with

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

vouchers. Due to it being a countywide program, there is a high demand for vouchers, which can make it challenging for renters in Hyattsville to participate in the program.

- There are existing first-time homebuyer programs provided by the County (Pathways to Purchase Program) and State (MMP). However, due to the rising housing market competitiveness, it can be difficult to use homeownership assistance programs when competing with buyers who can pay cash immediately or above the appraised price.
- There is a growing local need to address housing quality in the City. There are County and State tools to address housing quality issues. The Housing Rehabilitation Assistance Program (HRAP) and Maryland Housing Rehabilitation Program – Single Family are direct assistance rehabilitation programs. Hyattsville residents have been able to use HRAP for housing rehabilitation loans. The City can take a more proactive role by setting aside funding from State’s Community Legacy Program to address poor housing quality.
- The City has produced a wide range of housing types but at market or luxury rate. A recent rental development complete in Hyattsville was priced higher than what would be considered affordable for almost 50 percent of existing households. Should other housing developments in the pipeline be priced similar, it could exacerbate the number of cost-burdened households.
- There are only three subsidized housing properties in the City, with two of them set to expire in 2029 and 2030. The City should focus on continuing to build and support their subsidized housing portfolio through existing partnerships with developers, County and State. The City recently has had success in the preservation and renovation of a subsidized property. Parkview Manor was originally built in 1999 with financing from the Low-Income Housing Tax Credits (LIHTC). In 2015, Montgomery Homes Possible (MHP) acquired full ownership of the property. MHP successfully renovated and preserved all 53 units of this property through project financing from Prince George’s County and Hyattsville. Prince George’s County approved a 40-year Payment in Lieu of Taxes (PILOT) and Hyattsville approved a 15-year PILOT.
- Many individuals employed in Hyattsville are working in low-wage industries. It is more likely than not that if these individuals would have some type of subsidized, affordable or workforce housing. The Renaissance Square Artists’ Housing is a strong example of affordable housing targeted for low-income industries.

a. Strong market conditions

There has been an increase in higher cost housing on the rental housing side within the City. The City has had steady population growth in the past two decades, pushing the demand for housing units. There are County and State housing tools that produce and preserve moderate and low-income units. Strong market conditions can be addressed by leveraging State Program development funds to reduce development costs and create or preserve units serving moderate and low-income households. Due to the nature and reach of State Programs, the application process is competitive and requires a thorough strategy and partnerships.

b. Cost-burdened renters

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

In Hyattsville, renters are more likely to be cost-burdened than homeowners, this is also seen at the County level, where 50% of renters are cost-burdened. The County offers direct financial assistance to address lower income cost-burden renters, such as the Rental Allowance Program which provides temporary emergency rental assistance. The Housing Choice Voucher Program offers a long-term direct assistance to renters in Prince George's County. The demand has exceeded supply of both these programs, making it challenging for an applicant to get accepted. On the State level, indirect renter assistance programs such as the Rental Housing Program or Partnership Rental Housing Program offers development funds to developers in exchange for low income rental units. Without leveraging local dollars or land, it can be challenging for new development to serve lower income households. The existing housing assistance for cost-burden renters in the City is competitive and limited.

c. Cost-burdened homeowners

In the City, 31 percent of homeowners are cost-burdened and the homeownership rate in the City has been on the decline. The County offers a few direct and indirect assistance to aid cost-burdened homeowners. The State has existing resources that can create affordable homeowner housing units. The current resources may not have kept up with inflation, making it challenging for developers to meet affordability requirements, especially in strong market areas. Established organizations such as HIP or CASA provides mortgage, financial capability and foreclosure counseling services for homeowners.

d. Poor housing quality

The City of Hyattsville has aging housing stock and a growing need for safe homes. There are existing County and State housing tools to address rehabilitation and housing accessibility concerns. The County's Housing Rehabilitation Assistance Programs provides homeowners loans to support home repair. There is existing funding available to address poor housing quality, but areas have not been identified or targeted in the City. The State's Housing Rehabilitation Program – Single Family provides direct assistance for low income homeowners and renters but requires the county to be involved for all loans requested within their jurisdictions.

e. Limited housing diversity

The current household types within the city suggest a strong need for a wide range of housing options. When examining the City's residential pipeline, there is strong indication this need will be met for higher income households. There is a demand for housing types for families and single individuals. The Independent Living Tax Credit is for both rental and homeowner units that enable persons living with a disability or seniors to age in place.

f. Expiring housing subsidies

There are three subsidized properties in the City. Two of them are for-profit or profit-motivated owned properties. For-profit property owners are less likely to renew housing subsidies. However, one of the properties is Parkview Manor, which recently entered a 40-year agreement with Prince George's County to remain affordable. The focus should shift into producing new subsidized housing. Through federal housing resources (CDBG, HOME, LIHTC) and additional County funds



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

(Housing Investment Fund and PILOT) the City can add subsidized properties to the pipeline. The County can also use the Right of First Refusal to purchase multifamily rental facilities to revitalization and preservation but has no direct funding source currently. This will require the City to continue to develop partnerships with non-profit housing developers and leverage their existing resources.

g. Employment in low-paying jobs

In the baseline conditions analysis, a key finding was that at-least 41 percent of residents work in low-paying jobs. Finding housing will be difficult for these residents as the cost of housing continues to rise. Hyattsville has begun to address this concern through the Renaissance Square Housing project for art-related employees. The developer, Victory Housing, has created workforce housing related projects outside the city limits. It's unlikely that people working in lower wage jobs will be able to find a home they can afford and will most likely need some type of subsidized housing.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>Projects</i>	<b>Local needs</b> <i>Which housing need(s) in Hyattsville is this policy, program, resource or project designed to address?</i>						
	<i>Strong market conditions</i>	<i>Cost-burdened renters</i>	<i>Cost-burdened owners</i>	<i>Poor housing quality</i>	<i>Limited housing diversity</i>	<i>Expiring housing subsidies</i>	<i>Employment in low paying jobs</i>
<b>The Edition</b>					X		
<b>Riverfront at West Hyattsville (Phase 1 &amp; 2)</b>					X		
<b>Metro Gateway, Hyattsville (Metro II)</b>							
<b>Landy property</b>							
<b>WSSC Building</b>					X		
<b>Hyatt View</b>							
<b>Hyattsville Armory Apartments</b>							
<b>Parkview Manor Apartments</b>		X		X			
<b>Avondale Park and Victory Crest (outside city limits)</b>		X					
<b>Renaissance Square</b>		X					X

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>State, County, City Housing Tools</i>	<b>Local needs</b> <i>Which housing need(s) in Hyattsville is this policy, program, resource or project designed to address?</i>						
	<i>Strong market conditions</i>	<i>Cost-burdened renters</i>	<i>Cost-burdened owners</i>	<i>Poor housing quality</i>	<i>Limited housing diversity</i>	<i>Expiring housing subsidies</i>	<i>Employment in low paying jobs</i>
<b>Revitalization Tax Credit (City)</b>	X				X		
<b>Right-of-First Refusal (Sec. 13-1119)</b>	X	X		X		X	
<b>Deferred Land Sale</b>	X	X	X				
<b>Public Land Disposition (Section 2-111.01)</b>	X	X	X		X	X	X
<b>Revitalization Tax Credit (County)</b>		X	X	X	X		
<b>Expedited approval process for TOD</b>	X						
<b>Independent Living Tax Credit</b>				X			
<b>Housing Production Program</b>		X	X	X	X		
<b>Pathway to Purchase Program</b>			X				
<b>Housing Choice Voucher Program</b>		X					
<b>Housing Choice Voucher Homeownership Program</b>			X				
<b>Moderate Rehabilitation Program</b>		X		X			
<b>Veterans Affairs Supportive Housing</b>		X					
<b>HOPWA/Homeless Rental Assistance</b>		X					
<b>Rental Allowance Program</b>		X					
<b>Clean Energy Program</b>							
<b>Housing Rehabilitation Assistance Program (HRAP)</b>				X			
<b>Rental Housing Program</b>	X	X		X			
<b>Partnership Rental Housing Program</b>	X	X					
<b>Maryland Mortgage Program</b>	X						

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<b>Maryland Housing Rehabilitation Program</b>				X			
<b>Rental Housing Works</b>	X	X					
<b>Maryland Affordable Housing Trust</b>	X	X	X		X		
<b>Community Development Block Grant</b>	X	X	X	X	X		X
<b>National Housing Trust Fund</b>	X	X		X	X		
<b>Economic Development Initiative (EDI) Fund</b>	X						
<b>Housing Investment Trust Fund (HITF)</b>	X			X	X		X
<b>Payment in Lieu of Taxes (PILOT)</b>	X	X		X	X		
<b>Low-Income Housing Tax Credit (4% &amp; 9%)</b>	X	X	X	X	X	X	
<b>State bonds (short and long-term)</b>	X						
<b>Independent Living Tax Credit</b>				X			
<b>Multifamily Bond Program</b>	X	X	X				
<b>Sustainable Communities</b>	X			X			
<b>Community Legacy Program</b>	X	X	X	X	X		X

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>Projects</i>	<i>Tenure</i> <i>Does this program or project serve renters, homeowners, or both?</i>			<i>Assistance type (programs only)</i>	
	<i>Renters</i>	<i>Homeowners</i>	<i>Renters &amp; homeowners</i>	<i>Direct</i>	<i>Indirect</i>
<b>The Edition</b>			X		
<b>Riverfront at West Hyattsville (Phase 1 &amp; 2)</b>			X		
<b>Metro Gateway, Hyattsville (Metro II)</b>	X				
<b>Landy property</b>		X			
<b>WSSC Building</b>		X			
<b>Hyatt View</b>		X			
<b>Hyattsville Armory Apartments</b>	X				
<b>Parkview Manor Apartments</b>	X				
<b>Renaissance Square</b>	X				



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

State, County, City Housing Tools	Tenure Does this program or project serve renters, homeowners, or both?			Assistance type (Programs only)	
	Renters	Homeowners	Renters & homeowners	Direct	Indirect
Revitalization Tax Credit (City)			X		
Right-of-First Refusal (Sec. 13-1119)			X		
Deferred Land Sale			X		
Public Land Disposition (Section 2-111.01)			X		
Revitalization Tax Credit (County)			X		
Expedited approval process for TOD			X		
Housing Production Program	X				X
Pathway to Purchase Program		X		X	
Housing Choice Voucher Program	X			X	
Housing Choice Voucher Homeownership Program		X		X	
Moderate Rehabilitation Program	X			X	
Veterans Affairs Supportive Housing	X			X	
HOPWA/Homeless Rental Assistance	X			X	
Rental Allowance Program	X			X	
Housing Rehabilitation Assistance Program (HRAP)		X		X	
Rental Housing Program	X				X
Partnership Rental Housing Program	X				X
Maryland Mortgage Program		X		X	
Maryland Housing Rehabilitation Program			X		X
Rental Housing Works	X				
Maryland Affordable Housing Trust			X		X

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<b>Community Development Block Grant</b>			X	X	X
<b>National Housing Trust Fund</b>	X				
<b>Economic Development Initiative (EDI) Fund</b>	X				
<b>Housing Investment Trust Fund (HITF)</b>			X		
<b>Payment in Lieu of Taxes (PILOT)</b>	X				
<b>Low-Income Housing Tax Credit (4% &amp; 9%)</b>	X				
<b>State bonds (short and long-term)</b>			X		
<b>Independent Living Tax Credit</b>			X		
<b>Multifamily Bond Program</b>	X				
<b>Sustainable Communities</b>			X		
<b>Community Legacy Program</b>			X		

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>Projects</i>	<b>Population served</b>					
	<b>Who is being served through existing policies, programs, or resources and new development?</b>					
	<i>All residents</i>	<i>Low-income or below</i>	<i>Seniors</i>	<i>Persons with disabilities</i>	<i>Immigrants or refugees</i>	<i>Other</i>
<b>The Edition</b>	X					Luxury/Market rate
<b>Riverfront at West Hyattsville (Phase 1 &amp; 2)</b>	X					Market rate
<b>Metro Gateway, Hyattsville (Metro II)</b>	X					Market rate
<b>Landy property</b>	X					Market rate
<b>WSSC Building</b>	X					Market rate
<b>Hyatt View</b>	X					Market rate
<b>Hyattsville Armory Apartments</b>	X					Market rate
<b>Renaissance Square</b>		X				

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

State, County, City Housing Tools	Population served					Other
	Who is being served through existing policies, programs, or resources and new development?					
	All residents	Low-income or below	Seniors	Persons with disabilities	Immigrants or refugees	
Revitalization Tax Credit (City)	X					
Right-of-First Refusal (Sec. 13-1119)		X				
Deferred Land Sale		X				
Public Land Disposition (Section 2-111.01)		X	X	X		
Revitalization Tax Credit (County)	X					
Expedited approval process for TOD	X					
Independent Living Tax Credit	X		X	X		
Housing Production Program		X				Up to 120% AMI
Pathway to Purchase Program		X				First-time homebuyer
Housing Choice Voucher Program		X				<50% AMI
Housing Choice Voucher Homeownership Program		X				<50% AMI first-time homebuyers
Moderate Rehabilitation Program		X				
Veterans Affairs Supportive Housing		X				Veterans earning <50% AMI
HOPWA/Homeless Rental Assistance		X				Persons at-risk of homelessness or persons with HIV/AIDS
Rental Allowance Program		X				
Clean Energy Program	X					Existing homeowners
Housing Rehabilitation Assistance Program (HRAP)		X				
Rental Housing Program		X				<80% AMI
Partnership Rental Housing Program		X		X		<50% AMI
Maryland Mortgage Program	X					
Maryland Housing Rehabilitation Program		X				
Rental Housing Works		X				

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<b>Maryland Affordable Housing Trust</b>						
<b>Community Development Block Grant</b>	X	X	X	X	X	
<b>National Housing Trust Fund</b>		X				< 30% AMI or at or below the poverty line
<b>Economic Development Initiative (EDI) Fund</b>						Market-rate development & businesses
<b>Housing Investment Trust Fund (HITF)</b>						Workforce Housing, First time buyers
<b>Payment in Lieu of Taxes (PILOT)</b>		X				
<b>Low-Income Housing Tax Credit (4% &amp; 9%)</b>		X				
<b>State bonds (short and long-term)</b>	X					
<b>Multifamily Bond Program</b>		X				
<b>Sustainable Communities</b>	X					
<b>Community Legacy Program</b>	X					



Prince George’s County Housing Programs	Description
<b>Housing Production Program</b>	The County’s DHCD seeks new construction or rehabilitation projects that support mixed income, mixed-use, mixed-tenure and mixed-financed rental and/or homeownership housing opportunities which are critical to sustainability and viability.
<b>Pathway to Purchase Program</b>	This program provides home purchase assistance to eligible first-time homebuyers to purchase owner occupied or vacant residential properties anywhere in Prince George’s County
<b>Housing Choice Voucher Program</b>	The Housing Choice Voucher Program (HCVP), also referred to as “Section 8”, is a “tenant based” voucher program that provides tenants the opportunity to live where they choose. The Rental Assistance Division (RAD) pays the owner the difference between 30% of adjusted family income and a PHA-determined payment standard or the gross rent for the unit.
<b>Housing Choice Homeownership Program</b>	The Housing Choice Voucher Homeownership Program (HCVHP) uses a voucher subsidy that once helped families pay rent to a landlord to be used to now help first-time homeowners to purchase their own home.
<b>Moderate Rehabilitation Program</b>	The Moderate Rehabilitation Program (Mod Rehab) provides project-based rental assistance for low-income families. Project-based assistance is a component of the Housing Agency’s (HA) Housing Choice Voucher Program. The HA can attach up to 20% of its voucher assistance to specific housing units if the owner of multifamily housing agrees to either rehabilitate or construct the units, or the owner agrees to set aside a portion of the units in an existing development in exchange for low interest loans.
<b>Veterans Affairs Supportive Housing</b>	The HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).
<b>HOPWA/Homeless Rental Assistance</b>	A state-funded housing program that provides fixed monthly rental assistance payments to eligible lower- income homeless persons and to households with critical emergency housing needs. The Rental Allowance Program (RAP) provides fixed monthly rental assistance payments to eligible lower-income homeless persons and households with critical and emergency housing needs.
<b>Rental Allowance Program</b>	A state-funded housing program that provides fixed monthly rental assistance payments to eligible lower- income homeless persons and to households with critical emergency housing needs. The Rental Allowance Program (RAP) provides fixed monthly rental assistance payments to eligible lower-income homeless persons and households with critical and emergency housing needs.
<b>Clean Energy Program</b>	The program leads the County’s efforts to reduce energy consumption, costs, and carbon emissions. OCS offers several clean energy programs, including: TNI Clean Energy Program; Energy star and Green Leasing Program; and Green Energy.
<b>Housing Rehabilitation Assistance Program (HRAP)</b>	Housing Rehabilitation Assistance Program provides funding to support rehabilitation loans to homeowners for repairs, including roof replacement, electrical and plumbing work, etc. Loans are available up to \$60,000.

<b>Prince George’s County Financing and Policy tools</b>	<b>Description</b>
<b>Right-of-First Refusal</b>	The Prince George’s County Department of Housing and Community Development has authority pursuant to Sec. 13-1119 of the Prince George’s County Code to promulgate and amend, as deemed necessary, regulations to govern the right of first refusal ("ROFR") for Prince George’s County, Maryland ("County") to buy multifamily rental facilities as a means of revitalization and to preserve housing opportunities for low- to moderate income households and in the County. This policy applies to the conversion of rental facilities with 20 or more units. Ninety days’ notice is required when greater than one-third of occupied units on a property will be demolished or one-third of tenants will be displaced.
<b>Public Land Disposition</b>	The Redevelopment Authority (RDA) can acquire underperforming real estate and return properties to productive use. In some cases, the RDA can defer the land sales price to support infill development. The use of deferred land sales price is negotiated on a case-by-case basis.
<b>Deferred Land Sale</b>	"The County Executive is authorized to sell, lease or otherwise dispose of any County-owned real property, when such property is no longer needed for County use or when the proposed disposition is in furtherance of a public purpose. Property to be sold is first offered to the municipality in which the property lies, MNCPPC, Washington Suburban Sanitary Commission, and to the State. The County Executive may also convey the title to another governmental agency for less than the acquisition cost when it is in the public interest. The County Executive may also propose conveying the land to any public or private parties to promote a specific purpose, limited to elderly housing, affordable family housing, transportation, not-for-profit sport and recreational uses, and day care centers for children or adults. "
<b>Revitalization Tax Credit</b>	Revitalization/Redevelopment tax credits encourage redevelopment and investment in innerbeltway communities of Prince George’s County. Eligible improvements to real property located within these districts shall be allowed a tax credit on County real property taxes.
<b>Economic Development Initiative (EDI) Fund</b>	Economic Development Incentive Fund (EDI Fund) is a \$50 million County program to expand the commercial tax base, increase job retention and attraction, facilitate development and redevelopment opportunities, and promote transit-oriented development and growth of key industry sectors. Qualified applicants can use funding for land and building acquisition, building infrastructure and empowerment, and equipment acquisition and working capital. C
<b>Housing Investment Trust Fund (HITF)</b>	The fund will support two new programs – the Workforce Housing Gap Financing Program and the Pathway to Purchase Program. The Workforce Housing Gap Financing Program enables the County to support the development of viable, mixed income communities by providing gap financing for the development of decent and quality workforce housing. The Pathway to Purchase program provides assistance to eligible approximately 150 first time homebuyers to purchase owner occupied or vacant residential properties in the County.
<b>Payment in Lieu of Taxes (PILOT)</b>	Payment in Lieu of Taxes (PILOT) is an agreement from the county to abate property taxes and instead charge an amount equal to a negotiated PILOT. The payment can range from zero up to the full amount of taxes due or more. In some cases,

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

	taxes are deferred rather than abated. A properly structured PILOT can also be used as a better alternative to a tax increment financing.
<b>Federal resources (CDBG, LIHTC and HOME)</b>	As an Entitlement grantee, the County receives federal funding from the Department of Housing and Urban Development. The County uses HOME and CDBG funding to support housing production and preservation activities, totaling approximately \$5 million in annual funding. The County uses these resources and other leveraged funding to fund a variety of housing programs, including down payment assistance, rental assistance, rental housing preservation and production, and homeowner rehabilitation.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Maryland Housing Programs	Description
<b>Rental Housing Program</b>	The Department's Rental Housing Program aims to rehabilitate or create rental housing. A portion of the federal HOME moneys administered by the State may be allocated along with the Rental Housing Program funds.
<b>Partnership Rental Housing Program</b>	The purpose of the Partnership Rental Housing Program is to expand the supply of affordable housing for low-income households. Projects financed through the Partnership Rental Housing Program typically involve a partnership between State and local governments.
<b>Maryland Mortgage Program</b>	The Maryland Mortgage Program (MMP) provides 30-year fixed-rate home loans to eligible homebuyers purchasing in Maryland. Loan terms are competitive with other home loan products on the market, but what makes MMP unique is the range of associated financial incentives and other assistance that, for many homebuyers, means the difference between being able to purchase and continuing to rent.
<b>Maryland Housing Rehabilitation Program – Single Family</b>	The purpose of the Maryland Housing Rehabilitation Program is to preserve and improve single family properties and one-to-four-unit rental properties. It is a program designed to bring properties up to applicable building codes and standards.
<b>Section 811 Project Rental Assistance Program</b>	The Maryland Department of Housing and Community Development will award Section 811 Project Rental Assistance funds to eligible projects in conjunction with the administration of its existing financing programs, including the award of federal Low-Income Housing Tax Credits and State Rental Housing fund.
<b>Community Legacy Program</b>	Provides local governments and community development organizations with funding for essential projects aimed at strengthening communities through activities such as business retention and attraction, encouraging homeownership and commercial revitalization.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Maryland Financing and Policy tools	Description
<b>Multifamily Bond Program</b>	The Multifamily Bond Program purpose is to increase the construction and rehabilitation of multifamily rental housing for families with limited incomes. Tax-exempt bonds and notes provide construction and permanent financing and leverage federal Low-Income Housing Tax Credits.
<b>Rental Housing Works</b>	The Rental Housing Works is subordinate gap financing to be used solely for projects financed using the Maryland Department of Housing and Community Development’s Multifamily Bond Program and 4% Low Income Housing Tax Credits.
<b>National Housing Trust Fund</b>	The NHF is a new affordable housing production program that will complement existing Federal, State and local efforts to increase and preserve the supply of decent, safe and sanitary affordable housing for extremely low-income (ELI) and very low-income households (VLI).
<b>Maryland Affordable Housing Trust</b>	The Maryland Affordable Housing Trust promotes affordable housing for households earning less than 50% of area or Statewide median income. Funding can be used for capital costs, providing financial assistance for nonprofit-developers, supportive services and operating expenses of affordable housing developments.
<b>Independent Living Tax Credit</b>	The Independent Living Tax Credit provides property owners a tax credit up to \$5,000 for renovation costs for accessibility purposes.
<b>Sustainable Communities</b>	The National Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, State and local efforts to increase and preserve the supply of decent, safe and sanitary affordable housing for extremely low-income (ELI) and very low-income households (VLI).
<b>Opportunity Zones</b>	A federal program that provides funds to the State and certain local governments to promote affordable housing activities. HOME funds may be used to finance the construction, acquisition, and rehabilitation of rental housing, owner-occupied housing, and special needs housing such as group homes.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<sup>1</sup> Individual Tax Identification Number (ITIN) Mortgage Products allow individuals to apply for a mortgage by using an ITIN, instead of a social security number or green card.



## **Appendix 2.**

Memo: Priority Housing Needs in the City of Hyattsville



## MEMO

---

**Date:** October 20, 2020  
**To:** Hyattsville City Council  
**From:** Enterprise Advisors  
**Re:** Priority Housing Needs in for the City of Hyattsville

---

### Background

This memo summarizes the main areas of consensus that Hyattsville's City Council reached when asked to prioritize the city's housing needs during a workshop for its Housing Action Agenda on October 5, 2020.

The memo also includes next steps for City Council on defining strategic priorities using a S.M.A.R.T framework for each of the four priority housing needs identified. The strategic priorities will be discussed at a follow-up workshop in November 2020. This information will inform the identification of potential housing tools for Hyattsville's Housing Action Agenda.

To ground the discussion with City Council, the Enterprise Team presented findings from the first phase to develop Hyattsville's Housing Action Agenda and synthesized community input from recent plans and studies, which identified priorities among stakeholders engaged in those efforts (see Attachment #1).

### Priority housing needs

During its October 2020 workshop, City Council prioritized four housing needs that will serve as the focal point for its Housing Action Agenda:

1. **Rental units for low-income households (11)** – Every City Council member prioritized this need. Some Council members noted that needs related to accessible homes and units for seniors may overlap with this need, as many persons with disabilities and seniors have fixed or limited incomes that would qualify as “low-income.”
2. **Clear, consistent regulatory environment (7)**<sup>1</sup> – City Council members highlighted the cross-cutting nature of this issue, which if, addressed, could affect many housing needs in Hyattsville (e.g., support larger homes for families or homes for seniors). They also discussed some of the limitations of the City to directly address its regulatory environment, as most decisions about land use and development occur at the county-level.
3. **Property tax burden on homeowners (6)** – Slightly more than half of City Council prioritized homeowners' property tax burden as a critical need to address. In their discussion, one Council member broadened this issue to include seniors who may be

---

<sup>1</sup> This need was prioritized following two rounds of voting and a final vote to prioritize among three needs that originally received four (4) votes each: 1) clear, consistent regulatory environment; 2) involuntary displacement; and 3) units for seniors.

facing displacement, because they are behind on paying their property taxes.

4. **Gap in homeownership rates by race and ethnicity (6)** – Slightly more than half of City Council prioritized the gap in homeownership rates among different racial and ethnic groups as a critical need to address.

These needs were prioritized based on two criteria that City Council identified during its workshop:<sup>2</sup> 1) highest impact; and 2) direct influence. These criteria served to build consistency on how each need was evaluated during prioritization at the October 2020 workshop. Additional or expanded criteria will be incorporated to help evaluate the priority needs and recommended tools as the City of Hyattsville’s finalizes its Housing Action Agenda.

City Council members voted using an interactive flash poll to identify initial priorities for further discussion. Upon further discussion, City Council members identified two additions— involuntary displacement and supportive housing environments for persons with disabilities— to add to the list of housing needs and issues.

City Council members voted again with these two additional housing needs and discussed the results in greater detail before deciding on the four priority housing needs. There was a significant amount of discussion about the interrelated nature of the needs, including those that were not prioritized consistently across City Council. A detailed summary of these discussions can be found in Attachment #2.

### Next steps

Hyattsville City Council will reconvene in November 2020 to define strategic priorities for the four priority housing needs they identified at their October 2020 workshop. Decisionmakers can use the S.M.A.R.T. framework to define components of the strategic priority. These concepts are intended to help focus on outcomes to achieve over the next ten years. Figures 1 and 2 below explain the concepts of “strategic priority” and S.M.A.R.T. framework in greater detail.

To help prepare for the November 2020 workshop, City Council members are asked to reflect on the questions at the end of this memo. We encourage you to be bold as you consider the outcomes to achieve when addressing the priority housing needs affecting Hyattsville residents.

### Figure 1. What is a strategic priority?

#### A STRATEGIC PRIORITY IS...<sup>3</sup>

- A specific, realizable goal clearly linked to a shared vision
- A milestone to reach soon
- Capable of spurring commitment and collaboration
- Observable

<sup>2</sup> Across responses, there was a clear majority for highest impact as the main criterion with six votes. Direct city influence was a close second, with four votes. City Council members noted that additional criteria would need to be considered.

<sup>3</sup> Alain Gauthier Via P. Senge et al. (1994). *The Fifth Discipline Fieldbook*.

## Figure 2. What is the S.M.A.R.T Framework?

<b>S</b>	<b>SPECIFIC</b> Describes the end result in a way that is observable.
<b>M</b>	<b>MEASURABLE</b> Defines the end result in a way that can be evaluated (quality, quantity, frequency).
<b>A</b>	<b>ACHIEVABLE</b> Considers if capacity, resources, and support exist to effectively realize the end result.
<b>R</b>	<b>REALISTIC</b> Relates the end result to the “why” (i.e., “should it be done & why?”)
<b>T</b>	<b>TIMEBOUND</b> Defines when the end result will be done, along with interim milestones when applicable.

Source: Wayne State University

### Strategic priority example

The following is an example of a strategic priority (organized by goal, strategy, action, and target) from Durham, NC, which developed three overarching affordable housing goals and five-year targets as part of its Affordable Housing Goals framework:<sup>4</sup>

- **Goal:** Maintain affordability and protect low-income Durham residents, with a focus on households at or below 50 percent of area median income in neighborhoods experiencing significant price appreciation.
- **Strategy:** Create affordable homeownership options in appreciating neighborhoods.
- **Action:** The City will provide down payment and closing cost assistance to qualifying low-income buyers who purchase homes in target neighborhoods.
- **Five-year target:** 150 affordable homeownership opportunities created or in progress.

### Questions for consideration

Please reflect on what success looks like for each of the four priority needs before the November 2020 workshop. For each priority need, consider the following questions:

- In ten years how would we know that the City of Hyattsville was successful in addressing this need?
  - Consider the following:
    - What will you achieve? How will you know when success has been achieved?
    - What are the expectations, if any, about quantity, quality, frequency, and cost?
    - What knowledge, skills, or ability are needed to achieve this strategic priority? Are resources available to achieve this strategic priority (in the city or among partners)? Are there any constraints that would affect the city’s ability to achieve success? If so, what are they?

<sup>4</sup> City of Durham, NC. (2017). *2016–2021 Affordable Housing Goals*. Available at <https://durhamnc.gov/DocumentCenter/View/28819/Affordable-Housing-Goals>.



- How does this strategic priority relate to the City of Hyattsville's broader vision in its Sustainability Plan? How does it relate to the county's broader vision (via Plan 2035 and Housing Opportunity for All)?
- When would this strategic priority be accomplished? Are there any interim milestones that would show progress toward achieving it?

**Attachment #1. Presentation to Hyattsville City Council, October 2020 Workshop**


## Attachment #2. Summary of prioritization process: October 2020

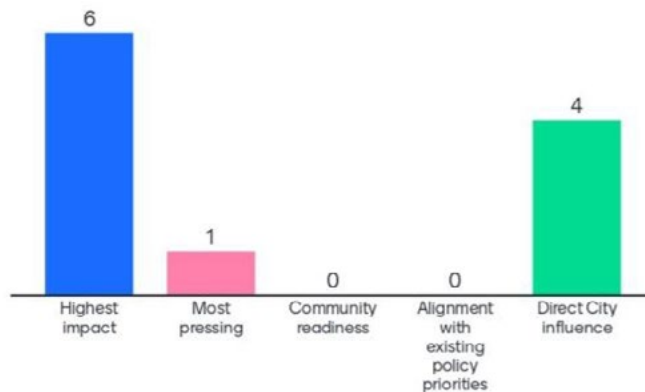
At its October 2020 workshop for the Housing Action Agenda, Hyattsville City Council had a large-group discussion with a dual purpose: 1) agree on the primary criterion to prioritize housing needs or issues; and 2) generate a list of up to four priority housing needs or issues.

### Criteria to prioritize housing needs

Figure 1 below shows the frequency of votes among City Council members when selecting a prioritization criterion.

**Figure 1. Responses to prioritization criterion flash poll: October 2020 workshop**

What is the main criterion to use to prioritize housing needs or issues in Hyattsville? 




### Prioritizing Needs: First Round

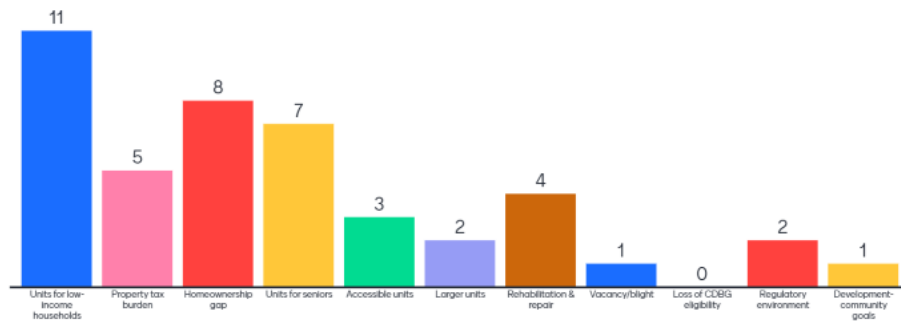
After reaching consensus on criterion, City Council members were asked to respond to the following question using a different flash poll: What are the top four housing needs or issues that the city of Hyattsville should tackle in the next 10 years?

In the first round of polling, there was an overwhelming majority for rental units for low-income households and gaps in the homeownership rate by race and ethnicity, as seen in Figure 2.

During their discussion of the initial poll results, City Council members advocated for the importance of the regulatory environment and larger units, including connecting the city’s lack of larger units and overcrowding. City Council members also added two housing needs for additional consideration: involuntary displacement and supportive housing environment, which were added to the flash poll prior to the second round of voting.

**Figure 2. Responses to priority housing needs flash poll (Round 1): October 2020 workshop**

What are the top four housing needs or issues that the City of Hyattsville should tackle in the next 10 years? 



### Prioritizing Needs: Second round

In the second round of voting, a consensus was reached for the top three housing needs that should be addressed as part of Hyattsville's Housing Action Agenda: rental units for low-income households; homeownership gap by race and ethnicity; and property tax burden among homeowners. These three needs received a majority of votes from City Council, with rental units for low-income households prioritized by all members in both the first and second rounds of voting.

Most of City Council's discussion focused on the following needs: units for seniors, regulatory environment; and involuntary displacement. As seen on Figure 3, there was a three-way tie among these needs, with each need receiving four responses each.

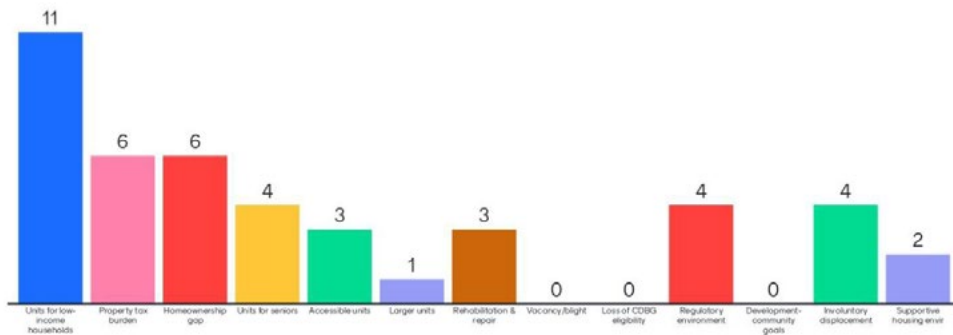
When asked to prioritize among these three needs, City Council member expressed the following points:

- **Units for seniors:**
  - There are issues that apply specifically to seniors that are not applicable to other groups at the same rate, such as living on a fixed income.
  - Units for seniors encompasses both rental affordability and homeownership.
  - Units for seniors could begin to be addressed in the need for low units for households.
- **Clear, concise regulatory environment**
  - Addressing this issue could impact all the needs or issues listed in the poll.
  - Improvements to the regulatory environment could enable other tools to have a larger impact, even though most decisions about land use and development regulations are not within the direct influence of the City.
- **Involuntary displacement**
  - With the eviction moratorium and current economic crisis due to COVID-19, there is uncertainty about how residents will be affected, making involuntary displacement an increasingly important need.

City Council members were asked to choose among these three needs to identify a fourth and final priority. Seven (7) City Council members selected regulatory environment, with the remaining four (4) members evenly split between units for seniors and involuntary displacement.

**Figure 3. Responses to priority housing needs flash poll (Round 2): October 2020 workshop**

What are the top four housing needs or issues that the City of Hyattsville should tackle in the next 10 years? Mentimeter







# HOUSING ACTION AGENDA

CITY OF HYATTSVILLE | CITY COUNCIL WORKSHOP PART 1  
MONDAY, OCTOBER 5, 2020

TONIGHT'S WORKSHOP

## PURPOSE

Agree on up to four (4) priority housing needs or issues affecting Hyattsville residents.

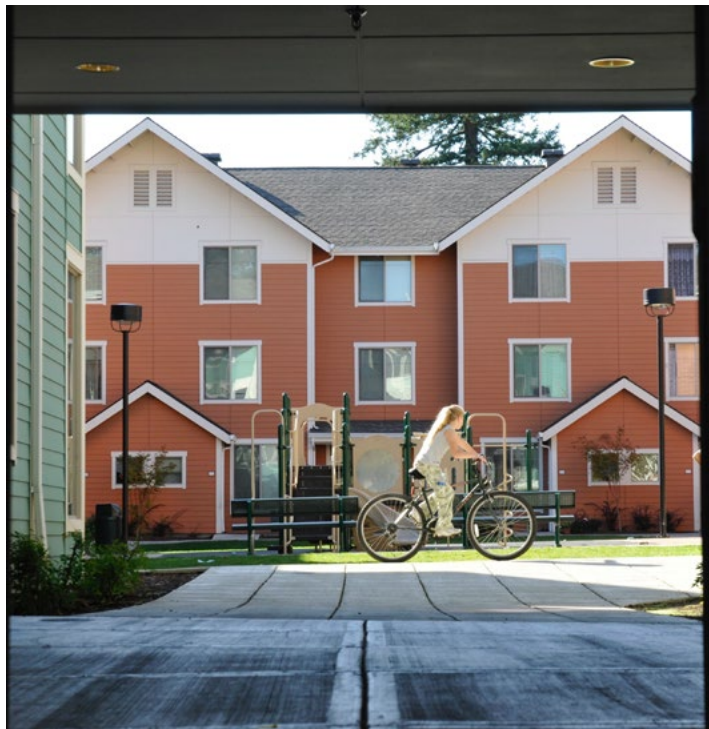
Define the communitywide outcomes to achieve when addressing these priority needs.



TONIGHT'S WORKSHOP

# OVERVIEW

- 1. Presentation:**  
Stakeholder priorities, local needs,  
and proposed action areas
- 2. Two-part large-group discussion:**  
Part 1: Prioritizing needs  
Part 2: Defining strategic priorities



J. THEODORE

PROJECT OVERVIEW

# WHAT IS HYATTSVILLE'S HOUSING ACTION AGENDA?

Hyattsville's **Housing Action Agenda** will result in greater awareness of housing needs among residents and local tools to meet these needs.

## Phase 1

**KEY TASKS:**

- Stakeholder interviews
- Baseline conditions analysis
- Housing ecosystem assessment
- Action areas & case studies of potential solutions

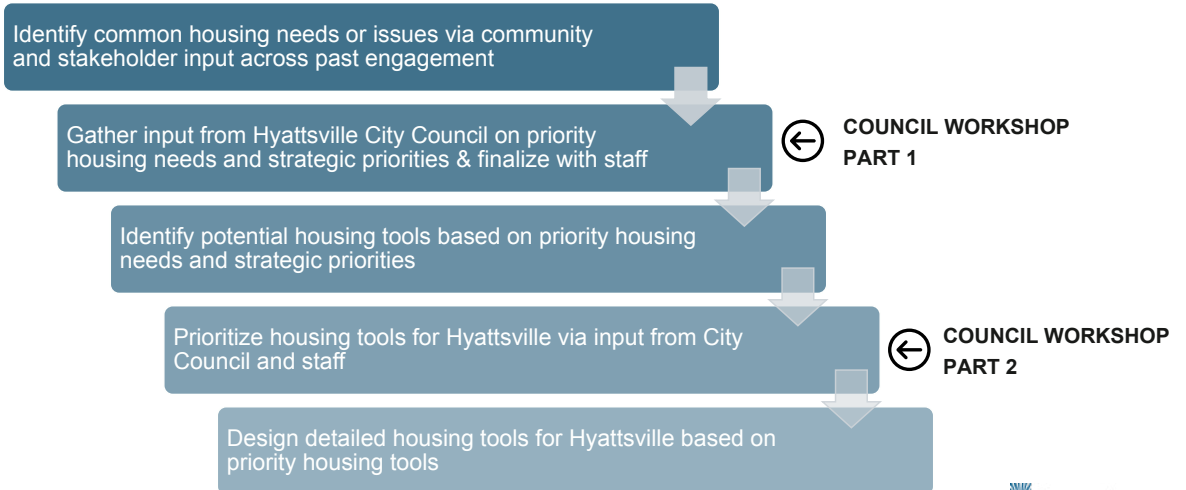
## Phase 2

**KEY TASKS:**

- Priority action areas and related tools
- Development of Housing Action Agenda
- Creation of tools for use in Hyattsville
- Alignment with capacity & metrics

PROJECT OVERVIEW

# TONIGHT'S WORKSHOP IN PROJECT CONTEXT



**PRESENTATION:  
STAKEHOLDER PRIORITIES,  
LOCAL NEEDS, AND ACTION AREAS**

 Enterprise 7



STAKEHOLDER PRIORITIES, LOCAL NEEDS, AND ACTION AREAS

## SUMMARY OF KEY FINDINGS

Hyattsville is a **growing community**, with a strong outlook for future development. The results from the baseline conditions analysis suggest the following four findings that could shape a housing strategy for Hyattsville:

1. Need for more types of homes, based on demographic changes
2. Changing market conditions, namely shifting tenure and higher cost housing
3. Need for more housing affordability
4. Need for improved housing quality

STAKEHOLDER PRIORITIES, LOCAL NEEDS, AND ACTION AREAS

# SUMMARY OF HYATTSVILLE'S HOUSING ECOSYSTEM

1. The City has a limited housing toolbox at its disposal.
2. Few developers have been successful in using existing county and state housing tools for affordable and market-rate development in Hyattsville.
3. Both the County and State have a range of housing programs, policies, and financing mechanisms that can be used to address housing needs.



#### HOUSING TERM TO KNOW: HOUSING ECOSYSTEM

A housing ecosystem refers to the interconnected nature of a community's or region's housing market.

STAKEHOLDER PRIORITIES, LOCAL NEEDS, AND ACTION AREAS

# SUMMARY OF POTENTIAL ACTION AREAS

What actions could leaders in Hyattsville take to address the needs identified?

- Increase and preserve affordable, accessible housing options.
- Prevent involuntary displacement and stabilize neighborhoods.
- Preserve and expand existing affordable home ownership.
- Ensure that internal policies and practices advance equity.

STAKEHOLDER PRIORITIES, LOCAL NEEDS, AND ACTION AREAS

# SUMMARY OF STAKEHOLDER PRIORITIES

## IDENTIFYING STAKEHOLDER-INFORMED PRIORITIES

Through a review and synthesis of community and stakeholder input collected in recent local and state planning efforts, a common set of housing needs and issues were identified.

## MATERIALS REVIEWED

Hyattsville Housing Action Agenda: Phase 1 Stakeholder Engagement (2020)

Hyattsville Housing Action Agenda: Phase 1 Community Forum (2020)

Hyattsville Resident Satisfaction Survey (2018)

*Speak HVL: The 2017-2021 Community Sustainability Plan* (2017)

*Housing Opportunity for All* (2019)

Prince George's County 2021-2025 Consolidated Plan (2020)

Maryland Housing Needs Assessment (forthcoming)

STAKEHOLDER PRIORITIES, LOCAL NEEDS, AND ACTION AREAS

# STAKEHOLDER PRIORITIES: HOUSING AFFORDABILITY

- Rental units affordable to lower incomes
- Property tax burden, especially for long-time homeowners and those on fixed incomes
- Gap in homeownership rate between white households and households of color

*Please consult your memo for a full description of each priority.*

STAKEHOLDER PRIORITIES, LOCAL NEEDS, AND ACTION AREAS

## STAKEHOLDER PRIORITIES: HOUSING TYPE & QUALITY

- Units for seniors
- Units with more accessibility features
- Larger units (with 2+ bedrooms)
- Housing repair & rehabilitation
- Vacant, blighted, or foreclosed homes

*Please consult your memo for a full description of each priority.*



STAKEHOLDER PRIORITIES, LOCAL NEEDS, AND ACTION AREAS

## STAKEHOLDER PRIORITIES: BUILDING HOUSING

- Loss of eligibility for use of federal Community Development Block Grant
- Clear, consistent regulatory environment for development
- Better connecting development and community goals

*Please consult your memo for a full description of each priority.*

STAKEHOLDER PRIORITIES, LOCAL NEEDS,  
AND ACTION AREAS

# STAKEHOLDER PRIORITIES: RELATIONSHIP TO PHASE 1 DATA FINDINGS

Stakeholder priority	Need for more types of homes	Changing market conditions	Need for more housing affordability	Need for improved housing quality
Rental units affordable to lower incomes		■	■	
Property tax burden on long-time homeowners		■	■	
Closing the gap in homeownership rate			■	
Housing options for seniors	■			
More units with accessibility features	■			
Rental units with more than 2 bedrooms	■			
Support for housing repair and rehabilitation				■
Remediating blight, foreclosed and abandoned homes				■
Loss of CDBG eligibility		■		
Clear, consistent and predictable regulatory environment			■	
Better connecting development and community goals	■	■	■	■

STAKEHOLDER PRIORITIES, LOCAL NEEDS,  
AND ACTION AREAS

# STAKEHOLDER PRIORITIES: RELATIONSHIP TO PHASE 1 ACTION AREAS

Stakeholder priority	Increase and preserve affordable, accessible housing options	Prevent involuntary displacement and stabilize neighborhoods	Preserve and expand existing affordable home ownership	Ensure that internal policies and practices advance equity
Rental units affordable to lower incomes				
Property tax burden on long-time homeowners				
Closing the gap in homeownership rate				
Housing options for seniors				
More units with accessibility features				
Rental units with more than 2 bedrooms				
Support for housing repair and rehabilitation				
Remediating blight, foreclosed and abandoned homes				
Loss of CDBG eligibility				
Clear, consistent and predictable regulatory environment				
Better connecting development and community goals				

# LARGE-GROUP DISCUSSION: PART 1 PRIORITIZING NEEDS

LARGE-GROUP DISCUSSION: PART 1

## DISCUSSION PURPOSE

### PURPOSE:

- Agree on the **primary** criterion for prioritizing housing needs or issues
- Generate a list of up to **four (4) priority housing needs or issues** (informed by community/stakeholder and City Council and staff input and data analysis)

LARGE-GROUP DISCUSSION: PART 1

# DISCUSSION FORMAT



**AGREE ON THE PRIMARY CRITERION FOR PRIORITIZATION.**

This criterion will provide a consistent way to prioritize housing needs and issues.



**PRIORITIZE INITIAL HOUSING NEEDS & ISSUES VIA FLASH POLL.**



**DISCUSS & BUILD CONSENSUS ON PRIORITY HOUSING NEEDS.**

These priorities will inform the tool identification and design for the remainder of this project.



LARGE-GROUP DISCUSSION: PART 1

# PRIMARY CRITERION FOR PRIORITIZING NEEDS

## CRITERIA PROVIDES GUIDELINES FOR MAKING DECISIONS.

Tonight, we'll identify one main criterion to guide prioritization of housing needs and issues and use this criterion as part of our next flash poll.

### COMMON CRITERIA:

- Highest impact/urgency
- Most pressing (issue frequency)
- Readiness of community to recognize and address the issue
- Alignment with existing policy priorities
- Direct influence (i.e., ability of City to solve directly)

LARGE-GROUP DISCUSSION: PART 1

## FLASH POLL PRIMARY CRITERION



What is the main criterion to prioritize housing needs or issues in Hyattsville?

**GO TO:** [www.menti.com](http://www.menti.com)

**ENTER CODE:** 11 43 46 3

*\*Direct link to poll is in the Chat box.*

LARGE-GROUP DISCUSSION: PART 1

## FLASH POLL INITIAL PRIORITIES



What are the top four housing needs or issues that the City of Hyattsville should tackle in the next 10 years?

**GO TO:** [www.menti.com](http://www.menti.com)

**ENTER CODE:** 11 43 46 3

*\*Direct link to poll is in the Chat box.*

# **LARGE-GROUP DISCUSSION: PART 2 DEFINING STRATEGIC PRIORITIES**

LARGE-GROUP DISCUSSION: PART 2

## DISCUSSION PURPOSE

### PURPOSE:

- Define the strategic priority (specific, realizable goal) for each priority housing need or issue identified in the first part of this discussion

LARGE-GROUP DISCUSSION: PART 2

# WHAT IS A STRATEGIC PRIORITY?

## A STRATEGIC PRIORITY IS...

- A specific, realizable goal clearly linked to a shared vision
- A milestone to reach soon
- Capable of spurring commitment and collaboration
- Observable

SOURCE: ALAIN GAUTHIER VIA P. SENGE ET AL. *THE FIFTH DISCIPLE FIELDBOOK*, 1994.



LARGE-GROUP DISCUSSION: PART 2

# WHAT IS THE S.M.A.R.T. FRAMEWORK?

**S** **SPECIFIC**  
Describes the end result in a way that is observable.

**M** **MEASURABLE**  
Defines the end result in a way that can be evaluated (quantity, quality, frequency).

**A** **ACHIEVABLE**  
Considers if capacity, resources, and support exist to effectively realize the end result.

**R** **REALISTIC**  
Relates the end result to the “why” (i.e., “should it be done & why?”)

**T** **TIMEBOUND**  
Defines when the end result will be done, along with interim milestones when applicable.

SOURCE: WAYNE STATE UNIVERSITY.

LARGE-GROUP DISCUSSION: PART 2

## WHAT IS AN EXAMPLE OF A S.M.A.R.T. STRATEGIC PRIORITY?

### EXAMPLE

By mid-1995, 80 percent of our managers will be trained in facilitating dialogue.

### EXAMPLE

Within 18 months, our community relations efforts will have led a 30 percent increase in mutually profitable local joint ventures.

SOURCE: ALAIN GAUTHIER VIA P. SENGE ET AL. *THE FIFTH DISCIPLE FIELDBOOK*, 1994.

## LARGE-GROUP DISCUSSION

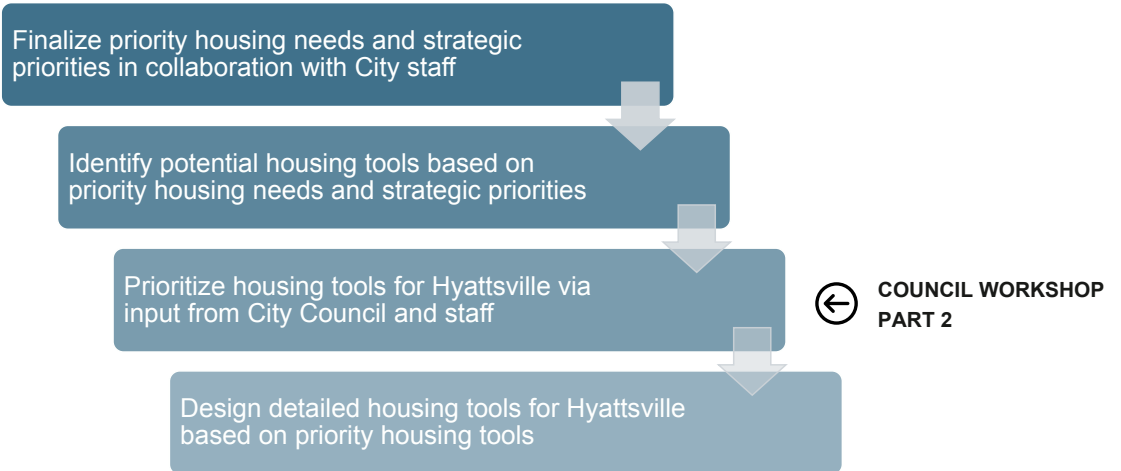


In 10 years,  
how would we know that  
the City of Hyattsville was  
successful in addressing  
[priority need]?

# WRAP-UP & NEXT STEPS

NEXT STEPS

## WRAP-UP & NEXT STEPS



**THANK YOU!**





## **Appendix 3.**

# Memo: Stakeholder-informed priorities: Housing Needs in Hyattsville



# MEMO

**Date:** September 30, 2020  
**To:** Hyattsville City Council  
**From:** Enterprise Advisors  
**Re:** Stakeholder-informed priorities: Housing needs in Hyattsville

## Key findings

- Three broad categories of stakeholder-informed priorities emerged across input collected as part of seven (7) recent local and state planning efforts: 1) housing affordability; 2) housing type and quality; and 3) building housing (resources/development processes).
- Within these three broad categories, 12 specific stakeholder-informed priorities were identified to inform prioritization of housing needs in the City of Hyattsville.
- The identified stakeholder priorities generally align with the baseline conditions analysis and action areas identified as part of the first phase to produce a Housing Action Agenda for the City of Hyattsville.

## Background

This memo summarizes stakeholder priorities about housing needs and challenges relevant to the City of Hyattsville. It provides a way to understand what housing needs or issues matter to community members, stakeholders, and leaders in the city.

This information will inform the prioritization of housing needs at the first of two City Council workshops held during the second and final phase to produce a Housing Action Agenda for the City of Hyattsville. Figure 1 below outlines this process in greater detail.

**Figure 1. Hyattsville Housing Action Agenda: Phase 2 Overview**



## Method

The stakeholder priorities were identified through a content analysis of input from community members; stakeholders; City Council; and City staff collected as part of seven (7) recent local and state planning efforts. It was conducted by reviewing materials and identifying the frequency and associated sentiment of comments. This approach leverages past engagement conducted for the City of Hyattsville's Housing Action Agenda and other related projects to inform these conversations and elevate community voice in them.

It should be noted that the materials analyzed vary from broad community-based planning efforts to individual interviews with stakeholders with direct experience with housing issues in Hyattsville and Prince George's County. In this analysis, individual views, along with broader communitywide ones, were synthesized into a common set of priorities. While some studies, such as the Resident Satisfaction Survey aimed for a representative sample of the city, other efforts gathered input based on subject-matter expertise or interest.

The materials from the following planning efforts were included in the content analysis:

- Hyattsville Housing Action Agenda: Phase 1 Stakeholder Engagement (2020)
- Hyattsville Housing Action Agenda: Phase 1 Community Forum (2020)
- Hyattsville Resident Satisfaction Survey (2018)
- *Speak HVL: The 2017-2021 Community Sustainability Plan* (2017)
- *Housing Opportunity for All* (2019)
- Prince George's County 2021-2025 Consolidated Plan (2020)
- Maryland Housing Needs Assessment (forthcoming)

## Stakeholder-informed priorities: Housing needs and issues

Three broad categories of stakeholder-informed priorities emerged across input collected as part of seven (7) recent local and state planning efforts: 1) housing affordability; 2) housing type and quality; and 3) building housing (resources/development processes).

### Stakeholder Priority: Housing affordability

- 1) **Rental units affordable to lower income households** – Multiple stakeholders pointed to the challenge of rents (and development costs) outpacing wages or fixed incomes, leading to a risk of displacement of residents with lower or fixed incomes. Overcrowding (including families who are doubled up) and homelessness were also mentioned as related issues to limited rental affordability.
- 2) **Property tax burden on homeowners** – Residents expressed difficulty keeping up with increases in assessed values and property taxes over time. Some highlighted increased property taxes as a displacement risk for seniors and people living on fixed incomes.
- 3) **Gap in homeownership rates between white households and households of color** – Stakeholders shared difficulties with credit and lending for residents of color seeking homeownership opportunities. Economic segregation caused by limited homeownership in the City of Hyattsville and Washington, DC region was

mentioned as a related issue. Some stakeholders also pointed out that the impacts of job and income losses caused by the COVID-19 pandemic are likely to exacerbate existing disparities.

### **Stakeholder priority: Housing Type & Quality**

- 4) **Housing options for seniors** – A common need cited by stakeholders was the need to accommodate Hyattsville’s senior population, especially housing that is sized and priced to align with seniors’ needs and incomes. Stakeholders indicated that many seniors have the desire to downsize as they age but do not have good options for doing so while remaining in Hyattsville.
- 5) **Units with accessibility features** – Stakeholders expressed a need for more units with accessibility features: chair lifts, grab bars, roll-in showers, and other features that enable people with physical disabilities and mobility challenges, including seniors, to live comfortably and safely.
- 6) **Larger rental units (2+ bedrooms)** – Stakeholders indicated that much of the new units being constructed have 2 or fewer bedrooms, resulting in fewer options for larger families.
- 7) **Housing repair and rehabilitation** – Stakeholders shared a high demand for funding for home repairs and rehabilitation, both to improve accessibility features and for general maintenance (e.g., new roofs and furnaces). Even though local and state resources are available, homeowners may not use available resources due to how they are structured (i.e., loan).
- 8) **Blight, foreclosed, and abandoned homes** – Stakeholders expressed the need to address blight through demolition or redevelopment where appropriate and use proactive (rather than complaint-driven) code enforcement as a tool to encourage adequate property maintenance.

### **Stakeholder priority: Building housing (resources/development processes)**

- 9) **Potential loss of federal Community Development Block Grant (CDBG) eligibility** – Hyattsville’s single CDBG-eligible census tract is expected to become ineligible based on figures from the 2020 Census, depriving the City of a valuable and flexible resource for addressing local housing needs.
- 10) **Clear, consistent regulatory environment** - Stakeholders spoke to the difficulty residential development in Prince George’s County relative to other local jurisdictions. Lack of clarity, consistency, and predictability of the process, fees and requirements imposed (such as when a zoning variance might be required) were cited as barriers to development and/or achieving the County’s housing goals. Stakeholders pointed to a need for the City to engage the County, both through legislative advocacy through council representation and direct advocacy of County departments to improve the enabling environment for housing development that aligns with the City’s housing priorities (once defined).

- 11) Better connecting development and community goals** – Stakeholders expressed a need to better link commercial and housing development goals to community goals, such as increased housing affordability. This included perceptions of increasing community opposition over time to some development projects where community members did not feel the development was aligned with the community’s vision and goals.

#### Relationship of stakeholder-priority housing needs and Phase 1 findings

Table 1 in Attachment #1 shows the relationship to between the data findings from the baseline conditions analysis and illustrative action areas completed for Hyattsville’s Housing Action Agenda. The identified stakeholder priorities generally align with the baseline conditions analysis and action areas identified as part of the first phase to produce a Housing Action Agenda for the City of Hyattsville. For a full summary of findings from Phase 1, see Attachment #2.

#### **Attachments:**

- Attachment #1: Table 1. Relationship to Phase 1 findings
- Attachment #2: Hyattsville Housing Action Agenda: Phase 1 report

Attachment #1. Table 1. Relationship to Phase 1 findings

	Baseline conditions finding				Potential action areas			
	Need for more types of homes	Changing market conditions	Need for more housing affordability	Need for improved housing quality	Increase and preserve affordable, accessible housing options	Prevent involuntary displacement and stabilize neighborhoods	Preserve and expand existing affordable home ownership	Ensure that internal policies and practices advance equity
<b>Stakeholder priority</b>								
Rental units affordable to lower incomes		■	■		■	■		
Property tax burden on long-time homeowners		■	■			■	■	
Closing the gap in homeownership rate			■				■	■
Housing options for seniors	■				■	■		
More units with accessibility features	■				■			■
Rental units with more than 2 bedrooms	■				■			■
Support for housing repair and rehabilitation				■		■	■	
Remediating blight, foreclosed and abandoned homes				■		■		
Loss of CDBG eligibility		■				■		
Clear, consistent and predictable regulatory environment			■		■		■	
Better connecting development and community goals	■	■	■	■	■	■	■	■



Attachment #2. Hyattsville Housing Action Agenda: Phase 1 Report

# Housing Action Agenda

Phase 1 Summary Report | Hyattsville, MD

Prepared by Enterprise Advisors  
Enterprise Community Partners, Inc.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Contents

Section 1: Executive summary .....2

Section 2: What did we hear from local and regional stakeholders? .....6

Section 3: What are the key housing needs and market conditions affecting residents in Hyattsville?.....9

Section 4: What housing and community development tools are available in Hyattsville? ..... 16

Section 5: What actions can leaders in Hyattsville take to address housing needs? .....21

About this report

This report was developed as part of a two-phased process to develop the City of Hyattsville’s Housing Action Agenda. This report summarizes all the tasks completed in Phase 1 from January to June 2020: 1) baseline conditions analysis; 2) housing ecosystem assessment; 3) stakeholder and community engagement; and 4) action area and case study development. This work provides the basis for Phase 2.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

## Section 1: Executive summary

### What is Hyattsville's Housing Action Agenda?

The City of Hyattsville's Housing Action Agenda, once complete later in 2020, will build the city's toolbox to meet residents' housing needs, now and in the future. It aims to build greater awareness of housing needs among residents living in Hyattsville and equip the city—elected leaders, municipal staff, community members, and partners—with the tools to address these needs over time.

#### KEY TERMS

For a glossary of housing terms used in this report, see Appendix A.

Housing has been part of past and ongoing local conversations about community sustainability, resident satisfaction, race and equity, and age-friendliness. Efforts such as *SpeakUp HLV*, the city's *Race and Equity Plan*, and the *Action Plan to Increase Age Friendliness* have elevated the importance of the following housing issues:

- Increased housing affordability
- More diversity in housing types
- Improved code enforcement
- Creation of high-density, mixed-use development in key locations
- Home modifications and accessibility improvements
- Removal of racially restrictive covenants
- Housing rights and equity education for homeowners, tenants, and landlords

The analysis of housing needs and market conditions and stakeholder input collected for this report further reinforces these needs and identifies new ones.

Development of the City of Hyattsville's Housing Action Agenda is happening within broader conversations about housing affordability at the county-level and in the Washington, DC Metropolitan region:

- Prince George's County, led by the Department of Housing and Community Development Department, undertook a similar effort from 2017 to 2019 and has been actively implementing actions from *Housing Opportunity for All*,<sup>1</sup> its comprehensive housing strategy. This implementation includes examining a dedicated funding source for its Housing Investment Trust Fund; conducting a feasibility study of inclusionary zoning; strengthening its right-of-first refusal policy; and exploring creation of a landbank.
- In 2019, the Metropolitan Washington Council of Governments (MWCOC), made up of officials from the District of Columbia, Maryland, and Virginia including from Prince George's County and Hyattsville, adopted three regional housing targets, agreeing to collaboratively address housing affordability regionwide.<sup>2</sup> The regional affordability target is for at least 75 percent of new housing to be affordable to low- and middle- income

<sup>1</sup> Full document available at [www.princegeorgescountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19](http://www.princegeorgescountymd.gov/DocumentCenter/View/26486/CHS---Housing-Opportunity-for-All-with-appendices---FINAL-updated-8-5-19).

<sup>2</sup> Under the direction of the COG Board of Directors, local housing and planning directors and COG staff spent a year studying what it would take to increase the area's housing supply to accommodate the region's growing workforce. Their findings have been distilled into three regional aspirational housing targets focused on the Amount, Accessibility, and Affordability of additional units.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

STAKEHOLDER INPUT IN PHASE 1

The Enterprise project team (project team), in collaboration with City of Hyattsville Community and Economic Development staff, convened stakeholders for interviews to gather information at the start of Phase 1.

**Who was interviewed?**

Stakeholders like elected leaders, community stakeholders, and developers were interviewed to better understand the city’s vision and objectives for housing, market conditions, and barriers to accessing safe, affordable housing.

The project team also met with nonprofit developers and service providers serving the community. These stakeholders provided unique perspectives on the challenges in providing, developing, and maintaining affordable housing.

A full list of interviewees and key themes from the interviews can be found in Appendix B.

**How was this input used?**

The project team used feedback collected through these interviews shaped the quantitative baseline conditions analysis completed in Phase 1; highlighted additional needs among Hyattsville residents; and contextualized finding using local knowledge.

households.<sup>3</sup>

Based on MWCOG targets and projected growth, Hyattsville will need to add about 340 housing units—at various price points—between 2020 and 2030 to accommodate new households. While the city’s current development pipeline could absorb projected growth overall, it may not be varied enough in price and type to meet the needs of all Hyattsville residents.

[What is the process to develop the city’s Housing Action Agenda?](#)

Hyattsville’s Housing Action Agenda is being developed in two phases. Phase 1 involved understanding housing needs, housing market trends, and other conditions, like demographic and economic changes, through data analysis, stakeholder interviews, and assessment of available programs, policies, or resources. Phase 1 concludes with the identification of potential solutions for the City of Hyattsville.

In Phase 2, City Council will prioritize these solutions and among the priorities, the project team will develop recommendations about what those solutions could look like locally. Together, this information will become the city’s Housing Action Agenda.

[Why does the City of Hyattsville need to address housing affordability?](#)

The City of Hyattsville has many assets to draw on as it addresses its residents’ housing needs: transit and job access; strong development pipeline; and a diverse community, to name a few. However, the City of Hyattsville’s has a limited housing toolbox at its disposal, and many stakeholders are concerned that local decisions are not representative of all Hyattsville’s residents, particularly those directly

experiencing housing problems like cost-burden and overcrowding.

The City of Hyattsville has long been a diverse community with multiple racial and ethnic groups and immigrant communities represented. But who lives in Hyattsville is changing, and stakeholders interviewed during Phase 1 recognize these demographics shifts. Several City Councilmembers reported that residents in Hyattsville tend to be younger, work in professional occupations, and single.

<sup>3</sup> The rationale for each target is available in COG’s report: The Future of Housing in Greater Washington. Available at [www.mwcog.org/documents/2019/09/10/the-future-of-housing-in-greater-washington/](http://www.mwcog.org/documents/2019/09/10/the-future-of-housing-in-greater-washington/).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

As of 2018, households with children and single-person households make up similar shares of the city's population (29 and 27 percent, respectively). Hispanic residents make up 40 percent of the city's population, and these residents drove much of the city's population growth between 2000 and 2018, where Hispanic residents increased by more than 4,500.<sup>4</sup>

Higher home values and rents, along with employment in lower-paying occupations, are creating a housing market that does not serve all residents. Housing affordability is an immediate issue for renters, low-income households, or those on a fixed income. Nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households (73 percent) are severely cost-burdened.<sup>5</sup>

Most homes (72 percent) in Hyattsville were built before 1980. In addition to a need for ongoing upkeep, homes built before 1978 may pose health hazards to residents living in them. In addition to cost-burdens and older homes, anecdotal reports suggest an uptick in overcrowded conditions and doubled up households and increases in property taxes among seniors.<sup>6</sup>

Prior to the COVID-19 pandemic, households in Hyattsville faced housing instability, such as paying more than 30 percent of their income on housing and living in overcrowded conditions or older homes that may need repairs or pose health hazards. These challenges predominantly affect households with already limited incomes. It is evident that the impact of COVID-19 is exacerbating this instability, in the short-term, and for some have long lasting impact.<sup>7</sup> Many Hyattsville residents—more than one out of four (22 percent)—work in sectors that have been called “essential” such as retail or food services during the pandemic. Additionally, these industries disproportionately employ low-wage workers, which are bearing the brunt of job losses and economic instability due to COVID-19.

Comparatively, however, Hyattsville's home values and rents are not the highest in the Washington, DC region. Montgomery, Arlington, and Fairfax counties have higher median home values and rents than Hyattsville.<sup>8</sup> Lower regional housing costs, coupled with assets like proximity to regional employment centers; strong transit access by Metrorail, Metro bus, and MARC; walkability; and neighborhood amenities, make Hyattsville an attractive community for those priced out of Washington, DC or nearby Maryland counties.

---

<sup>4</sup> 2000 and 2010 U.S. Census Summary File 1; 2014–2018, American Community Survey 5-Year Estimates.

<sup>5</sup> A household that pays more than 30 percent of their gross income on housing is considered “cost-burdened.” If they pay more than 50 percent of their gross income on housing, they are considered “severely cost-burdened.”

<sup>6</sup> Qualitative narratives and anecdotal reports on housing conditions, such as overcrowding and other health and safety concerns, are important data sources to fill existing gaps due to limitations associated with quantitative datasets. For instance, housing problems like overcrowding are often underreported to the U.S. Census Bureau. Datasets from the federal sources, such as the Decennial Census and American Community Survey, provide some of the most reliable figures on demographic, economic, social, and housing characteristics. While datasets like the American Community Survey are updated annually, one limitation of these datasets is their data may lag on-the-ground conditions, which is important to understand in changing housing markets like Hyattsville.

<sup>7</sup> Housing Hardships Reach Unprecedented Heights During the COVID-19 Pandemic, Brookings Institute, June 2020.

<sup>8</sup> The median home value and gross rent in Hyattsville is \$313,500 and \$1,389, respectively. Median home value for Montgomery County, Arlington County and Fairfax County is \$476,500, \$669,400 and \$550,000, respectively. Median gross rent for Montgomery County, Arlington County and Fairfax County \$1,742, \$1,932 and \$1,851, respectively. Data from the 2014–2018, American Community Survey 5-Year Estimates.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

As a result, higher-income households (those earning \$125,000 or more annually) are becoming a larger share of Hyattsville's population. The number of higher-income households grew by 63 percent between 2013 and 2018. Stakeholders suggested that existing families and young couples looking to start a family are increasingly looking to Hyattsville for more affordable homeownership options after being priced out of homeownership in DC.

[What actions can local leaders take?](#)

Local leaders can act in the following areas to respond to existing and future housing needs:

- Increase and preserve affordable, accessible housing options.
- Prevent involuntary displacement and stabilize neighborhoods.
- Preserve and expand existing affordable home ownership.
- Ensure that internal policies and practices advance equity.

Stakeholders raised two important considerations as the City of Hyattsville completes and implements strategies and tools from its Housing Action Agenda:

- **Representation in local processes and decisions:** Stakeholders, including members of City Council and the Planning Committee, reported that the most vocal residents (typically homeowners able to attend Council meetings or public hearings) in Hyattsville are not demographically representative of the broader community. Service providers reported two Title 1 schools in Hyattsville, where more than half of the students are eligible for reduced and free lunch programs, signaling a need for affordable housing. However, these groups are not represented in public meetings, voicing their concerns and experiences with housing.
- **Collaborative approaches:** Stakeholders shared a desire by the City to adopt a collaborative approach with Prince George's County in addressing housing affordability challenges. There is a desire with future development to balance the preservation of neighborhood character and support density and more rental and homeownership options.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

## Section 2: What did we hear from local and regional stakeholders?

The Enterprise project team, in collaboration with City of Hyattsville Community and Economic Development staff, conducted the following community engagement activities in Phase 1:

- **Interviews with City Council.** The Enterprise project team (project team), in collaboration with City of Hyattsville Community and Economic Development staff, interviewed the Mayor of Hyattsville and City Councilmembers about their vision for affordable housing in Hyattsville and what their constituents are saying about affordable housing.
- **Interviews with stakeholders.** The project team also interviewed groups that either represent people accessing affordable housing or developing affordable housing. These stakeholder interviews drew out broader community perspectives to shape the strategies used by the City to address affordable housing.
- **Community forum.** On June 9, 2020, the City of Hyattsville hosted a virtual community forum to inform residents about the process to develop the city's Housing Action Agenda and share key takeaways from the baseline conditions analysis.

### Themes from interviews

The following themes emerged during the stakeholder interviews:

- During interviews with service providers severe housing conditions and housing instability were reported in the City and surrounding areas. Overcrowding is more common with individuals renting rooms in a unit with multiple related and unrelated people living together.
- Multiple barriers have a compounding effect that pushes households into substandard housing, including irregular pay because of shift fluctuations or gig-based jobs, legal status, or criminal background history.
- Service providers are seeing immigrants and recent immigrants, in particular, increasingly encounter housing instability in Hyattsville. The same service providers indicated that most students at Nicholas Orem Middle School and Northwestern High School in Hyattsville are eligible for free and reduced lunch. A service provider serving families at Nicholas Orem Middle School reported seeing an uptick since September 2019 in their food bank, operated out of their Riverdale Center in a neighboring municipality, and for housing assistance or other housing-related resources.
- During an interview with a housing provider focused on supporting persons with disabilities, it was reported that most clients are concerned about the cost of housing and finding affordable options that meet their needs. The most common challenges encountered by people with disabilities once housing is secured is accessing the space and getting in and out of the home or rooms.
- For most clients, Supplemental Security Income (SSI) is not enough to pay for a market-rate unit. Typically, SSI is 10 percent of area median income and requires a public subsidy to make the unit truly affordable. Service providers cited Parkview Manor as an example of a subsidized affordable housing with accessible units and direct connectivity to transportation. Transit access is key for people living with disabilities, as they often rely on public transportation.<sup>9</sup>

<sup>9</sup> The housing provider interviewed highlighted Parkview Manor Apartments, a 53-unit complex located in Ward 5, as an example of the type of property that can serve persons living with disabilities. Parkview Manor underwent major renovations and two units were converted to meet Americans with Disabilities Act (ADA) requirements. Parkview Manor sets aside 6 units for households making less than 30% AMI, 40

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

- Many of the service provider’s clients with disabilities live with family members to afford housing; up to 10 percent of clients are homeless; and many are on waiting lists for subsidized housing. Montgomery County recently received additional rental assistance vouchers. However, in Prince George’s County the waiting list has been closed for the last four years.<sup>10</sup>
- Developers shared some common challenges related to development, including lack of clear policies or standards for affordability in development; permitting (timing, multiple tracks, and limited use of streamlined processes), and changes to site plans or subdivisions after underwriting. Developers used the development process in DC for comparison. This process helps developers underwrite the affordable requirements into a project from the onset, reducing ambiguity in the local requirements for affordable units. DC’s inclusionary housing requirements are embedded into the developer’s financial model, which is critical in determining land value and rent structure. Developers said that the process in DC is transparent and consistent for every developer.<sup>11</sup>
- Prince George’s County’s site plan requirements and subdivision processes are hurdles. Requirements can change in the middle of the process once a project is underwritten.

### Community feedback

During the June community forum, participants responded to three flash polls. The question and results of each flash poll are discussed in more detail below (see Appendix B for a full list of poll questions and responses).<sup>12</sup>

**Poll question: For you, what are the top three housing issues in Hyattsville?**

**Summary of responses:** Out of the total 23 open-ended responses received during the forum, the most frequent housing issue shared was affordability, followed by walkability and a tie between diversity, density, and safety.

**Poll question: Based on the presentation, what stood out to you, new information, or surprising?**

**Summary of responses:** Out of the total 18 open-ended responses received during the forum, audience members were not surprised by the key issues highlighted in the presentation. Through interviews conducted with stakeholders and elected leaders, it was evident that anecdotally people recognize changes in demographics and housing costs. However, audience members were surprised by the extent of these changes.

**Poll question: To you, what finding was most important? Please rank the findings in order of importance.**

---

units reserved for households making less than 50% AMI, and 7 units are reserved for households making less than 60% AMI.

<sup>10</sup> The housing choice voucher program is the federal government’s program for assisting very low-income families, the elderly, and people living with disabilities to afford decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual allowing voucher holders to choose their own housing, including single-family homes, townhouses, and apartments. Voucher holders can choose any housing that meets the requirements of the program and is not limited to units within subsidized housing projects. Common programs that utilize vouchers include Housing Choice Vouchers (HCV aka Section 8), Project Based Vouchers (PBV), and VASH (specific to veterans). Prince George’s County has two voucher programs – Housing Choice Vouchers and Project Based Vouchers (attached to a unit versus the household).

<sup>11</sup> The elements described here are part of DC’s inclusionary zoning policy and broader development processes. Currently Prince George’s County does not have an inclusionary zoning policy.

<sup>12</sup> The flash polls remained opened after the forum in a public survey for one week after the forum. No additional responses were collected through the public survey.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

**Summary of responses:** Out of the 12 live responses received during the forum, audience members ranked the findings as follows:

1. Need for more housing affordability
2. Need for more types of homes
3. Need for improved housing quality
4. Changing market conditions

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

### Section 3: What are the key housing needs and market conditions affecting residents in Hyattsville?

To inform Hyattsville’s Housing Action Agenda, a data-driven analysis of Hyattsville’s demographic trends, market conditions, existing supply of affordable housing, housing needs, and pathways to opportunity was completed. This section summarizes the key findings from this analysis (see Appendix C for the full baseline conditions analysis).

Hyattsville is a growing community, with a strong outlook for future development. The results from the baseline conditions analysis and stakeholder interviews suggest the following four findings:

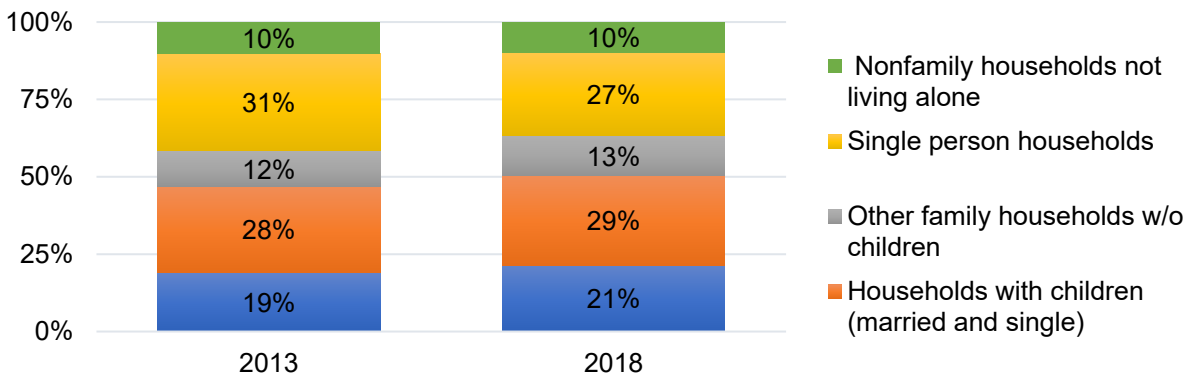
1. Need for more types of homes
2. Changing market conditions
3. Need for more housing affordability
4. Need for improved housing quality

#### Finding #1. Need for More Types of Homes

The need for more types of homes in Hyattsville stems from demographic and household composition trends. Who lives in Hyattsville is changing, and stakeholders interviewed during Phase 1 recognize these demographics shifts.

The data analysis supports stakeholders’ impressions, with 29 percent of households with children and 27 percent of households with single persons (see Figure 1). The population by age is also mixed. The median age for Hyattsville is 34 years old, meaning about half of the city’s population is under 34 and half is older than 34.<sup>13</sup> One in four Hyattsville residents is under 18 years old, including more than 3,000 children and youth of school age (5-17 years old).

**Figure 1. Household types, Hyattsville, MD (2013 & 2018)**



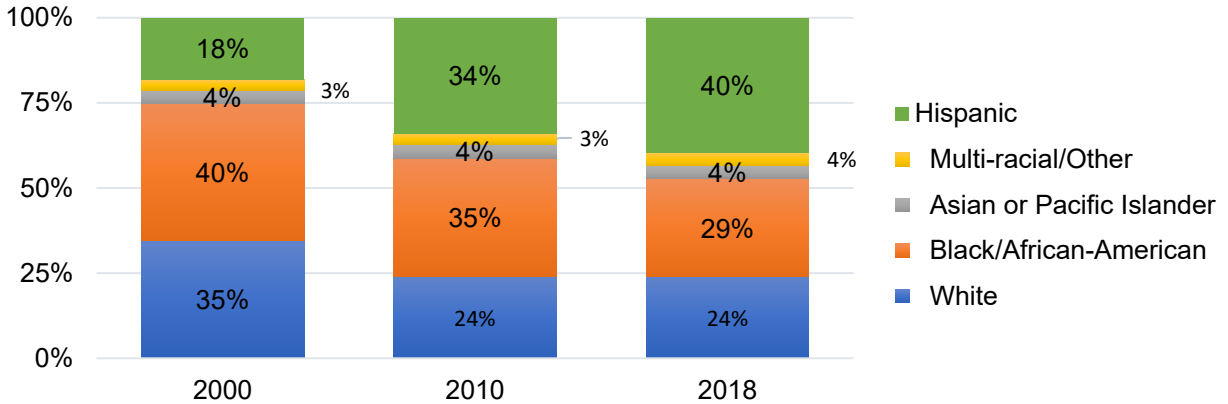
Source: 2009-2013 & 2014-2018, 5-Year American Community Survey 5-Year Estimate

Demographic trends in Hyattsville also suggest a need for culturally relevant homes and practices. Between 2000 and 2018, Hispanic residents increased by 4,535 residents, while non-Hispanic residents decreased by 1,059. Hispanic residents account for 40 percent of the city’s total population (see Figure 2). Notably, while 2 percent of Prince George’s County population lives in Hyattsville, 4 percent of Prince George’s County’s Hispanic residents live in the city. In other words, the city has a disproportionate share of Hispanic residents relative to the rest of the county.

<sup>13</sup> 2014-2018 American Community Survey 5-Year Estimates.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

**Figure 2. Population by race and ethnicity, Hyattsville, MD (2000 & 2018)**



Source: 2000 & 2010 Decennial Census and 2018, 5-Year American Community Survey 5-Year Estimate

There has been growth at both ends of the income spectrum, suggesting a need for affordability for those households not being served by the city’s housing market. Twenty-three (23) percent of households in Hyattsville have an annual income of \$125,000 or higher. Between 2013 and 2018, this income group increased by 63 percent (or 575 new households).<sup>14</sup> Even though Hyattsville experienced growth in these higher-income households, there is still a sizeable number of lower incomes households, especially extremely low-income households (see Figure 3).

One out of every five households in Hyattsville has an annual income below \$35,000 (20 percent). About one in five Hispanic households had an annual income under \$35,000 (23 percent). Households making below \$37,800 are considered extremely low-income according to HUD-defined income categories.<sup>15</sup>

**Figure 3. Share of Households by Household Income Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimate, Table B19001

Like Hyattsville, a large share of households in College Park and Takoma Park have an annual income of \$125,000 or higher (27 percent and 36 percent, respectively). However, in College

<sup>14</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates

<sup>15</sup> Income Limits are based on FY 2020 Fair Market Rent (FMR) for the Washington-Arlington-Alexandria Area with the following AMIs, \$37,800 is the 30% AMI, \$63,000 is 50% AMI, \$79,600 is 80% AMI, and \$126,000 is 100% AMI.



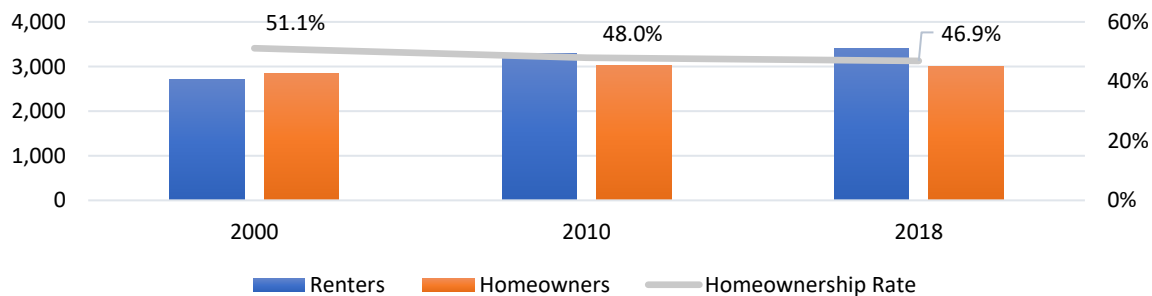
City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Park, the largest share of households (30 percent) have an annual income of \$35,000 or lower, due to the large student population of the University of Maryland.

**Finding #2. Changing Market Conditions**

Renters are becoming a larger share of the city’s households, outnumbering homeowners in recent years.<sup>16</sup> From 2000 to 2018, Hyattsville experienced a net increase of 700 renters; as of 2018, more than 3,400 households rent in the city and renters make up 53 percent of all households (see Figure 4).<sup>17</sup> From 2010 to 2018, Hyattsville’s homeownership rate between white, black and Hispanic households has widened. From 2010 to 2018, homeownership among white households increased from 70 percent to 77 percent, while homeownership among Hispanic households declined sharply from 59 percent to 28 percent.<sup>18</sup>

**Figure 4. Homeownership rate, Hyattsville, MD (2000-2018)**



Source: 2000 & 2010 Decennial Census and 2018, 5-Year American Community Survey 5-Year Estimate

Housing market indicators such as low vacancy rate and increased rents and home-sale prices suggest an increasingly strong housing market in Hyattsville. The rental and homeowner vacancy rate suggest a tight housing market, with few homes available at any given time. Home values in Hyattsville have increased since 2013. Between 2013 and 2018, homes valued under \$300,000 have decreased, and homes valued over \$300,000 have increased significantly (see Figure 5). On the rental side, there are fewer rental units priced between \$750 and \$999. These dynamics may be partially explained by the city’s market rebounding from The Great Recession and increased demand among households for rental units.

<sup>16</sup> Based on HUD’s definition, renters live in all occupied housing units that are not owner occupied, whether they are rented or occupied without paying rent. Renters live in both units in multifamily properties and single-family homes for rent.

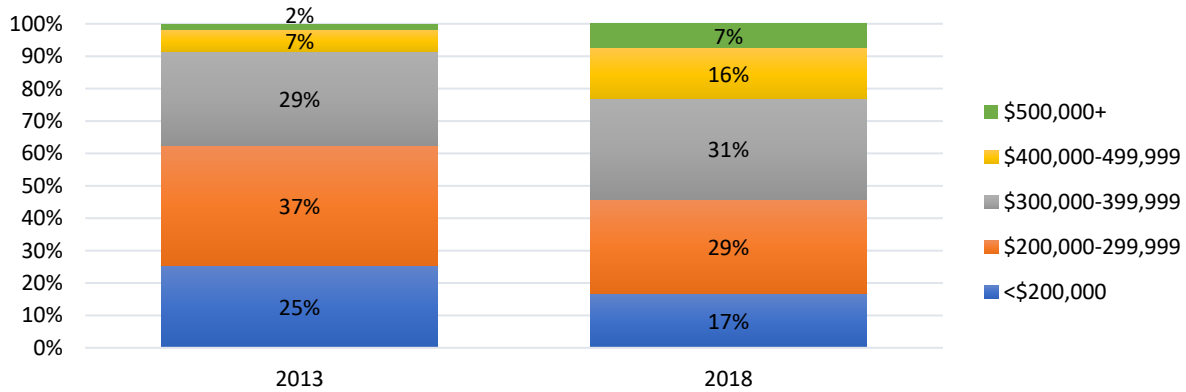
<sup>17</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates

<sup>18</sup> One potential explanation for this sharp decline is the impact of The Great Recession and resulting housing crisis on Hispanic households. On a national scale, the housing crisis resulted in significant setbacks related to homeownership for Hispanic households and a decline in homeownership among them. See this report from the Urban Institute:

[www.urban.org/sites/default/files/publication/25166/412520-Demographic-Challenges-and-Opportunities-for-U-S-Housing-Markets.PDF](http://www.urban.org/sites/default/files/publication/25166/412520-Demographic-Challenges-and-Opportunities-for-U-S-Housing-Markets.PDF).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

**Figure 5. Change in Owner-Occupied Homes by Home Value, Hyattsville, MD (2013-2018)**



Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Table B25075

Changes in the housing market was also noted by stakeholders. One stakeholder stated that it is common for a single-family home in Hyattsville to receive 10 to 12 offers, and the typical buyer are dual- income households who are not using government-backed products like FHA loans or down payment assistance programs. A competitive market makes it is difficult to use homeownership assistance programs when competing with buyers who can pay cash immediately or above the appraised price.

The city’s strong housing market makes it more difficult for low-income households to live in the city. However, a competitive housing market can be leveraged to increase housing affordability with the proper housing toolkit.

**Finding #3. Need for Housing Affordability**

Cost-burden data suggest that many individuals and families are unable to afford a home without spending a large amount of their household income toward housing, especially with renters. The renter population is particularly vulnerable to rising prices, as over two out of five renter households are cost-burdened at current rent levels. More than one-third of households in Hyattsville pay at least 30 percent of their income on housing costs.

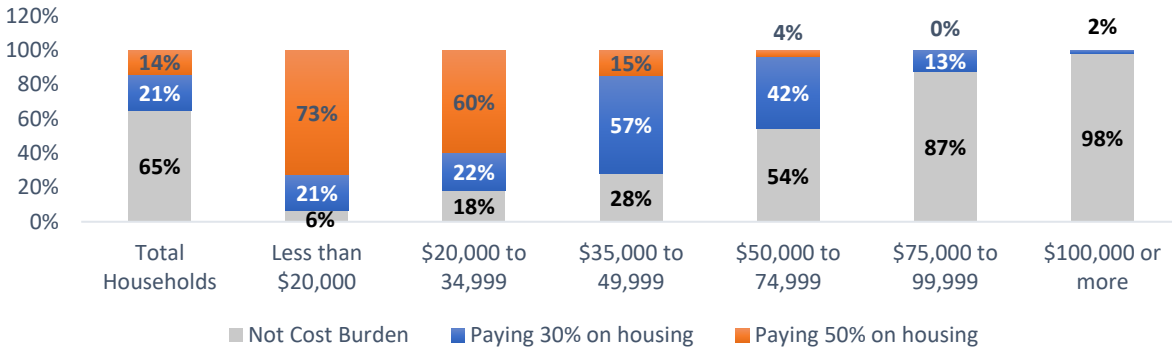
Renters living in Hyattsville are more likely to experience cost-burdens than homeowners. In 2018, 43 percent of renters in the city were cost burdened,<sup>19</sup> while 31 percent of homeowners were cost-burdened.<sup>20</sup> Lower-income households in Hyattsville experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households. Twenty (20) percent of total households make under \$35,000 annually, but 82 percent of these households experience cost-burdens (see Figure 6). More than nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households are severely cost-burdened.

<sup>19</sup> 2014-2018, American Community Survey 5-Year Estimate

<sup>20</sup> Excludes households without a mortgage.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

**Figure 6. Cost Burdened Households by Household Income, Hyattsville, MD (2018)**



Source: American Community Survey 5-Year Estimate, Tables B25074 and B25095

In addition, with increased rents and home values, it will become increasingly difficult for Hyattsville workers to live in the city if they wanted to. Almost 41 percent of Hyattsville residents work in the arts, entertainment, recreation, accommodation, and food services; construction; retail trade; or other service sectors. All these sectors have median wages on the lower end of the income spectrum, ranging from \$23,461 (retail trade) to \$34,579 (construction). In 2018, the median rent for City was \$1,389, which is higher than many workers in Hyattsville could afford (see Table 1).

Approved residential projects are largely geared toward higher-income households. The Edition at Kiplinger produced 348 rental units, varying from studio up to 3-bedroom apartments. The monthly rent for a one-bedroom apartment at the Edition is \$1,972, which would be unaffordable for nearly half of Hyattsville’s households.

**Table 1. Median wage by selected industries & housing payment, Hyattsville, MD (2018)**

Industry	Share of employment among residents	Median wage (2018)	Affordable housing payment
Educational, health care and social assistance	22.3%	\$42,623	\$1,066
Professional and business services	15.1%	\$50,602	\$1,265
Arts, entertainment, recreation, accommodation and food services	12.4%	\$25,332	\$633
Construction	12.3%	\$34,579	\$864
Public administration <sup>21</sup>	9.8%	\$82,583	\$2,065
Retail trade	9.3%	\$23,461	\$587
<b>Median earnings / payment</b>	-	<b>\$40,865</b>	<b>\$1,022</b>

<sup>21</sup> The public administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area. For information, see [www.census.gov/glossary](http://www.census.gov/glossary).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Sources: 2014-2018 5-Year American Community Survey, Enterprise Community Partners

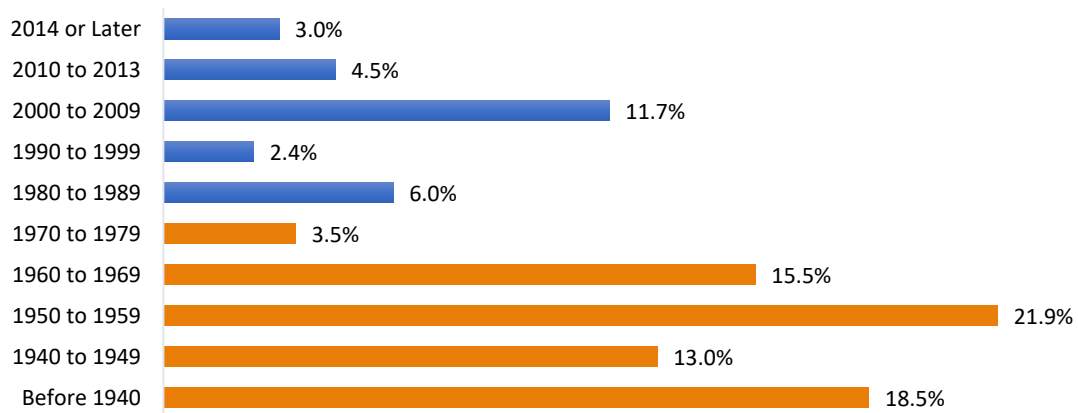
**Finding #4. Need for Improved Housing Quality**

Most (72 percent) of the existing housing stock was built prior to 1980, suggesting a need for ongoing upkeep and modifications to support residents who want to age in place (see Figure 7). Almost one out of every four units (19 percent) of existing housing stock was built post-2000.

A high risk of lead exposure, based on national rankings, and the prevalence of chronic health conditions, such as asthma, among Hyattsville residents reinforce the need for healthy, safe homes there. In Hyattsville, East-West Highway acts as a diving line for lead exposure risk, where areas north of the highway have lower exposure to lead compared with areas south of it.<sup>22</sup> Patterns across Census Tracts in Hyattsville suggest that more than 9 percent of adults in each tract have asthma, with a much higher rate (10.5 percent or more) among those living near Prince George’s Plaza.

There are existing funds that target housing quality issues throughout the State of Maryland, but none specifically reserved for use in Hyattsville.

**Figure 7. Housing Units by Year Built, Hyattsville, MD (2018)**  
*\*Units built prior to 1980 highlighted in orange.*



Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25034

**A note about Covid-19**

It’s worth noting this report does not account for effects from the COVID-19 pandemic and resulting health and economic crises. Both the near-term and long-term effects of the pandemic generate uncertainty about individuals’ and families’ well-being and their economic and housing stability, as well as the fiscal health of local governments.

National experts acknowledge the Covid-19 pandemic is unprecedented, reinforcing uncertainty about how Covid-19 will affect the U.S. housing market, and specifically, the affordable housing industry. Anecdotal evidence suggests the initial impacts are being borne by developers, property owners and managers, renters, especially those earning hourly wages, and persons

<sup>22</sup> The Washington State Department of Health (WSDOH) developed an index for lead exposure risk that considers age of housing and poverty as primary risk factors. Vox Media worked with WSDOH to apply the lead exposure risk index nationally. PolicyMap applied the Vox Media methodology to the 2014-2018 American Community Survey (ACS) data on poverty rates and age of housing stock.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

experiencing homelessness.<sup>23</sup> Public health data suggests the people of color make up a disproportionate number of confirmed Covid-19 cases and deaths in Prince George’s County, which represents the highest incidence of coronavirus in Maryland.<sup>24</sup>

National housing experts agree on two likely results related to Covid-19:<sup>25</sup>

- 1) An increased need for (and potentially renewed focus on) affordable homes among low-income households and vulnerable groups; and
- 2) A delayed housing pipeline due to tighter lending practices and more limited access to capital; delays in public approval processes; and labor and materials shortages

Households in Hyattsville already face housing instability, such as paying more than 30 percent of their income on housing and living in older homes that may need repairs or pose health hazards. These challenges predominantly fall on households with the already limited incomes. The impact of Covid-19 will likely exacerbate this instability, at least in the short-term.

Proactively addressing existing housing affordability and developing systems-level tools to support housing for all walks of life are two ways to promote stability and resilience among residents, both in response to Covid-19 and in the event of future shocks.

---

<sup>23</sup> Donna Kimura. (2020, March 31). “How Covid-19 is Affecting Affordable Housing (So Far).” *Affordable Housing Finance*. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

<sup>24</sup> Rachel Chason, Ovetta Wiggins, and John D. Harden. (2020, April 16). “Covid-19 is ravaging one of the country’s wealthiest black communities.” *Washington Post*. Available at [www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7\\_story.html](http://www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7_story.html).

<sup>25</sup> Donna Kimura. (2020, March 31). “How Covid-19 is Affecting Affordable Housing (So Far).” *Affordable Housing Finance*. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

## Section 4: What housing and community development tools are available in Hyattsville?

Understanding existing housing tools and their relationship to existing needs will inform the tools that City of Hyattsville could use to meet its residents' housing needs. This section summarizes the key programs, policies, and resources available for housing and community development in Hyattsville and key partners administering them (for a full assessment, see Appendix D). Together, this section explains Hyattsville's ecosystem.

### Housing ecosystem: What it is & why it matters

A housing ecosystem refers to the interconnected nature of a community's or region's housing market. Like an ecosystem found in nature, housing markets often reflect complex, interconnected relationships and decisions between the public and private sectors. This framework, developed by the Center for Community Investment, organizes demand for capital investment and ensures it is used to support public priorities.

This framework highlights the key components of a housing ecosystem:<sup>26</sup>

- **Shared priorities** – Clearly defined community-level priorities for housing investments
- **Pipeline** – Projects that will help achieve the community-level shared priorities
- **Enabling environment** – Policies, programs, and resources that support development and investments

### Housing and community development tools

The City of Hyattsville lacks a robust set of local housing tools. Most housing programs are offered by Prince George's County and the State of Maryland. Both the County and State have a range of housing programs, policies, and financing mechanisms that can be used to address housing needs.

Some of these tools are direct assistance, meaning they provide assistance directly to a person (for instance, a housing voucher to rent a home in the private market). Some of these tools provide indirect assistance. This type of assistance typically aids a developer or other actor, like a service provider, to help offset the costs of providing a housing unit or service to a person.

Only a few developers have been successful in using existing county and state housing tools to build new homes in Hyattsville. There is an opportunity for the city to align their future housing toolkit with the existing programs, policies, and resources provided by the county and state to maximize their impact.

Hyattsville has used three tools for economic development:

1. The City's Revitalization Tax Credit provides financial incentives for economic development and redevelopment in three revitalization districts. The tax credit has yet to be successful in creating new market-rate rental housing and has been limited to commercial anchors.
2. The City's Commercial Façade Program provides grant funding to businesses within the City's commercial corridors to improve their building's facades. This program is funded through the State's Community Legacy Program, which allows funding to be used for residential properties.

<sup>26</sup> Framework adapted from: <https://centerforcommunityinvestment.org/sites/default/files/2018-09/CI%20As%20a%20System.pdf>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

3. The City has administered State of Maryland funding, such as the Strategic Demolition Fund and the Rental Housing Program for the Armory Apartments (not constructed as of July 2020) and Renaissance Square Artist Housing project.

In addition to these tools, the City has also used payments in lieu of taxes (PILOT) to preserve and rehabilitate an existing affordable housing property (Parkview Manor) and has leveraged surplus City property for redevelopment of affordable housing units (Renaissance Square Artist Housing)

#### Tools to support renters

The following tools are offered by the State of Maryland for renters or rental properties:

- **Partnership Rental Housing Program** - provides development and rehabilitation loans and serves very low-income households (50 percent AMI or below) and persons with disabilities
- **Rental Housing Program** - provides developmental loans for rental production or rehabilitation of low-income rental units (60 percent AMI or below)
- **Section 811 Project Rental Assistance Program** – awards funds to provide project-based rental assistance for persons with disabilities at 30 percent AMI or less.
- **Low Income Housing Tax Credit** – 4% and 9% tax credits for housing developments for low-income rentals (60 percent AMI or below)
- **Multifamily Bond Program** – development loans for multifamily rental housing developments and rehabilitation (60 percent AMI or below)
- **Rental Housing Works** - subordinate gap financing for projects using the Multifamily Bond Program or Low-Income Housing Tax Credits (60 percent AMI or below)
- **National Housing Trust Fund** – provides development loans and grants for the production or preservation of rental units (30 percent AMI or below)
- **Maryland Affordable Housing Trust** – provides development loans and grants for the production or preservation of rental units (50 percent AMI or below)
- **Community Legacy Program** – provides funding for local governments for efforts that strengthen communities, such as rehabilitation loans

The following tools are offered by Prince George’s County for renters or rental properties:

- **Housing Production Program** - development loan or incentive for housing developments or rehabilitation within a transit-oriented development (TOD) or Transforming Neighborhood Initiative areas (up to 120 percent AMI, if using HOME fund 60 percent or below)
- **Payment in Lieu of Taxes (PILOT)** – an economic development tool that could be used to negotiate a property tax abatement or deferred payment for development
- **Housing Investment Trust Fund (HIF)** – provides gap financing for the Workforce Housing Gap Financing Program
- **Housing Choice Voucher Program (HCVP)** – rental assistance for tenants to rent in the private market (50 percent AMI and below)
- **Moderate Rehabilitation Program (Mod Rehab)** – project-based rental assistance for low-income families in exchange for improvement to a rental property
- **Veterans Affairs Supportive Housing (VASH)** – rental assistance for homeless veterans (veterans earning 50 percent AMI or below)



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

- **HOPWA/Homeless Rental Assistance** – provides supportive housing, rental assistance and rapid re-housing for persons at-risk of homelessness or persons with HIV/AIDS
- **Rental Allowance Program** – fixed monthly rental assistance for eligible extremely low-income homeless persons and households with critical emergency housing needs (30 percent AMI or below)

Tools to support homeowners

The following tools are offered by State of Maryland to owners or support homeownership opportunities:

- **Maryland Affordable Housing Trust** – provides development loans and grants for the production or preservation of owner-occupied units (50 percent AMI below)
- **Community Legacy Program** – provides funding for local governments for efforts that strengthen communities, such as homeownership assistance
- **Maryland Mortgage Program** - provides 30-year fixed-rate home loans to eligible homebuyers purchasing in Maryland. The program offers various products to serve a wide range of needs, such as their SmartBuy Product for people with student debt.
- **Maryland Housing Rehabilitation Program (Single Family)** – rehabilitation loans for improvements to meet building standards (80 percent AMI or below)
- **Independent Living Tax Credit** - provides property owners a tax credit up to \$5,000 for renovation costs associated with accessibility improvements
- 

The following tools are offered by Prince George’s County to owners or support homeownership opportunities:

- **Housing Production Program** - development loan or incentive for housing developments or rehabilitation within a transit-oriented development (TOD) or Transforming Neighborhood Initiative areas (up to 120 percent AMI, if using HOME fund 60 percent or below)
- **Pathways to Purchase Program** - provides home purchase assistance to eligible first-time homebuyers to purchase owner occupied or vacant residential properties (80 percent AMI or below)
- **Housing Choice Voucher Homeownership Program** – program for tenants using rental assistance to save for and purchase a home (50 percent AMI or below)
- **Clean Energy Program** – provides grants and loans to existing homeowners to reduce energy consumption, costs and carbon emissions
- **Housing Rehabilitation Assistance Program (HRAP)** - provides funding to support rehabilitation loans (up to \$60,000) to homeowners for repairs, including roof replacement, electrical, and plumbing work.
- **Housing Production Program** - development loan or incentive for housing developments or rehabilitation within a transit-oriented development (TOD) or Transforming Neighborhood Initiative areas (up to 120 percent AMI, if using HOME fund 60 percent or below)

Tools to support for-profit and nonprofit developers

The following tools offered by State of Maryland can be used by for-profit and non-profit developers:

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

- **Partnership Rental Housing Program** - provides development and rehabilitation loans and serves very low-income households (50 percent AMI or below) and persons with disabilities
- **Rental Housing Program** - provides developmental loans for rental production or rehabilitation of low-income rental units (60 percent AMI or below)
- **Low Income Housing Tax Credit** – 4% and 9% tax credits for housing developments for low-income rentals (60 percent AMI or below)
- **Multifamily Bond Program** – development loans for multifamily rental housing developments and rehabilitation (60 percent AMI or below)
- **Rental Housing Works** - subordinate gap financing for projects using the Multifamily Bond Program or Low-Income Housing Tax Credits (60 percent AMI or below)
- **National Housing Trust Fund** – provides development loans and grants for the production or preservation of rental units (30 percent AMI or below)
- **Maryland Affordable Housing Trust** – provides development loans and grants for the production or preservation of rental units (50 percent AMI or below)

The following tools offered by Prince George County can be used by for-profit and non-profit developers:

- **Housing Production Program** - development loan or incentive for housing developments or rehabilitation within a transit-oriented development (TOD) or Transforming Neighborhood Initiative areas (up to 120 percent AMI, if using HOME fund 60 percent or below)
- **Payment in Lieu of Taxes (PILOT)** – an economic development tool that could be used to negotiate a property tax abatement or deferred payment for development
- **Housing Investment Trust Fund (HITF)** – provides gap funding for the Workforce Housing Gap Financing Program

Takeaways from comparison of available tools to needs

These City, County and State tools have been used to meet residents' housing needs on a few occasions. Overall, the city's existing housing toolbox is limited. Among its available tools, only the city's PILOT has been used previously to support housing affordability.

The City has two tools for residential development: 1) PILOTs and 2) revitalization tax credit. PILOTs were used for the preservation and renovation of affordable housing units, while the revitalization tax credit has been used for market-rate development. The Commercial Façade Improvement program currently only targets commercial properties. Its state-level funding source, the Community Legacy Program, allows funding to be used for residential properties and encourages homeownership efforts, which the City leveraged as part of the financing for the Renaissance Square Artists' housing project.

Hyattsville's housing market is changing, with more renters and strong or competitive market conditions. Competitive market conditions can make it challenging to build affordable housing. Developers have used tools like the Low-Income Housing Tax Credit and Rental Housing Program to build Renaissance Square Artists' Housing in the Gateway Arts District. Many individuals employed in Hyattsville are working in industries paying low wages and would benefit from subsidized housing. However, accessing State and County funding sources require advanced planning to apply for funding, and when received, expend funding in a specific period of time.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Additional state tools to support affordability in strong markets where it is needed are the Multifamily Bond Program, Rental Housing Works, and Partnership Rental Housing Program. Accessing state funding for affordable development can be a competitive process for developers and often will require some local support. For instance, the City can support developers seeking state funding by providing funding or assets, such as land, to these projects.

Cost-burden renters in Hyattsville have access to direct financial assistance through programs like the Housing Choice Voucher Program administered by Prince George's County. The County supplies more than 5,000 households with vouchers. However, these vouchers serve the entire county, and there is a high demand for them, making it challenging for renters in Hyattsville to participate in the program.

There are programs to help first-time homebuyers at both the County (Pathways to Purchase Program) and State (MMP) levels. However, due to a competitive housing market it can be difficult for buyers in Hyattsville to use these programs. For instance, people using homeowner assistance programs may compete with buyers who can pay cash.

There are County and State tools to address housing quality issue in Hyattsville. The Housing Rehabilitation Assistance Program (HRAP) and Maryland Housing Rehabilitation Program (Single Family) are direct assistance rehabilitation programs that homeowners can use to improve their homes. Community Legacy funds can also be used to address housing quality, and the city could use that funding to address poor housing quality.

The city's current development pipeline consists of all market-rate development. Recent rental properties built in Hyattsville have been priced higher than what would be affordable for nearly half of the city's households. Should new housing development rent at similar prices, it could exacerbate housing affordability problems.

There are only three subsidized housing properties in the city, with two of them with subsidies scheduled to expire in 2029 and 2030. There is an opportunity for the City focus on ways to preserve its limited supply of subsidized housing through existing partnerships with developers, and representatives from the county and state. The City recently has had success in the preservation and renovation of Parkview Manor, a subsidized property originally built in 1999 with the Low-Income Housing Tax Credit financing. In 2015, Montgomery Housing Partnership (MHP) acquired full ownership of the property. MHP successfully renovated and preserved all 53 units of this property through project financing from Prince George's County and Hyattsville. Prince George's County approved a 40-year Payment in Lieu of Taxes (PILOT) and Hyattsville approved a 15-year PILOT.<sup>27</sup>

---

<sup>27</sup> Parkview Manor Apartments Payment in Lieu of Taxes; see [www.hyattsville.org/DocumentCenter/View/5121/Charter-and-Code-March-2019\\_Ch-108](http://www.hyattsville.org/DocumentCenter/View/5121/Charter-and-Code-March-2019_Ch-108).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

## Section 5: What actions can leaders in Hyattsville take to address housing needs?

Previous sections of this report highlighted what we heard through stakeholder interviews, identified key housing needs and market conditions, and aligned them with tools and resources. With all this information, what actions can leaders in Hyattsville take to address the needs identified?

This section highlights **four areas of action** that leaders can focus on along with corresponding strategies and tools to achieve them. The following action areas were derived from the existing conditions analysis, stakeholder interviews, ecosystem mapping and tool identification, and subsequent findings.

Additional considerations included the level of influence of the City on the action area (does the City have direct or indirect influence over the action area?); length of time needed to achieve the action (Will it take a short, medium, or long timeframe to accomplish?); partners to achieve this action (will the City need to cultivate existing or new partnerships to achieve the action?); and relationship to housing needs (what needs do these action areas address?).

As a result, the Hyattsville Housing Action Agenda focuses on the following action areas:

- Increase and preserve affordable, accessible housing options.
- Prevent involuntary displacement and stabilize neighborhoods.
- Preserve and expand existing affordable home ownership.
- Ensure that internal policies and practices advance equity.

These tools are potential solutions for the City to use, but prioritization and recommendation of solutions will be forthcoming in Phase 2.

### ACTION AREA: INCREASE AND PRESERVE AFFORDABLE, ACCESSIBLE HOUSING OPTIONS

#### Description and Relationship to Key Needs

This Action Area is directly related to Findings #1 and #2, which address the need for more types of homes based on demographic changes and changing market conditions, respectively. In order to address these needs, the City could employ the strategies below to increase housing affordability options as well as preserve existing affordable housing stock.

#### Relationship to Available Housing Tools

STRATEGY	TOOL	TIMEFRAME	INFLUENCE
Generate dedicated revenues for affordable housing programs	<ul style="list-style-type: none"> <li>• Establish a commercial linkage fee or impact fee to generate funds for housing</li> </ul>	Short	Direct
Preserve the existing stock of affordable, accessible housing	<ul style="list-style-type: none"> <li>• Proactively engage property owners of subsidized affordable housing with expiring terms to affordability and facilitate assistance</li> </ul>	Medium	Direct/Indirect

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

	<p>based on property owners' needs</p> <ul style="list-style-type: none"> <li>• Establish ordinance that any demolition/disposition of subsidized affordable housing shall have no less than 2:1 replacement</li> <li>• Develop a jurisdiction-wide policy that sets forth a no net loss of affordable housing policy that is included in land-use plans, local laws, community plans, and Request for Proposals for funding for affordable housing</li> <li>• Work with the County to incorporate tenants' right to purchase into the right of first refusal policy and provide financing options to support purchase</li> <li>• Expand pilot for demolition restrictions and/or fees to prevent conversion of multifamily housing stock (like 2 flats) into luxury homes</li> </ul>		
Increase access to affordable housing	<ul style="list-style-type: none"> <li>• Explore existing models that require landlords to consider alternatives to credit scores</li> <li>• Create incentives for family size units with 3+ bedrooms and accessible units</li> <li>• Work with MWCOG to evaluate the definition of "affordable" and possible alternatives that are tied to minimum wage or SSDI.</li> <li>• Prioritize production of housing units at lower income levels through tax abatements</li> </ul>	Medium	Direct/Indirect
Increase health and safety of affordable housing	<ul style="list-style-type: none"> <li>• Encourage and promote existing programs that focus on lead abatement, modernization, weatherization, and home improvements to age in place</li> </ul>	Medium	Indirect

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

	<ul style="list-style-type: none"> <li>• Work with County to increase use of moderate rehabilitation program</li> </ul>		
Expand and assist with regional partnerships to increase affordable housing opportunities	<ul style="list-style-type: none"> <li>• Work with property owners to incentivize the acceptance of Housing Choice Vouchers</li> <li>• Work with the County to improve and expand use of Housing Choice Vouchers in Hyattsville</li> <li>• Ensure City has representation in key county and state housing boards, commission, and other groups to expand partnerships and assist with relationship-building</li> </ul>	Short/Medium	Indirect

**Case Study: The Apartment at North Point, Reston, VA**



Source: Quantum Management LLC

The Apartment at North Point is a 48-unit garden style apartment located in Reston, VA, less than four miles from the Silver Line Reston Metro Station. This property was built in 1998, with federal low-income tax credits, serving low- and moderate-income households. Cornerstones Housing Corporation (CHC) purchased the property in 2015 to preserve existing affordable housing stock near the Reston Town Center. This property acquisition was completed with a combined nonprofit, public, and private effort. Cornerstones purchased the

property, Fairfax County Board of Supervisors and Reston Association CEO led the advocacy efforts, and Freddie Mac Foundation, Wells Fargo, Bozzuto, NII Holdings, and the Fairfax County Redevelopment and Housing Authority were financial supporters and investors in the acquisition.<sup>28</sup>

CHC and Cornerstones Inc. was formed in 1970 to address the need for affordable housing and provides supportive services such as food and quality childcare services. Over time the CHC has targeted their efforts in northwestern Fairfax County, where Reston is located. CHC also provides emergency shelter, supportive housing programs, foreclosure prevention and housing counseling. The CHC partners with Fairfax County to provide a comprehensive range of services and explore affordable housing preservation efforts in the growing Reston Town Center.

The Reston Town Center has been feeling increasing development pressure over the past decade, which can be attributed to being within Reston’s Transit Station Area

<sup>28</sup> <https://nvaha.org/apartments-at-north-point/>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

(TSAs). Fairfax County has adopted policies such as Inclusionary Zoning to require affordable housing in every new housing development. While this does address the need to create new affordable housing, preserving existing stock offers its own strategic advantage, which CHC was able to do with no net loss.

The previous Board of Supervisor member of the district, Catherine Hudgins, and the former Reston Association CEO Cate Fulkerson advocated for this acquisition in the both community and local government. This was crucial for the success of this acquisition, as previous attempts to finance affordable housing efforts were met with opposition. This was seen during the Reston Town Center North project, where a redevelopment proposal for two blocks within a 47-acre plot of land was denied by an advisory group comprised of government staff and local residents.

Cornerstone and the Greater Reston Chamber of Commerce has a long partnership and provides an annual awards event, the Best of Reston Awards, which celebrates individuals, community organizations, and small and large businesses that maintain a shared vision of a strong and dynamic community. A two-year fundraiser was held during the 2014-2015 Best of Reston Awards to raise \$1,768,000. These funds were used to close the financing gap in the acquisition of the Apartment at North Gate. CHC leveraged approximately \$2,100,000 in federal and private grant funding and a \$3 million loan to transition to sole ownership of the development. In addition, the financial transaction secured over \$556,000 in capital reserve funding and additional closing set aside funds of \$129,000 that enables the provision of social service support for low income families.<sup>29</sup>

The key to this existing affordable housing acquisition was a non-profit leveraging its established relationships, partnerships and programs to make it an attractive investment for public and private entities. CHC is well established in the community and has a strong commitment to preserving affordable housing for a lifetime.

**Applicability to Hyattsville:** Highlights partnerships to assist with affordable housing opportunities.

**ACTION AREA: PREVENT INVOLUNTARY DISPLACEMENT AND STABILIZE NEIGHBORHOODS**

**Description and Relationship to Key Needs**

This Action Area is directly related to Findings #1 and #2, which address the need for more types of homes based on demographic changes and changing market conditions, respectively. In order to address these needs the City could enact strategies outlined below to prevent involuntary displacement and stabilize neighborhoods, as the City continues to grow and change.

**Relationship to Available Housing Tools**

STRATEGY	TOOL	TIMEFRAME	INFLUENCE
Leverage existing rental inspections programs to avoid	<ul style="list-style-type: none"> <li>Use existing data to understand which</li> </ul>	Medium	Direct

<sup>29</sup> <https://www.cornerstonesva.org/financials/>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

renters being evicted for requesting code compliance	populations experience code violations		
Focus on homelessness prevention and reducing evictions	<ul style="list-style-type: none"> <li>Work with state agencies and local service providers, such as LEDC and LAYC, to provide mediation, education, and additional resources to tenants</li> </ul>	Long	Indirect
Work with property owners to maintain/preserve subsidized and unsubsidized affordable units	<ul style="list-style-type: none"> <li>Create incentives like tax relief or others to encourage the extension of terms of affordability</li> </ul>	Long	Direct/Indirect
Provide enhancements to programs that assist with down payment options	<ul style="list-style-type: none"> <li>Encourage and promote existing programs that focus on easing down payment burdens at the regional, state, and federal levels</li> </ul>	Long	Indirect

**Case Study: 16 Corner, Miami, FL**



Source: Vagabond Group LLC

16 Corner is a 44-unit affordable and workforce rental apartment complex. It consists of five buildings across five parcels in Miami’s Historic Overtown neighborhood. Originally built in the 1950s, these properties were in poor condition and on the verge of becoming uninhabitable, displacing all of the current tenants. A public subsidy was used to incentivize private investment and renovate the property. The subsidy also created a 30-year affordability covenant to preserve affordability in this area.

The rehabilitation project was a public-private collaboration. Vagabond Group purchased and developed the properties, Omni CRA funded the development, and Mt. Zion Community Development Corporation (CDC) supported relationship-building between Vagabond Group and the current residents of the properties. Throughout the rehabilitation process, the partners prevented the involuntary, off-site displacement of residents and worked toward stabilizing the neighborhood.

Omni CRA was formed by the city of Miami in 1987 to implement sustainable development within a designated redevelopment area in Historic Overtown. Historic Overtown is bordered by strong real estate markets with increasing property values as a result of the neighborhood’s proximity to activity centers, major transportation centers and anchor institutions. Due to increasing property

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

values, Omni CRA was actively looking for opportunities to maintain affordable housing.

The five properties purchased by Vagabond Group were ideal candidates for affordable housing preservation. The sites' existing densities were higher than allowable for new construction, as the zoning requirements had been updated for new buildings. Staff at Omni CRA and Vagabond Group had previously talked about collaborating on affordable housing preservation and this seemed like an ideal project.

The public-private partnership driving the rehabilitation efforts ensured that no residents were involuntarily displaced off-site during the rehabilitation efforts. The partners decided to complete the rehabilitation efforts on a rotating basis, such that not all units were worked on at once. Residents whose units were being renovated, were temporarily placed in a different unit within the same building, preventing off-site displacement and allowing residents to remain within their community. Rent remained the same both during and after the rehabilitation process, ensuring extra financial burdens were not placed on the residents.

Strong relationships were key to 16 Corner's success in their efforts to prevent displacement and stabilize neighborhoods. In particular, the existing relationship between the developer (Vagabond Group) and financier (Omni CRA) and long-standing trust between public-sector decisionmakers and the developer were essential. The Vagabond Groups' reputation for historic renovation also helped alleviate concerns by local decisionmakers.

Some residents expressed apprehension about the for-profit developers purchasing land in the neighborhood. Hearing and acknowledging resident concerns, the project partners approached Mt. Zion CDC to work more directly and collaboratively with the neighborhood. Mt. Zion joined the project in exchange for a 7.5% ownership stake in the value of the property at the end of its 30-year affordability covenant.

As the owner of the property, the Vagabond Group oversees property management. They opted to retain the property manager who had been hired by the previous owner. Given their knowledge with the property, the property manager was able to assist with the rehabilitation process, including identifying or prioritizing things to fix or improve. They also had established relationships with tenants and the broader community and knew how to work well with them. Their presence was also a source of stability for tenants who were initially wary of new management.

Omni CRA covered the cost of the acquisition, which is often one of the greatest barriers to preserving unsubsidized affordable Small and Medium Multifamily housing stock (SMMF) in strong real estate markets. Using its discretion over TIF funds, the Omni CRA issued a forgivable loan for the \$3,800,000 acquisition cost. The loan would be forgiven after the property satisfied the 30-year affordable housing covenant. No additional local, state, or federal funds were used. The Vagabond Group donated its developer fee to expedite the project by eliminating the need to secure additional funds. The 16 Corner project is a testament to the value of atypical sources of public subsidy to support affordable housing and serves as an excellent example of how to improve the quality of an unsubsidized affordable SMMF property without raising rents, in a strong real estate market.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

The Vagabond Group determined the need for a gut rehabilitation of the properties prior to starting. Rehabilitation took roughly 10 months and hard costs per unit were \$67,000. To improve the properties resilience, the buildings were updated to include storm-certified roofs, impact windows, and hurricane straps. The partners also used materials that were more energy efficient meaning lower cost to future residents.

At the time of purchase, the properties were 80% occupied and the project partners made it a goal not to displace any residents during the process. The partners achieved this through a rotation of the rehabilitation activities from unit to unit, which allowed them to temporarily relocate residents on-site while their units were rehabilitated. This approach allowed all current residents to remain housed in their building during the renovation process.

**Applicability to Hyattsville:** Highlights a project where a city worked with property owners to preserve the affordable units

**ACTION AREA: PRESERVE EXISTING AND EXPAND AFFORDABLE HOMEOWNERSHIP**

**Description and Relationship to Key Needs**

This Action Area is directly related Findings #1, #3, and #4, which discuss the need for more types of homes, more housing affordability, and improved housing quality, respectively. In order to address these needs, the City could use the strategies below in order to preserve existing affordable homeownership opportunities as well as expand them.

**Relationship to Available Housing Tools**

STRATEGY	TOOL	TIMEFRAME	INFLUENCE
Continue foreclosure prevention counseling and outreach activities	<ul style="list-style-type: none"> <li>Support programs within key organizations that provide housing counseling</li> </ul>	Short	Indirect
Improve access to resources for home repairs and rehabilitation for qualified owners	<ul style="list-style-type: none"> <li>Provide low-cost or deferred (for elderly with lien) rehabilitation loans, grants and/or handy-worker assistance to income qualified owners</li> </ul>	Medium	Direct
Study property tax freeze programs for low-income owners facing rapid property tax increases to prevent displacement	<ul style="list-style-type: none"> <li>Provide property tax relief for the most vulnerable properties within the City</li> </ul>	Medium	Indirect
Subsidize affordable homeownership opportunities	<ul style="list-style-type: none"> <li>Allocate resources to increase awareness and usage of public and private down payment assistance options aimed at increasing affordable opportunities for entry level home buyer</li> </ul>	Long	Indirect

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

	<p>families, such as by supporting housing counseling agencies</p> <ul style="list-style-type: none"> <li>• Provide/support direct assistance programs to help with down payment and close costs for first time home buyers</li> <li>• Partner with financial institutions to offer ITIN<sup>i</sup> mortgage lending products for mixed-status households</li> </ul>		
Support cooperative homeownership models	<ul style="list-style-type: none"> <li>• Develop policy and program to support creation of Limited Equity Housing Cooperatives to create homeownership options for low- to moderate-income families</li> <li>• Support community-based organizations to provide tenant organizing support for cooperative homeownership models</li> <li>• Partner with financial institutions to provide financial products to support cooperative homeownership models</li> <li>• Promote development and creation of self-financed cooperative homeownership models</li> <li>• Dedicate public land and resources for development of limited equity cooperatives, whenever possible</li> </ul>	Long	Indirect

**Case Study: College Park, MD**

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report



Local first-time homebuyer programs or employer-assisted housing can target and specific income households or employees with purchasing a home by providing financial assistance with the down payment and/or closing costs with a home purchase. To promote homeownership with for their employees, City of College Park and the University of Maryland have combined their efforts to create a local non-profit development corporation called the College Park City-University Partnership. The Partnership promotes and supports commercial revitalization, community development, and quality housing opportunities within the City of College Park.<sup>30</sup>

The Partnership offers a Homeownership Program, targeted to their employees, which includes a zero-interest, deferred payment loan up to \$15,000 with a term of 10 years, for the down payment and/or closing costs within City limits. The program partners with the State of Maryland, College Park, University of Maryland, local businesses and financial institutions.<sup>31</sup>

Potential homebuyers applying for the program must meet certain requirements, such as being employed by the University of Maryland or the City of College Park. Typically, in order to receive assistance, homebuyers must meet the definition of a first-time buyer, which means not having owned a home in the previous three years. For this program the applicant does not need to be a first-time homebuyer, however, they cannot own a property within the City limits. Also, the program does not establish income limitations for applicants. The Homeownership Program provides flexibility for homebuyers to use all types of loans, such as conventional loans, US Department of Veterans Affairs (VA) loans, and Federal Housing Administration (FHA) loans.

In order to protect the programs' investments, the loan is secured on a property with a deed of trust and promissory note, with a balance due upon sale or transfer of the property if the property ceases to be the primary residence of the homebuyer, if the homebuyer (or spouse) is no longer employed by the University or City, or if the homebuyer otherwise fails to comply with the program requirements. Homebuyers are also required to enter into a Right of First Refusal agreement. This provides the Partnership a 30-day opportunity to purchase the house if the homebuyer decides to sell or transfer the home within ten years of the home purchase.

The Homeownership Program is funded through a Community Legacy grant. Community Legacy grants can only be applied in areas designated as a Sustainable Community by the State of Maryland. The Community Legacy program funds local governments and community development organization projects or programs that address local issues. In addition to the Community Legacy grant, matching grants are provided by the University of Maryland and the City of College Park.

The financial institutions that are partners with the Program provide incentives to applicants. The Blue Note Title and Capital Title offer closing cost credits or discounts for program participants. Prosperity Home Mortgage LLC offers eligible borrowers a \$1500-\$2500 credit towards down payments and/or closing costs through

<sup>30</sup> <https://collegetparkpartnership.org/>

<sup>31</sup> <https://collegetparkpartnership.org/homeownershipprogram/>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

their BorrowSmart program. The McKay Mortgage Company is offering participants in the Homeownership Program a free home appraisal, free pre-approval, and free credit analysis. Berkshire Hathaway Home Services PenFed Realty is offering a free one-year home warranty to buyers if they purchase with them.

The most attractive component of the Homeownership Program is how it can align with other existing programs. The City of College Park provides a New Neighbor Homeownership Grant Program, which is \$5,000 towards the down payment or closing costs and can be leveraged with the Homeownership Program. The Maryland Mortgage Program (MMP) also provides \$5,000 in down payment assistance or closing costs and up to \$2,000 in annual tax credits for the life of the mortgage. However, unlike the Homeowner Program, MMP requires applicants to be a first-time homebuyer or have not owned a home in the previous three years and meet their income limitations.<sup>32</sup> The MMP also has a community partner match program, that provides up to \$2,500 in additional down payment assistance with local programs.

Since the Homeownership Program has started, over 50 College Park and University of Maryland employees were able to purchase a home and now live where they work. Homebuyer profiles are developed to show applicant success stories.<sup>33</sup> The success of this program is embedded in the University District Vision: to make College Park a sustainable top 20 college town by 2020.<sup>34</sup> This requires the collaboration of the City, County, State and the University.

**Applicability to Hyattsville:** Highlights a program that expands homeownership opportunities for first-time home buyers by providing direct assistance with down payments and closing costs.

**ACTION AREA: ENSURE THAT INTERNAL POLICIES AND PRACTICES ADVANCE EQUITY**

**Description and Relationship to Key Needs**

This Action Area is directly related to Findings #1 and #4, which address the need for more types of homes and improved housing quality, respectively. In order to address these needs, the City could use the strategies below in order to ensure that internal policies and practices advance, not hinder, equity within the City’s organization.

**Relationship to Available Housing Tools**

STRATEGY	TOOL	TIMEFRAME	INFLUENCE
Address NIMBYism and lack of political will to create affordable, accessible housing at the scale needed	<ul style="list-style-type: none"> <li>Create an education and awareness campaign to effectively communicate the challenges and solutions to inequity</li> <li>Provide resources for community-based organizations</li> </ul>	Short	Indirect

<sup>32</sup> <https://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx>

<sup>33</sup> <https://collegetownpartnership.org/homeownershipprogram/homebuyers/>

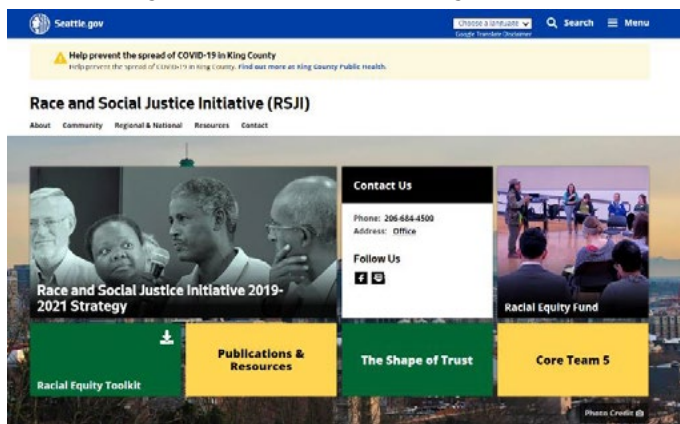
<sup>34</sup> <https://collegetownpartnership.org/university-district-vision/>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

Emphasize culture of respect toward those who need affordable housing options	<ul style="list-style-type: none"> <li>• Create a training or webinar resource for employees and departments</li> </ul>	Short	Direct
Develop standardized tools to assess racial and social equity impacts in capital planning and budget processes	<ul style="list-style-type: none"> <li>• Create an assessment worksheet focused on equity to apply during the review of capital planning projects and the budget process</li> <li>• Use housing impact assessments to understand how new investment affect affordability</li> </ul>	Medium	Direct
Develop intentional equity action plans across the organization	<ul style="list-style-type: none"> <li>• Embark on a city organization-wide effort to develop a cohesive and strategic plan around equity</li> </ul>	Long	Direct

**Case Study: Seattle Racial Equity Toolkit, Seattle, WA**



Source: [www.seattle.gov/rsji](http://www.seattle.gov/rsji)

The City of Seattle was one of the first municipalities in the United States to create a specific policy and toolkit aimed at promoting racial equity in city government. The City Council passed an ordinance in 2009 that directed all city departments to use the Racial Equity Toolkit they developed and apply it to policies, programs, and budget decisions.<sup>35</sup> In 2015, the Mayor of Seattle expanded it to be used four times annually, becoming a part of performance measures for department heads.

There are four guiding principles to using the Racial Equity Toolkit: education, identification, creation, and implementation. The process starts with education to provide background information and give an organization a groundwork for the rest of the process. This includes highlighting the importance and power of language and what terms are best used for this work.<sup>36</sup> The second principle is identification, which helps to evaluate where your organization currently is and identify areas for improvement. The third and fourth principles, creation and implementation, build off this and help create a plan for improvement and putting those plans into motion. One key element is

<sup>35</sup> Seattle Racial Equity Toolkit, The Government of Seattle, June 2012. [www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit\\_FINAL\\_August2012.pdf](http://www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit_FINAL_August2012.pdf)

<sup>36</sup> Seattle Racial Equity Toolkit, The Government of Seattle, June 2012. [www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit\\_FINAL\\_August2012.pdf](http://www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit_FINAL_August2012.pdf)



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report

community engagement. Engaging the community in this process can help generate ideas and make decisions that can ensure more equitable outcomes.

The Seattle Toolkit has a six-step evaluation tool that can help assess government policies, initiatives, programs, and budget issues. The steps provide a framework to set outcomes, involve stakeholders, determine benefits and burdens, advance opportunity or minimize harm, evaluate, and reporting. This evaluation process helps create measurable outcomes and provides greater accountability.

One major policy that came out of this process is that racial equity trainings are provided to all City boards, commissions and advisory groups to ensure that community representatives apply a racial equity lens in their advisory roles. All employees also are given annual racial equity trainings. Overall, the trainings have been successful with 60% of public employees (around 5,600), noting that they are actively engaged in promoting equity changes in the workplace.

In addition, Seattle has tripled their purchasing dollars to women and minority owned businesses and created interpretation and translation services so non-English speakers can participate in civic life. The City has also created a roundtable group of 25 organizations and public institutions, working together to create racial equity across Seattle. They have also developed 20-30 roles throughout several departments in the government to advance equity in all of Seattle's business lines.<sup>37</sup>

***Applicability to Hyattsville:*** Highlights a toolkit to examine racial equity in city policies and programs across an organization

---

<sup>23</sup> Seattle's Race and Social Justice Initiative Policies, Seattle's Race and Social Justice Initiative, 2014. <https://www.seattle.gov/rsij>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix A

## Appendix A. Glossary

**Affordable housing:** Housing is typically considered affordable if total housing costs do not exceed 30 percent of a household's gross income.

**Area median income:** The analysis in this report primarily relies on area median income, which is an income benchmark calculated and used by the U.S. Department of Housing and Urban Development (HUD), and to understand housing needs and other characteristics by income level. Unless otherwise noted, mentions of "area median income" or "AMI" throughout the rest of this document refers to the HUD-defined standard.

In the case of Hyattsville, "area" refers to HUD-defined Fair Market Rent Area, which encompasses the following counties and cities: District of Columbia, DC; Calvert County, MD; Charles County, MD; Frederick County, MD; Montgomery County, MD; Prince George's County, MD; Arlington County, VA; Clarke County, VA; Fairfax County, VA; Fauquier County, VA; Loudoun County, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA; Alexandria city, VA; Fairfax city, VA; Falls Church city, VA; Fredericksburg city, VA; Manassas city, VA; and Manassas Park city, VA.

**Cost burdened:** Families who pay more than 30 percent of their income for housing are considered by the US Department of Housing and Urban Development (HUD) to be cost burdened.

**Doubling up households:** Having one or more adults in addition to the head of household and spouse or partner, such as an adult child living at home, two related or unrelated families residing together, or a parent living with an adult child.

**Housing Tenure:** The financial arrangements under which a household occupies all or part of a housing unit. The most common types of tenure are ownership and rental.

**Housing Unit:** A house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. Housing units may be permanently occupied, seasonally occupied or vacant.

**Overcrowding:** The condition of having more than one person per room in a residence, specifically bedrooms and living rooms.

**Severely housing cost burdened:** Families who pay more than 50 percent of their income for housing are considered by HUD to be severely cost burdened.

**Subsidized housing:** Public housing, rental assistance vouchers like Section 8, and developments that use Low-Income Housing Tax Credits are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

## Appendix B. Community and stakeholder engagement

### Stakeholder Interviews

As part of the kickoff for Phase I of the Housing Action Agenda, the team from Enterprise along with the Community and Economic Development staff convened stakeholders for three information gathering sessions with City leaders to better understand the City's vision and specific objectives for housing. The Enterprise team and City staff also met with key stakeholders in the community that can provide unique perspectives on the challenges in providing, developing or maintaining affordable housing in the City of Hyattsville.

Staff and the Enterprise team interviewed each Council member to hear their vision for affordable housing in Hyattsville and what their constituents are saying about affordable housing in the city. Additionally, Staff and the Enterprise team spent a day listening to community voices of targeted groups that either represent people accessing affordable housing or developing affordable housing.

The feedback collected through interviews was used to inform the shaping of subsequent tasks, including the baseline conditions analysis, and inform the development of a criteria to be used to assess priorities moving forward in achieving the City's desired outcomes for housing in a growing market.

A total of 32 stakeholders were interviewed as part of the kickoff for this project. Interviews were conducted at City Hall, prior to the COVID-19 outbreak, on February 20<sup>th</sup>, 21<sup>st</sup>, and 26<sup>th</sup>.

### Open House Forum

On June 9<sup>th</sup> at 7:00 PM the City of Hyattsville hosted a virtual Open House Forum to inform residents of the Housing Action Agenda engagement underway and report out key takeaways from stakeholder interviews and the baseline conditions analysis, assessing Census data. During the community forum three live polls were provided to audience members to collect resident perspectives on housing conditions, shifts in the market, and reactions to the data findings.

Hyattsville residents were the primary audience for the Open House. A recording of the forum presentation along with an English and Spanish version of the presentation slides can be found on the City of Hyattsville website here: <http://www.hyattsville.org/807/Affordable-Housing-Strategy>.

A total of 36 individuals attended the virtual Open House Forum. This count does not include the number of residents who have viewed the recording of the Open House made available on the City's website.

### Public Comment Period and Survey

The City of Hyattsville provided a weeklong public comment period to gather additional feedback from Hyattsville residents. Project materials, including the Open House Forum presentation and the forum recording, were made available on the City of Hyattsville website here: <http://www.hyattsville.org/807/Affordable-Housing-Strategy>.

The flash polls provided during the forum were converted to a public survey, which remained open for one week and closed on June 22<sup>nd</sup> at 5 PM. The City accepted additional comments on the

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

data findings and housing needs affecting residents. An email address was provided to submit comments for the duration of the comment period.

Hyattsville residents were the primary audience for the public comment period and survey.

The City did not receive additional survey responses during the comment period.

No additional comments were received during the public comment period.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

Interview List

<b>Date</b>	<b>Name</b>	<b>Organization</b>
2/20/2020	Ron Brooks	City of Hyattsville
2/20/2020	Ann Barrett	Long & Foster
2/20/2020	Phil Aftuck	Bernstein Companies
2/20/2020	Brook Katzen	Urban Investment Partners
2/20/2020	Robert Gilbane	Gilbane Companies
2/20/2020	Nkosi Yearwood	Hyattsville Planning Committee
2/20/2020	John Paukstis	Habitat for Humanity
2/20/2020	Sarah Reddinger	Habitat for Humanity
2/20/2020	Stephanie Roodman	Montgomery Housing Partnership
2/20/2020	Stacie Whitesides	Race & Equity Task Force
2/20/2020	Latoya Robinson	Race & Equity Task Force
2/21/2020	Rev. Nathan Hill	University Christian Church
2/21/2020	Kevin Ward	City of Hyattsville
2/21/2020	Bart Lawrence	City of Hyattsville
2/21/2020	Robert Croslin	City of Hyattsville
2/21/2020	Danny Schaible	City of Hyattsville
2/21/2020	Ben Simasek	City of Hyattsville
2/21/2020	Joseph Solomon	City of Hyattsville
2/21/2020	Erica Spell Wolf	City of Hyattsville
2/21/2020	Mosi Harrington	Age-Friendly Hyattsville Work Group
2/21/2020	Mickie Ballotta	Age-Friendly Hyattsville Work Group
2/21/2020	Lisa Walker	Age-Friendly Hyattsville Work Group
2/21/2020	Candace B. Hollingsworth	City of Hyattsville
2/21/2020	Reginald G. Exum	Citi Bank
2/21/2020	Edouard Haba	City of Hyattsville
2/26/2020	Jocelyn D. Harris	Housing Initiative Partnership
2/26/2020	Wil Maxwell	Hyattsville Planning Committee
2/26/2020	Sarah Basehart	Independence Now
2/26/2020	Jonathan Mueller	Hyattsville Planning Committee
2/26/2020	Daniel Peabody	City of Hyattsville
2/26/2020	Estella Alexander	Housing Authority of Prince George's County
2/26/2020	Ray Gilley	Housing Authority of Prince George's County

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

## Key Takeaways and Themes from Interviews

### City of Hyattsville Council, Committees, and staff

- The DC region and Hyattsville, in particular, has long been a diverse community with multiple racial and ethnic groups and immigrant communities represented. Across interviews with the City there is recognition that demographics are shifting in Hyattsville. During interviews several Council members reported that Hyattsville is becoming more young, professional, and mostly single. Interviewees also reported that families and married couples looking to build a family and are unable to afford homeownership in DC are increasingly looking to Hyattsville to offer more affordable options. Across interviews with Council it was reported that increases in property taxes are routinely cited anecdotally by seniors as an ongoing concern around affordability.
- Based on Hyattsville's proximity to critical employment centers that are the economic drivers for the region, including the federal government along with the education and medical sectors, making Hyattsville an attractive community for those looking for affordable housing options and are priced out of DC, Montgomery County, or Howard County. Given Hyattsville's connectivity to transit with Metro rail and bus access, its walkability and neighborhood amenities, the City is increasingly attracting higher income households.
- As a result, for low-income households or for those on a fixed income housing affordability is more an immediate issue with anecdotal reports of an uptick in overcrowded conditions and doubled up households.
- Interviews with Council and the Planning Committee reported that the most vocal residents in Hyattsville that the City primarily hears from is not demographically representative of the broader community, and typically are homeowners able to attend Council meetings or public hearings. Apart from these types of touch points with citizens it is unclear what the representative sample and need for affordable housing is in Hyattsville. During multiple interviews it was reported that two public schools in Hyattsville are Title 1, indicating that over half of the students are eligible for reduced and free lunch programs, signaling a need, at the same time these groups are not represented in public meetings, voicing their concerns and experiences with housing.
- Assessing across interviews there is a desire to adopt a collaborative approach with Prince George's County in addressing affordable housing challenges. Future development preserves the character of the neighborhood and done through partnerships with the County to address density and support rental and home ownership options.

### Service providers with a geographic focus in Prince George's County and/or Hyattsville

- During interviews with service providers severe housing conditions and housing instability were reported in the City and surrounding areas. Overcrowding is more common with individuals renting rooms in a unit with multiple related and unrelated people living together.
- Multiple barriers have a compounding effect that pushes households into substandard housing, including irregular pay because of shift fluctuations or a gig-based job, legal status, or criminal background history. More frequently service providers are seeing immigrants and new arrivals increasingly encounter housing instability in Hyattsville.
- A majority of students at Nicholas Orem Middle School and Northwestern High School in Hyattsville are eligible for free and reduced lunch. Nicholas Orem Middle School is a community school site for the service provider interviewed and they leverage school-based relationships to access additional services and resources for the whole family. The provider reported seeing an uptick since last



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

September in their food bank, operated out of their Riverdale Center, and for housing assistance or other housing related resources.

- During interviews with a provider focused on supporting persons with disability it was reported that majority of their clients' main concern is the cost of housing and finding affordable options that meet their needs. Most common challenges encountered by people with disabilities once housing is secured is accessing the space and egress in and out of the home or rooms. For most clients SSI is helpful, but it is not enough to pay for a market rate unit. Typically, SSI is 10 percent of the AMI and requires additional subsidies or vouchers for the unit to be truly affordable. Parkview Manor in Hyattsville is a good example of regulated affordable housing which has direct connectivity to transportation, which is key for people living with disabilities who often rely on public transportation.
- Many of the provider's clients with disabilities live with family members to be able to afford housing, up to 10 percent of clients are homeless, and many are on waiting lists for subsidized housing. Montgomery County recently received additional vouchers but in Prince George's County the waiting list has been closed for last 5 to 6 years.

#### City of Hyattsville market conditions and development

- An interview with a relator touched on Hyattsville being impacted by the 2008 Recession and a lot of people lost their homes as a result. Now the market has rebounded and a lot of senior homeowners that weathered the Recession cannot afford to stay in their homes. It is common for a home in Hyattsville to receive 10 to 12 offers and the buyers are typically dual income households who are not reliant on government backed programs like FHA loans and down payment assistance programs. The current market disincentives use of these programs when they are competing with buyers who are able to pay cash or above the appraised price. Sellers in Hyattsville have so many options that buyers who use government programs are not going to benefit from the current market. Hyattsville is a highly sought-after community for many given it is one of the few places in the DC region that is affordable and has many community amenities, such as access to metro and a community feel that most other places in the DC area do not have.
- During several interviews with developers it was reported that existing community amenities, including transportation connections with Metro and MARC, different housing submarkets within Hyattsville, walkability, diversity of the stock with new and old buildings, availability of land in West Hyattsville near the Metro station, and the Prince Georges Mall submarket are areas to focus growth with diversity of housing type to meet various needs. Hyattsville is positioned within an employment center with sectors that the engine of the DC regional economy.
- Most common challenges in Hyattsville encountered by developers include lack of clear policy making it difficult to sequence the process with investors and lenders. Developers are required to go through multiple permitting tracks and the County permitting process is not streamlined. The process in DC is favored by developers because it allows them to underwrite the affordable requirements into the project from the onset, which reduces ambiguity in the requirement of affordable units. DC's inclusionary zoning policy is embedded into the financial model which is critical in determining the land value which then determines the rent structure. The process in DC is transparent and consistent and it's the same process for every developer. Prince George's County's site plan requirements and subdivision processes is a hurdle and requirements can change in the midst of the process once the project is already underwritten. However, if the requirements were clear it can be factored into the structuring of the deal from the beginning.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

Virtual Open House Forum<sup>38</sup>

Poll and Survey Question #1

During the Open Housing Forum the first poll question was posed to audience members prior to the presentation on the baseline conditions analysis (data findings).

“For you, what are the top three housing issues in Hyattsville?”

Out of the total 23 live responses during the forum, the top three housing issues ranked with the number one most pressing issue being *affordability*, followed second by *walkability*, and the third tied between *diversity, density, and safety*.

Additional responses that did not reach critical mass to move it up to the top three, however, are interconnected with the top three issues and grouped under affordable housing, adequate housing, and equitable housing, and include:

Affordable housing

- More subsidized housing
- Affordable housing preservation
- Range of affordability
- Supporting aging residents
- Low-income homeowners
- Rent stabilization
- Overcrowding
- Gentrification
- Young families
- Inclusionary zoning
- New development
- Price comparisons
- Incentives

Adequate housing

- Quality of housing stock
- Accessory unit inventory
- Type of housing
- Senior housing
- Modern housing
- Multiple bedrooms
- Lack of diverse housing types

Equitable housing

- Accessibility
- Racial equity
- Transportation
- Walking access to transit
- More density near metro
- Community control

---

<sup>38</sup> Review supporting materials from the Open House Forum – Power Point Slides available on the City of Hyattsville website here: <http://www.hyattsville.org/807/Affordable-Housing-Strategy>.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

## Based on the presentation, what stood out to you? What was new? Surprising?

Mentimeter



18

The City did not receive additional responses from the public survey made available for one week after the forum. The survey was made available in English and Spanish with the accompanying presentation.

### Poll and Survey Question #3

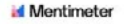
“To you, what finding was most important? Please rank the findings in order of importance.”

Ranking options: 1) need for more types of homes, 2) changing market conditions, 3) need for more housing affordability, and 4) need for improved housing quality.

Out of the 12 live responses during the forum audience members ranked the need for more housing affordability as the most important finding. Second, the need for more types of homes, followed closely by the need for improved housing quality ranked as third most important. Changing market conditions was ranked as the fourth most important finding.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix B

To you, what finding was most important? Please rank the findings in order of importance.



12

The City did not receive additional responses from the public survey made available for one week after the forum. The survey was made available in English and Spanish with the accompanying presentation.

## Appendix C. Baseline Conditions Analysis

### Introduction

To inform Hyattsville's *Housing Action Agenda*, Enterprise Advisors completed a data-driven analysis of Hyattsville's demographic trends, market conditions, existing supply of affordable housing, housing needs, and pathways to opportunity. This analysis, along with stakeholder engagement and scan of existing local and regional housing tools, will be used to inform the action areas and recommended tools in the city's *Housing Action Agenda*.

### Methods

This analysis sought to identify the key housing needs facing Hyattsville's residents; who experiences these needs; and demographic and market trends that may shape housing demand in the city today and in the future.

The analysis in this report focuses on city-level demographic and housing market trends and residents' housing needs. It includes data for other cities in Maryland and Prince George's County to help understand how Hyattsville compares to other jurisdictions.

Most of the analysis in this report is from the following national datasets:

- 2000 and 2010 Decennial Census
- 2014–2018 American Community Survey (ACS) 5-Year Estimates
- 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) from the U.S. Department of Housing and Urban Development (HUD)
- 2020 National Housing Preservation Database
- 2018–2020 Zillow
- Housing and Transportation Index from the Center for Neighborhood Technology

Datasets from the federal sources, such as the Decennial Census and American Community Survey, provide some of the most reliable figures on demographic, economic, social, and housing characteristics. While datasets like the American Community Survey are updated annually, one limitation of these datasets is their data may lag on-the-ground conditions, which is important to understand in changing housing markets like Hyattsville. To supplement federal data sources, this analysis also looked at more recent for-sale data from Zillow, which provides a monthly snapshot of housing market conditions. Other aspects of this project, such as stakeholder interviews and a community forum, provide additional information to understand needs and market dynamics that may not be reflected in this analysis.

This analysis also examines place-based factors, such as school performance, social vulnerability based on socioeconomic characteristics, and resident health at the census tract-level, using pre-populated data from various sources available through PolicyMap.

Future household growth was derived for Hyattsville using forecasts from the Metropolitan Washington Council of Governments based on population distribution from the 2010 Decennial Census. Initial estimates were then adjusted for household characteristics, such as household income and tenure.

### A note about Covid-19

It's worth noting that the analysis in this report does not account for effects from the Covid-19 pandemic and resulting health and economic crises. Both the near-term and long-term effects of the pandemic generate uncertainty about individuals' and families' well-being and their economic and housing stability, as well as the fiscal health of local governments.

National experts acknowledge the Covid-19 pandemic is unprecedented, reinforcing uncertainty about how Covid-19 will affect the U.S. housing market, and specifically, the affordable housing industry. Anecdotal evidence suggests the initial impacts are being borne by developers, property owners and managers, renters, especially those earning hourly wages, and persons experiencing homelessness.<sup>39</sup> Public health data suggests the people of color make up a disproportionate number of confirmed Covid-19 cases and deaths in Prince George's County, which represents the highest incidence of coronavirus in Maryland.<sup>40</sup>

National housing experts agree on two likely results related to Covid-19:<sup>41</sup>

- 3) An increased need for (and potentially renewed focus on) affordable homes among low-income households and vulnerable groups; and
- 4) A delayed housing pipeline due to tighter lending practices and more limited access to capital; delays in public approval processes; and labor and materials shortages

Households in Hyattsville already face housing instability, such as paying more than 30 percent of their income on housing and living in older homes that may need repairs or pose health hazards. These challenges predominantly fall on households with the already limited incomes. The impact of Covid-19 will likely exacerbate this instability, at least in the short-term.

Proactively addressing existing housing affordability and developing systems-level tools to support housing for all walks of life are two ways to promote stability and resilience among residents, both in response to Covid-19 and in the event of future shocks.

<sup>39</sup> Donna Kimura. (2020, March 31). "How Covid-19 is Affecting Affordable Housing (So Far)." *Affordable Housing Finance*. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

<sup>40</sup> Rachel Chason, Ovetta Wiggins, and John D. Harden. (2020, April 16). "Covid-19 is ravaging one of the country's wealthiest black communities." *Washington Post*. Available at [www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7\\_story.html](http://www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7_story.html).

<sup>41</sup> Donna Kimura. (2020, March 31). "How Covid-19 is Affecting Affordable Housing (So Far)." *Affordable Housing Finance*. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).



## Key Findings

### Demographic trends shaping current and future housing needs

Hyattsville is a growing city in a dynamic region, and the city is poised to grow modestly over the next 10 years. Hyattsville offers a comparative advantage in terms of transportation options and job access. However, the city has lost jobs since 2013, and its current employment base is made of lower-earning, service-sector occupations, such as retail. Demographic trends suggest a wider mix of household types, along with increased racial and ethnic diversity.

- The city experienced a 19 percent increase in its total population between 2000 and 2010. However, overall population growth has slowed since 2010. Housing production has largely kept pace with the city’s growth. Hyattsville added 1.3 homes for every new household between 2000 and 2018.
- Future population growth will mirror more recent growth patterns, with Hyattsville adding an estimated 407 new residents through 2030. The city will need to add about 340 new housing units—at various price points—between 2020 and 2030 to accommodate these households. While the city’s current development pipeline could absorb projected growth overall, it may not be varied enough in price and type to meet the needs of all Hyattsville residents.
- Demographic trends in Hyattsville suggest varied needs by household type along with a more racially and ethnically diverse population:
  - Households with children, who make up 29 percent of all households
  - Single-person households, who make up 27 percent of all households
  - Hispanic households, who make up 40 percent of all households
- Hyattsville’s transportation options and job access provide the city with an economic advantage. However, as the city grew in terms of population, it lost about 850 jobs since 2013. This pattern—fewer jobs but more people—suggests that many new residents are living in Hyattsville but working elsewhere in the Washington, DC region, taking advantage of the city’s location and connectivity to other parts of the region, with the largest shares working in other parts of Prince George’s County.
- Households with annual incomes of \$125,000 or higher represented the largest growth in income groups living in Hyattsville. Between 2013 and 2018, this income group increased by 63 percent and now account for more than one-fifth of all households in Hyattsville. About the same share of households (20 percent) earn less than \$35,000. At this income, these households would qualify as extremely low-income based on income standards used by the U.S. Department of Housing and Urban Development (HUD).
- Many Hyattsville residents work in sectors with median wages on the lower end of the income spectrum. Forty-one (41) percent of Hyattsville residents work in the arts, entertainment, recreation, accommodation, and food services; construction; retail trade; or other service sectors. Median wages in these sectors range from \$23,461 (retail trade) to \$34,579 (construction).

### Hyattsville’s housing market

Housing market measures—including vacancy, rents, and home values—suggest an increasingly strong housing market in Hyattsville. The city’s housing market is characterized by low vacancy rates and increased rents and home values between 2013 and 2018, with the largest gains in higher-cost homes.

- In Hyattsville’s housing market, renters are becoming a large share of the city’s households, and the largest gains have been in higher-cost rental units (those renting for more than \$1,250). Due to rent increases, Hyattsville has fewer rental units priced between \$750 and \$999. These

dynamics may be partially explained by the city’s market rebounding from The Great Recession and increased demand among households for rental units.

- Hyattsville’s homeownership market also experienced gains in homes valued at \$300,000 or more, with large gains in homes valued between \$400,000 and \$499,999 and \$500,000 or higher between 2013 and 2018 (although these homes still make up a small proportion of the city’s owner-occupied supply). Short-term, for-sale trends from Zillow show steep increases in for-sale homes in the first two months of 2020.
- Single-family homes are the most common housing type in Hyattsville; these homes make up 41 percent of the city’s housing supply. However, the city offers a wider range of housing types (namely smaller and larger multifamily buildings) compared with Prince George’s County, where homes are predominately single-family.

### **Housing needs**

Due to increasing rents and home values, coupled with Hyattsville residents working in lower-wage occupations, many households in Hyattsville are paying a large-share of their income toward housing costs each month. More than one-third of households in Hyattsville pay at least 30 percent of their income on housing.

- Overwhelmingly, lower-income households in Hyattsville experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households. Nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households (73 percent) are severely cost-burdened.<sup>42</sup>
- Renters living in Hyattsville are more likely to experience cost-burdens than homeowners with a mortgage. In 2018, 43 percent of renters were cost-burdened compared with 31 percent of homeowners.
- Publicly assisted housing typically serves households earning less than 80 percent of area median income (roughly \$80,000 for a family of four in the region, based on HUD-defined income limits). This type of housing represents a small number of rental units in Hyattsville: 248 total units at three properties.
- Most homes (72 percent) in Hyattsville were built before 1980. In addition to a need for ongoing upkeep, homes built before 1978 may pose health hazards to residents living in them. A high risk of lead exposure, based on national rankings, and the prevalence of chronic health conditions, such as asthma, among Hyattsville residents reinforce the need for healthy, safe homes there.

<sup>42</sup> A household that pays more than 30 percent of their gross income on housing is considered “cost-burdened.” If they pay more than 50 percent of their gross income on housing, they are considered “severely cost-burdened.”

## Demographics

### Population changes

Hyattsville is home to over 18,000 permanent, full-time residents.<sup>43</sup> From 2000 to 2018, the city experienced steady population growth, with a net gain of 3,476 residents.<sup>44</sup> The city experienced a majority (81 percent) of this growth between 2000 and 2010, growing by 19 percent (or 2,824 residents). From 2010 to 2018, the population has seen more modest population growth, growing 4 percent (or 652 residents).

When compared to Hyattsville, between 2000 and 2010,<sup>45</sup> College Park experienced a slightly higher population growth rate, by 23 percent, while Takoma Park decreased by 3 percent. Like Hyattsville, from 2010 to 2018, both cities had population growth of 2–3 percent.

### Population by race and ethnicity

Throughout the past two decades, demographics in Hyattsville have shifted, with Hispanic residents being the primary driver for the population growth.<sup>46</sup> Between 2000 and 2018, Hispanic residents saw an increase of 4,535 new residents, while non-Hispanic residents decreased by 1,059 residents.

In 2000, black residents were the largest share of Hyattsville's population (40 percent) and white residents were the second largest share (35 percent). Between 2000 and 2010, black residents grew by 3 percent growth (158 residents), while white residents decreased by 17 percent (889 residents). During this time frame, the Hispanic population more than doubled in size, jumping from 2,673 residents to 5,972 residents (123 percent growth). Most of this growth occurred between 2000 and 2010. As of 2018, Hispanic residents account for 40 percent of the city's total population share (see Figure 1), making it the largest racial or ethnic group in Hyattsville.

Notably, while 2 percent of Prince George's County population lives in Hyattsville, 4 percent of Prince George's County's Hispanic residents live in the city. In other words, the city has a disproportionate share of Hispanic residents relative to the rest of the county.

The high share of Hispanic residents in Hyattsville is not mirrored in nearby cities. In College Park and Takoma Park, Hispanic residents make up a much smaller share of their populations: 14 and 11 percent respectively.

<sup>43</sup> 2014-2018 American Community Survey 5-Year Estimates

<sup>44</sup> 2000 and 2010 U.S. Census Summary File 1; 2014-2018, American Community Survey 5-Year Estimates

<sup>45</sup> 2000 and 2010 U.S. Census Summary File 1

<sup>46</sup> 2000 and 2010 U.S. Census Summary File 1; 2014-2018, American Community Survey 5-Year Estimates

**Figure 1. Total population by race and ethnicity (share), Hyattsville, MD (2018)**



Source: 2014-2018, 5-Year American Community Survey 5-Year Estimate, Table B03002

**Population by age**

The median age for Hyattsville is 34 years old, meaning about half of the city’s population is under 34 and half is older than 34.<sup>47</sup> Prince George’s County and Takoma Park have an older median age, at 36.8 and 38.6 years old, respectively. College Park has a much younger population, with a median age of 21.6, and 51 percent of their population falls between the ages of 18 to 24 years (attributable to the University of Maryland).

Many of Hyattsville’s residents are children and youth (see Figure 2): One in four Hyattsville residents is under 18 years old, including more than 3,000 children and youth of school age (5-17 years old). A smaller share (9 percent) of Hyattsville are seniors aged 65 years or older. The city’s share of seniors is slightly smaller than Prince George’s County overall, where 12 percent of residents are 65 years or older.

**Figure 2. Total population by age (share), Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimates, Table B01001

**Households and families**

Married couples without kids and individuals living alone under 65 are the most common household types in Hyattsville, each representing 22 percent of total households. Households with children make up 29 percent of total households, which includes married couples with children (18 percent) and single parents (10 percent).

<sup>47</sup> 2014-2018 American Community Survey 5-Year Estimates

Around 27 percent of all individuals in Hyattsville live alone. Most of these individuals are under 65 years old (four out of every five of individuals living alone). A small share of individuals aged 65 years or over live alone (6 percent) relative to other household types in Hyattsville.

**Population by disability**

In 2018, around 8 percent (1,435 residents) of Hyattsville residents had type of disability.<sup>48</sup> Around four out five residents with a disability are 35 years or older (seen Figure 3).

The most common disability for Hyattsville residents is an ambulatory disability (683 residents). Individuals with an ambulatory disability are defined by HUD as individuals having serious difficulty walking or climbing stairs.<sup>49</sup> Individuals with ambulatory disabilities more likely to need housing with modification to accommodate their needs.

**Figure 3. Population by disabilities, Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimate, Table S1810

**Household tenure**

In 2000, Hyattsville had slightly more homeowners than renters<sup>50</sup> (2,833 owners and 2,707 renters). In 2000, the homeownership rate was 51 percent.<sup>51</sup> Tenure—whether someone rents or owns—has shifted slightly since 2000. From 2000 to 2018, Hyattsville experienced a net increase of 700 renters; as of 2018, more than 3,400 households rent in the city and renters make up 53 percent of all households.<sup>52</sup>

As of 2018, Hyattsville’s homeownership rate (47 percent) is slightly higher than College Park (44 percent), but lower than Takoma Park (53 percent) and Prince George’s County (62 percent).

**Household tenure by age**

Homeowners in Hyattsville are generally older than renters. As of 2018, almost half (48 percent) of homeowners were over the age of 55 years old with roughly one out of every four (22 percent) homeowner over that age of 65 years old (see Figure 4). This age group also has the highest homeownership rate (68 percent. Age groups under that age of 45 years old have homeownership rates lower than the City rate.

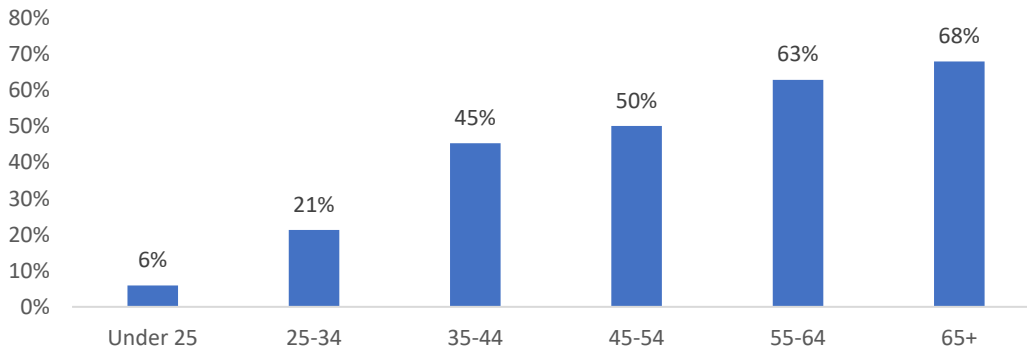
<sup>48</sup> The ACS categorizes disability in six types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

<sup>49</sup> <https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html>

<sup>50</sup> HUD defines renter occupied – All occupied housing units which are not owner occupied, whether they are rented or occupied without payment of rent, are classified as renter occupied. This includes multifamily units and single-family homes for rent.

<sup>51</sup> 2000 U.S. Census Summary File 1

<sup>52</sup> 2014-2018, American Community Survey 5-Year Estimates

**Figure 4. Homeownership rate by age, Hyattsville, MD (2018)**

Source: 2014-2018, American Community Survey 5-Year Estimate, Table B25007

### Homeownership by race and ethnicity

From 2010 to 2018, Hyattsville's homeownership rate between white, black and Hispanic households has widened. From 2010 to 2018, white homeownership rate has increased from 70 percent to 77 percent, while Hispanic homeownership rate had a sharp decline from 59 percent to 28 percent. During this time period, black or African American households have maintained a homeownership rate of 36 percent.

As of 2018, Hyattsville's Hispanic homeownership rate (28 percent) is significantly lower than College Park (44 percent), Takoma Park (48 percent) and Prince George's County (47 percent). Hyattsville's black homeownership rate is slightly lower than College Park (39 percent) and Prince George's County (61 percent), but higher than Takoma Park (21 percent). Hyattsville's white homeownership rate (77 percent) is comparable to Takoma Park (78 percent) and Prince George County's (76 percent).

### Household income

In 2018, the median household income for Hyattsville was \$77,097. The median household income for Hispanics residents was \$65,022, for white households \$94,323 and for black households \$76,152.

One out of every five households in Hyattsville has an annual income below \$35,000 (20 percent). Similar, 23 percent of Hispanic households had an annual income under \$35,000. Households making below \$37,800 are considered extremely low-income according to HUD-define income categories.<sup>53</sup>

Twenty-three (23) percent of households in Hyattsville have an annual income of \$125,000 or higher. Between 2013 and 2018, this income group increased by 63 percent (or 575 new households).<sup>54</sup> Hyattsville experienced growth in these higher-income households, but there is still a sizeable number of lower incomes households, especially extremely low-income households (see Figure 5).

<sup>53</sup> Income Limits are based on FY 2020 Fair Market Rent (FMR) for the Washington-Arlington-Alexandria Area with the following AMIs, \$37,800 is the 30% AMI, \$63,000 is 50% AMI, \$79,600 is 80% AMI, and \$126,000 is 100% AMI.

<sup>54</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates

**Figure 5. Household Income Proportions, Hyattsville, MD (2018)**

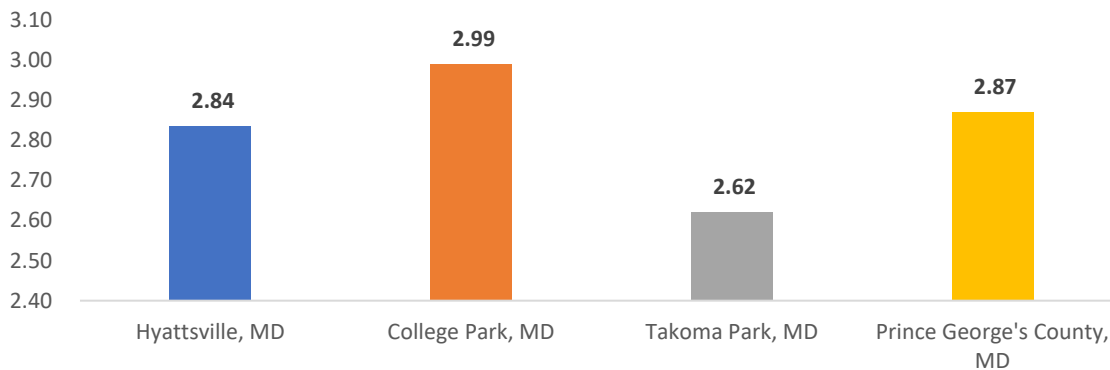


Source: 2014-2018, American Community Survey 5-Year Estimate, Table B19001

**Household size**

As of 2018, the average household size in Hyattsville is 2.83 persons per household—slightly smaller than the average household in Prince George’s County (see Figure 6). The average owner household is getting smaller, while the average renter household is getting larger. From 2013 to 2018, the average owner-occupied household dropped from 3.16 to 2.85 persons per household. On the other hand, the average renter household increased from 2.57 to 2.82 persons per household.

**Figure 6. Average Household Size, Select Jurisdictions (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimates, Tables B250101



## Employment trends

### Hyattsville's Job Base (At-Place Employment)<sup>55</sup>

As of 2018, there was an estimated 12,118 jobs located in Hyattsville.<sup>56</sup> Most of these jobs are filled by people living outside the city. Service jobs—namely those in retail trade (21 percent) and those in the educational services, healthcare, and social assistance sector (16 percent)—make up much of the city's job base (see Figure 7).

One out of every five jobs (21 percent) is in retail, making it the largest employment sector in Hyattsville. The median wage for retail trade is \$23,461 annually, much lower than the city's median wage of \$40,865.<sup>11</sup> This gap in wages makes it challenging for an individual working in the retail trade sector to find affordable housing in the city, where there is a small supply of homes priced for extremely low-income households.

The job base in Hyattsville decreased by 846 jobs (or 6.5 percent) between 2013 and 2018.<sup>57</sup> These losses occurred in the following sectors:

- Professional and business services sector (21 percent decrease)
- Information, finance, insurance, and real estate sector (21 percent decrease)
- Arts, entertainment, recreation, accommodation and food services sector (20 percent decrease)

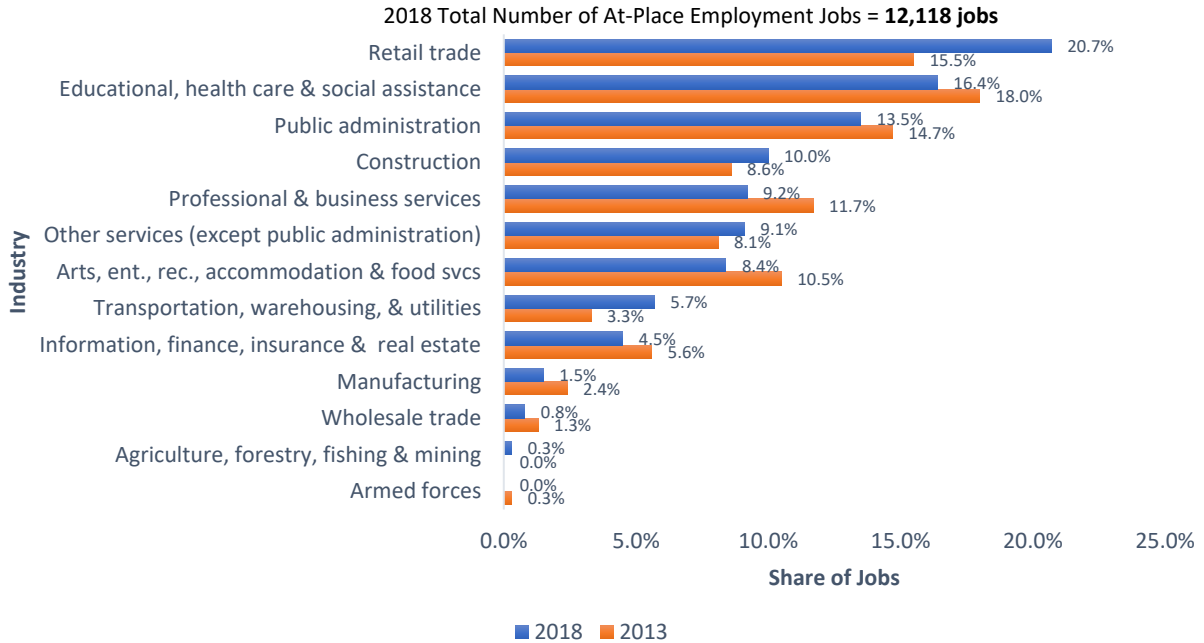
During the same time period, the number of jobs in the transportation and retail sectors increased, by 73 and 34 percent respectively.

<sup>55</sup> At-Place Employment represents all jobs, both full-time and part-time, within Hyattsville. This is considered Hyattsville's job base.

<sup>56</sup> Median income includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Median incomes include wages. Median wages is comprised of total money earnings an individual received for work performed as an employee during the past 12 months.

<sup>57</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimate

**Figure 7. At-Place Employment by Industry, Hyattsville, MD (2018)**



Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Tables S0804

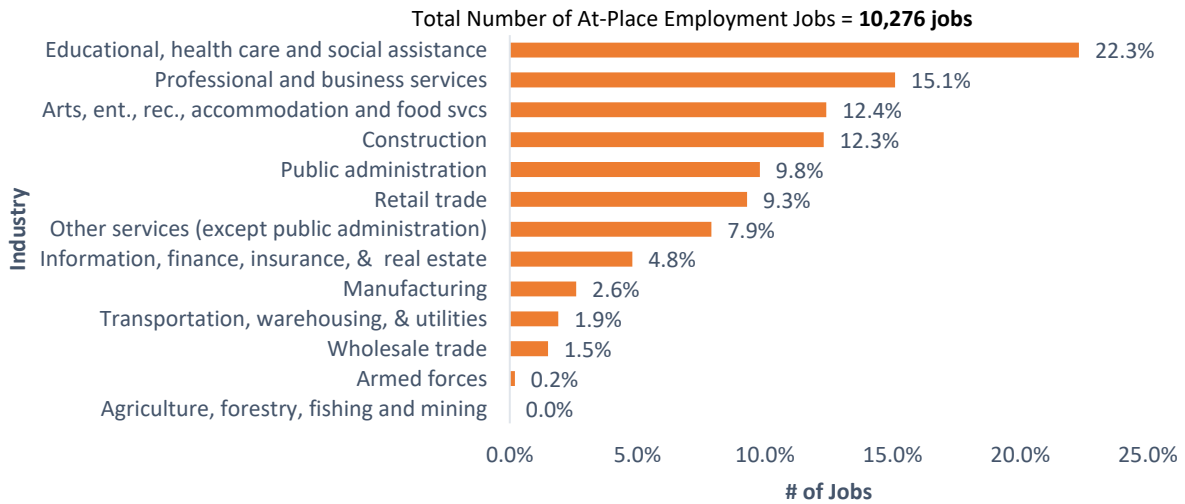
**Employment among Hyattsville’s Residents**

As of 2018, an estimated 10,276 Hyattsville residents were employed. The unemployment rate for this time period was 4.9 percent.<sup>58</sup> The largest share of Hyattsville residents work in the educational services, healthcare, and social assistance sector, representing one in five residents living in the city (see Figure 8). The next largest share (15 percent) work in the professional and business services sector.

Both these sectors have higher median wages than the retail sector, the most common sector in Hyattsville. The gap between what retail workers earn (see Table 1) and what they need to earn to afford housing in the city could be a reason they do not live in the city.

<sup>58</sup> 2014-2018, American Community Survey 5-Year Estimate, an estimated 540 residents were unemployed.

**Figure 8. Resident Employment by Industry, Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimate, Tables S0802

**Table 1. Median Wage by Industry, Hyattsville, MD (2018)**

Industry <sup>59</sup>	Share of Hyattsville Employment	Median Wage 2018
Educational, health care and social assistance	22.3%	\$ 42,623
Professional and business services	15.1%	\$ 50,602
Arts, ent., rec., accommodation and food svcs	12.4%	\$ 25,332
Construction	12.3%	\$ 34,579
Public administration	9.8%	\$ 82,583
Retail trade	9.3%	\$ 23,461
Other services (except public administration)	7.9%	\$ 31,034
Information, Finance, insurance, & real estate	4.8%	\$ 50,800
Manufacturing	2.6%	\$ 43,185
Transportation, warehousing, & utilities	1.9%	\$ 45,060
Wholesale trade	1.5%	\$ 50,250
<b>Median Earnings</b>		<b>\$40,865</b>

Source: 2014-2018, American Community Survey, 5-Year Estimate, Tables S2413

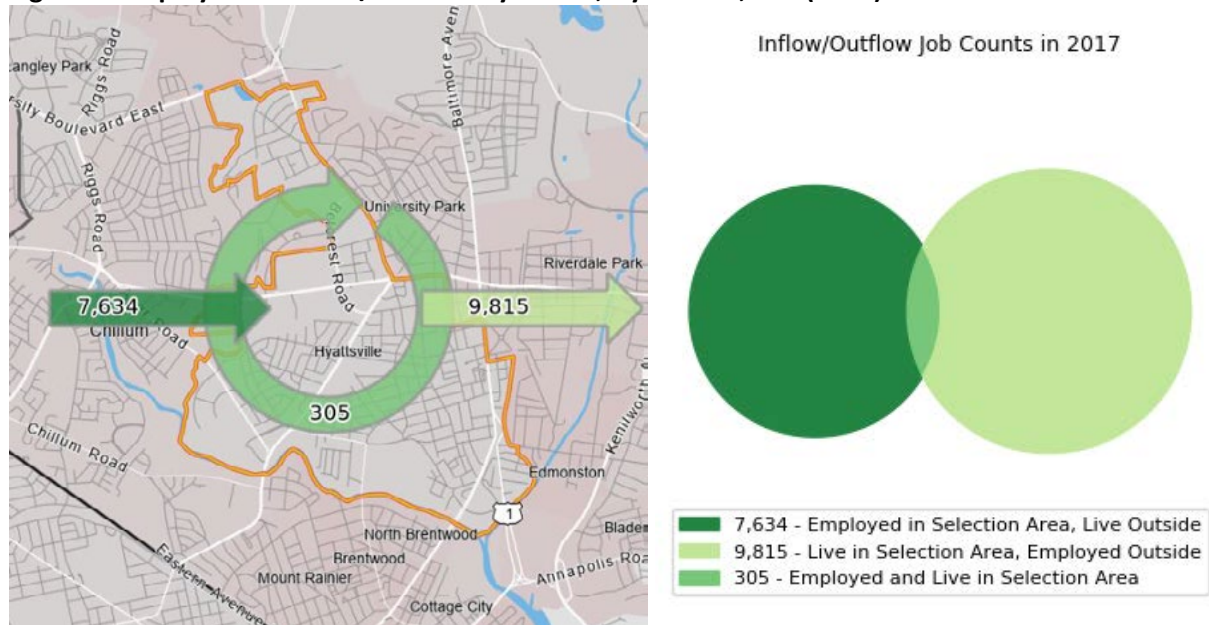
<sup>59</sup> 2014-2018, American Community Survey, 5-Year Estimate, Tables S2413, only includes civilian employed population, the remaining share of the job base is armed forces, that has a margin of error of .02%. The agriculture, forestry, fishing and mining job sector is estimated to be 0% of the total job share with a margin of error of .03%. Both these factors explain why the sum of the share employment does not add to 100%.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Commuting Patterns**

According to OntheMap, which measures commuting patterns, only 305 Hyattsville residents (3 percent) both live and work in Hyattsville.<sup>60</sup> As a result, most residents (97 percent) are commuting elsewhere to work, and most workers at employers located in the city come from elsewhere (nine out of ten workers) (see Figure 9).<sup>61</sup>

**Figure 9. Employment Inflow/Outflow Dynamics, Hyattsville, MD (2017)**



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2017).

There are several reasons for these commuting patterns. Hyattsville is small in terms of land area, just under 3 square miles; is home to a small share of regional jobs; and experienced a decline in its total jobs from 2013 to 2018. The city is part of the larger Washington, DC metropolitan region, home to 565,727 jobs. Nearly 8 percent of Hyattsville workers commute from Washington, DC. Most Hyattsville residents commute elsewhere in Prince George’s County (43 percent), followed by Washington, DC (37 percent) and Montgomery County (15 percent).<sup>62</sup>

Takoma Park has similarities to Hyattsville in land size (2.09 square miles), job count (8,266 Takoma Park residents employed) and commuting patterns, with a small share of residents living and working in the

<sup>60</sup> OntheMap combines datasets from the Quarterly Census for Employment and Wages (QCEW), Unemployment Insurance (UI) Wage Records, Census Bureau and the LEHD Origin-Destination Employment Statistics (LODES). LODES most recent dataset accounts for the 2017. The combination of time-lag and different datasets explains the difference between the 2017 job count here and the 2018 job count mention earlier in the report.

<sup>61</sup> In the map above, worker flow dynamics are symbolized by the green arrows. Workers employed in Hyattsville but living outside the city are represented by the dark green arrow entering the city. Workers employed outside the city but living in Hyattsville are represented by the lighter green arrow leaving the city. Workers that live and work in Hyattsville are represented by the circular arrow surrounding the selection marker. The flow arrows do not indicate geographic directionality of worker flows. Additionally, 2017 is the most recent data available for OntheMap.

<sup>62</sup> It is worth noting that on the city scale, the next largest share of Hyattsville residents (4 percent) commute to a College Park.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

city (3.5 percent). Additionally, nearly 9 percent of Takoma Park workers commute from Washington, DC and most Takoma Park residents (39 percent) commute to Washington, DC.

College Park's land area (5.68 square miles) is twice the size of Hyattsville but has almost the same job count (8,024 College Park residents employed). A little over 7 percent of College Park workers commute from Washington, DC, and most College Park residents (17 percent) commute to Washington, DC. The difference between Hyattsville and College Park is that 11 percent of College Park residents are living and working in the city. The University of Maryland is in College Park which could attribute to the higher percentage of residents being able to live and work in the same area.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

## Housing Characteristics

### Household Units and Occupancy

As of 2018, Hyattsville has 6,915 housing units. From 2000 to 2018, Hyattsville added 1,120 new housing units, an increase of 19 percent.<sup>63</sup> During the same timeframe, total households grew by 16 percent (or 874 households). This suggests that the production of new homes has been keeping pace with overall household growth.

From 2000 to 2018, nearby jurisdictions have seen different housing unit trends. College Park had a higher growth of housing units (24 percent), while Takoma Park experienced a loss of housing units (4 percent).

Of the 6,915 housing units in the City, 7 percent (501 units) are vacant.<sup>64</sup> This vacancy is comparable to Prince George's County (7 percent) and lower than College Park (9 percent). Takoma Park had a slight lower vacancy rate (5 percent).

Among these vacant units, a majority (304 units) are vacant due to other reasons: foreclosure; personal, legal proceedings; preparation to rent/sell; storage; needed repairs; abandonment; or possibly soon to be demolished or condemned units.

The remaining vacant housing units are either waiting to be rented (180 units) or rented but not occupied (17 units). The rental vacancy rate for Hyattsville is 5 percent, while the home vacancy rate is zero. The rental and homeowner vacancy rate suggest a tight housing market, with few homes available at any given time. Prince George's County has a similarly tight housing market: The county's homeowner vacancy rate is 1.6 percent and rental vacancy rate is 5.9 percent.<sup>65</sup>

### Housing Types

Homes available in Hyattsville are split between single-family homes (51 percent) and multifamily buildings (49 percent). Small multifamily buildings (3-19 units) make up 30 percent of the existing housing units—a higher share than College Park (9 percent), Takoma Park (22 percent), and Prince George's County (23 percent). Single-family detached homes make up the largest share of homes, at 41 percent (see Figure 10).

Large multifamily buildings make up 19 percent of Hyattsville's housing stock. Compared to College Park and Takoma Park, Hyattsville a lower share of large multifamily building (20+ units), but a higher share than Prince George's County (9 percent).

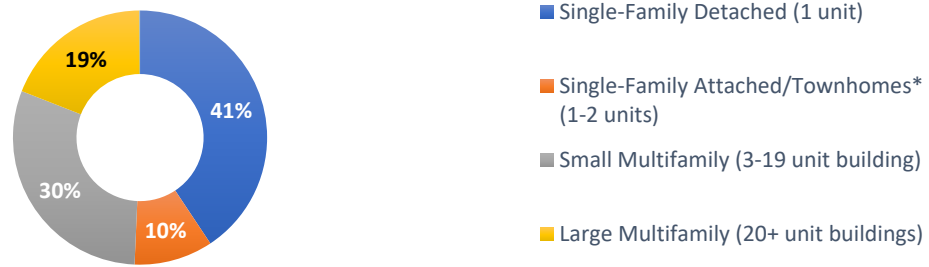
<sup>63</sup> 2000 and 2010 U.S. Census Summary File 1; 2014-2018, American Community Survey 5-Year Estimate

<sup>64</sup> 2014-2018, American Community Survey 5-Year Estimate

<sup>65</sup> Some vacant units are excluded when calculating for rental and owner vacancy rate. These units are considered when calculating the overall vacancy rate for the City. That is why there can overall vacancy rate of 7% but a 5% and 0% owner and rental vacancy. These units off the market due to various reasons.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Figure 10. Housing Type, Hyattsville, MD (2018)**



Source: 2014-2018, American Community Survey 5-Year Estimate, Table B25024 \*includes duplexes

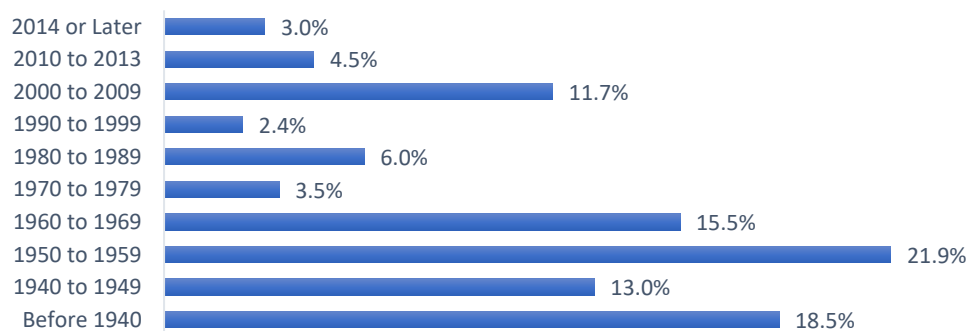
**Age of Structure**

Most of the housing stock in Hyattsville dates back 40 years or more (see Figure 11).<sup>66</sup> More than half of Hyattsville’s existing housing stock (53 percent) was built prior to 1960 and almost one out of every five homes were built before 1940.

Fewer units were built between 1970 and 2000 in Hyattsville, with the fewest units built in the 1990s. Only 2 percent of the city’s housing supply was constructed between 1990 and 1999. Hyattsville experienced an increase in housing construction between 2000 to 2009, when 11 percent of its housing supply was constructed, with more modest housing production starting in 2010.

Homes built before 1978 may have lead-based paint or related health hazards. Around 72 percent of building in Hyattsville were built prior to 1980, suggesting these properties may pose health hazards to residents living in them.

**Figure 11. Year Built of Housing Units, Hyattsville, MD (2018)**



Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25034

<sup>66</sup> 2014-2018, American Community Survey 5-Year Estimate



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

## Local Market Conditions

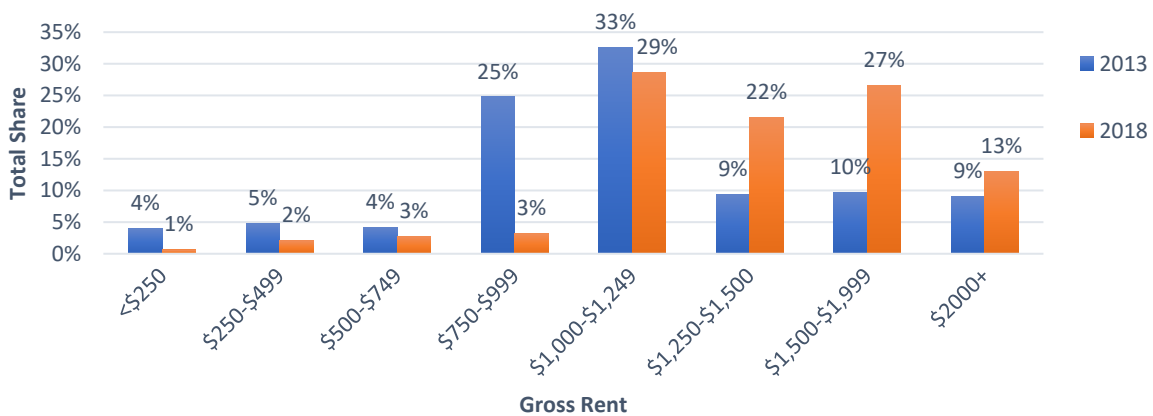
### Rental Market

In 2018, the median rent for Hyattsville was \$1,389.<sup>67</sup> Rents have been rising in Hyattsville. Between 2013<sup>68</sup> and 2018, rents increased leaving fewer lower-cost units (see Figure 12).<sup>69</sup> All rental units<sup>70</sup> priced under \$1,249 saw a decline. The sharpest decline in rental units occurred in the \$750-\$999 priced units, where there was 87 percent loss (-697 units). In 2013, rental units priced at \$750-\$999 represented 25 percent of rental housing stock (805 units). In 2018, they only represented 3 percent of the rental housing stock (108 units).

Between 2013 and 2018, rental units priced at \$1,250 or higher increased. Rental units priced at \$1250-\$1,499 and 1,500-\$1,999 saw the biggest increase, by 142 percent (431 units) and 186 percent (589 units). Recent completed developments of apartments like the Edition at Editors Park, contribute to higher priced units.

Prince George’s County rental market reflects similarities to Hyattsville. Both the City and County have around 40 percent of their rental units renting at \$1,500 or more per month. College Park and Takoma Park on the other hand, maintain lower priced rental units. For example, College Park and Takoma Park have 15 and 17 percent of their rental units renting at \$750-\$999 per month.

**Figure 12. Housing Units by Monthly Gross Rent, Hyattsville, MD (2013-2018)**



Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Table B25063

A snapshot of shorter-term rental market trends since 2018 affirm the trends between 2013 and 2018. A family or person looking to rent a unit in a multifamily property at the start of 2018, would have a

<sup>67</sup> 2014-2018, American Community Survey 5-Year Estimate

<sup>68</sup> These are 5-Year estimates, 2009-2013 covers the end of the foreclosure crisis and recession, where rental and home values were depressed throughout Prince George’s County. Most likely these lower rental units may have shift towards a higher rent level, which could be a sign of market recovery.

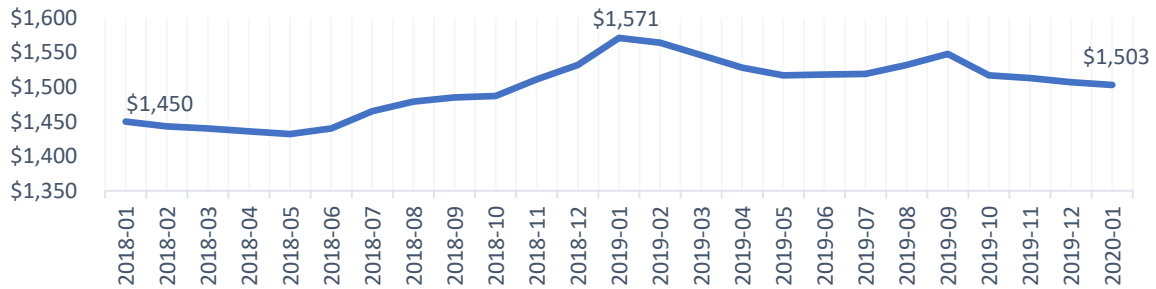
<sup>69</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimate

<sup>70</sup> Rental units are defined by HUD as all occupied housing units which are not owner occupied, whether they are rented or occupied without payment of rent. This includes both multi-family units and single-family homes for rent.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

median rent of \$1,450.<sup>71</sup> At the start of 2020, median rent was set at \$1,503, almost a 4 percent increase from 2018 (see Figure 13).

**Figure 13. Median Rents at Multifamily Rental Properties, Hyattsville, MD (2018-2020)**



Source: Zillow, January 2018 – 2020

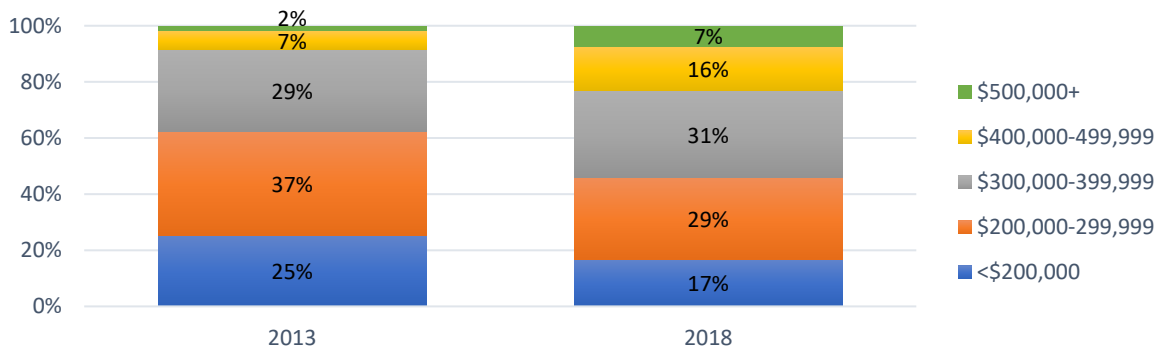
**Homeownership Market**

In 2018, the median home value for an owner-occupied home in Hyattsville was \$313,500.

Home values in Hyattsville have increased since 2013. Between 2013 and 2018, homes valued under \$300,000 have decreased, and homes valued over \$300,000 have increased significantly (see Figure 14).<sup>72</sup> The number of homes valued over \$500,000 more than tripled during this time period (although these homes still make up the smallest total share of owner-occupied homes). The number of homes valued between \$400,000 and \$499,999 more than doubled during this same time period, and they account for 16 percent of all owner-occupied homes in Hyattsville.

Home values in Hyattsville and Prince George’s County are relatively similar, with one notable difference. Prince George’s County a higher share of homes priced under \$300,000 (54 percent) compared to the city (46 percent).

**Figure 14. Change in Owner-Occupied Homes by Home Value, Hyattsville, MD (2013-2018)**



Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Table B25075

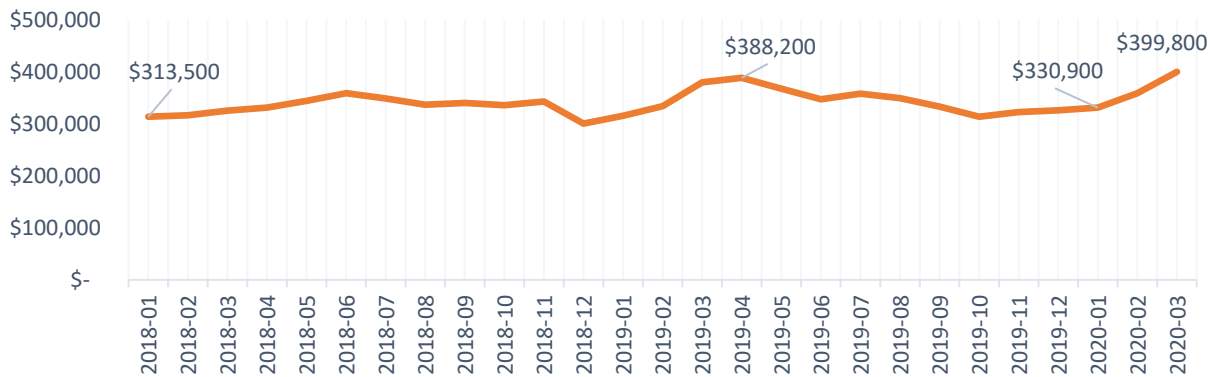
<sup>71</sup> 2018-2020, Zillow

<sup>72</sup> 2009-2013 & 2014-2018, American Community Survey 5-Year Estimate

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Short-term, for-sale market trends suggest increases in median home sales price. In March 2020, the median home sale price was \$399,800.<sup>73</sup> That is a 28 percent increase from the January 2018, when the median home sales price was \$313,500. It is worth noting that in January 2020, the median home sales price was \$330,900, showing this increase largely occurred since the beginning of 2020 (see Figure 15).

**Figure 15. Median Home Sale Price, Hyattsville, MD (2018-2020)**



Source: Zillow, January 2018 – 2020

**Home Price Appreciation**

From 2013 to 2020, higher priced homes had a higher home price accumulation, however, the appreciation rate was substantially higher for lower priced home (seen in Table 2). In other words, proportionally, lower tier home values increased the most in price. In the 2020 ULI Report, Why the Most Affordable Homes Increased the Most in Price,<sup>74</sup> from 2000 to 2019, the appreciation rate was highest amongst low-tier homes nationwide.

**Table 2. Home Price Appreciation, Hyattsville, MD (2020)**

Tier (Average Home Price)	Jan 2013-Mar 2020 Appreciation (\$)	Jan 2013-Mar 2020 Appreciation (%)
Low Tier (\$290,000)	\$140,000	93%
Moderate Tier (\$366,000)	\$156,000	74%
High Tier (\$442,000)	\$166,000	60%

Source: Zillow, January 2013 – 2020

**Evictions**

In 2016, 71 renters in Hyattsville were evicted from their homes. Evictions are landlord-initiated, involuntary moves towards renters that can happen for several reasons, however, most happen when tenants cannot or do not pay their rent.<sup>75</sup>

Hyattsville’s eviction rate (1.84 percent) is higher than College Park (1.5 percent) but lower than Prince George’s County (3.74 percent). Hyattsville eviction rate and reached its highest rate in 2012 at 2.57 percent.

<sup>73</sup> 2018-2020, Zillow

<sup>74</sup> 2020 ULI Research Report, Why the Most Affordable Homes Increased the Most in Price between 2000 and 2019

<sup>75</sup> Eviction Lab (2009 - 2016).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Eviction filings is the result of a landlord attempting to evict tenants. In 2016, nearly 2,500 evictions were filed in Hyattsville. The eviction filing rate reached it higher rate in 2011 at 78.5 percent and since has slowly decreased to 63.9 percent in 2016. Eviction filings only represent the formal court-ordered eviction process. This does not account for informal evictions, such as landlords changing locks or threatening to call law enforcement or immigration.

Evictions can have long last ramifications for individuals and families. Research from the Eviction Lab at Princeton University has shown that evictions can cause job loss, children changing schools and impact mental health. Research also suggests that low-income women, particularly minorities, victim's domestic violence victims, families with children, are at a higher risk for eviction.

### **Homeless Population**

According to 2019 Point-In-Time Count,<sup>76</sup> 447 individuals and families across Prince George's County are considered homeless, including 374 who are living in emergency shelter or transitional housing, and another 73 who are unsheltered living in places not meant for human habitation (such as sleeping in the streets or in car).

According to the 2019 Homelessness in Metropolitan Washington Report, the District of Columbia, Montgomery County, and Prince George's County experienced the largest decreases in the total number of people experiencing homelessness between 2015 to 2019. During this time period, Prince George's County counted 180 fewer persons experiencing homelessness. Prince George's County attributes its decline by forming a plan that aligns county efforts with federal goals, and prioritizing programs for special populations and a focus on affordable permanent housing instead of shelter.<sup>77</sup>

The point-in-time (PIT) count is conducted at the end of January each year, which is a count of sheltered and unsheltered people experiencing homelessness in a night. This data collection method is nationally accepted and allows communities to track the occurrence of homelessness over time, this is only one snapshot during one of the coldest days of the year. In addition, this methodology does not capture the full extent of homelessness in smaller communities such as Hyattsville.

---

<sup>76</sup> HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

<sup>77</sup> MWCOG 2019 Homelessness in Metropolitan Washington, Results and Analysis from the Annual Point-in-Time (PIT) Count of Persons Experiencing Homelessness

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

## Housing Affordability and Future Needs

### Housing Affordability

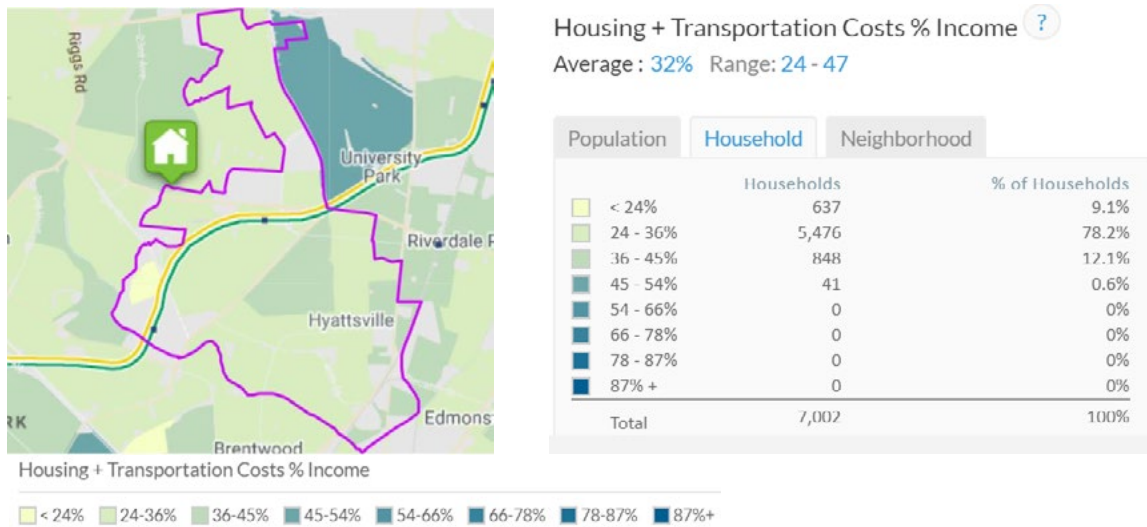
Housing affordability is traditionally measured using household income and monthly housing costs. The general accepted standard is that households should spend no more than 30 percent of their gross income on housing costs. When households pay more than 30 percent of their income on housing costs, they experience cost-burdens. Avoiding cost-burdens enables households to spend money on other necessities such as food, transportation, and healthcare and save for the future. In 2018, one in three Hyattsville households were cost burdened (spending 30 percent or more on housing costs).

Transportation is a crucial necessity for most households and typically a household’s second-largest expenditure after housing. It has become more common to combine transportation and housing costs to gauge affordability. The Housing and Transportation Index (H+T Index) from the Center for Neighborhood Technology measures the combined affordability of housing and transportation costs. The center sets its benchmark at no more than 45 percent of household income spent on combined housing and transportation costs.

According to the H+T Index, the average household in Hyattsville spends 12 percent of their income on transportation-related expenses.<sup>78</sup> The average household spends 32 percent of their income on combined H+T costs (see Figure 16), under the 45 percent H+T benchmark. The lower H+T costs are likely due to strong transportation and job access.

The index scores strong transportation and access in Hyattsville. According to it, 100 percent of Hyattsville is considered location efficient, meaning the city is compact, close to jobs and services, and offers a variety of transportation choices for residents. Hyattsville scores high on job access (9.1 out of 10) and transit performance (9.1 out of 10) score, highlighting these as key assets for the city.

### 16. Housing and Transportation Index (H+T Index)



Sources: Center for Neighborhood Technology, Housing + Transportation Index, Index uses, 2010-2015 American Community Survey Data and 2014 Longitudinal Employer-Household Dynamics Data

<sup>78</sup> Center for Neighborhood Technology, Housing + Transportation Index

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Affordability by Wage**

What is affordable to residents working in Hyattsville’s largest employment sectors? Almost 41 percent of Hyattsville residents work in the arts, entertainment, recreation, accommodation, and food services; construction; retail trade; or other service sectors. All these sectors have median wages on the lower end of the income spectrum, ranging from \$23,461 (retail trade) to \$34,579 (construction) (see Table 3).

Rent affordability varies with each industry. Workers in the construction and other services industry can afford rents between \$750 and \$999 a month. People working in retail trade or the arts, entertainment, recreation, accommodations and food services industry need units priced between \$500 and \$749 a month. In 2018, the median rent for City was \$1,389, which is higher than many workers in Hyattsville could afford.

**Table 3. Median Wage by Industry, Hyattsville MD (2018)**

Industry	Share of Hyattsville Resident Employment	Median Wage 2018	Affordable Rent Level <sup>79</sup>
<b>Educational, health care and social assistance</b>	22.30%	\$42,623	\$1,066
<b>Professional and business services</b>	15.10%	\$50,602	\$1,265
<b>Arts, ent., rec., accommodation and food svcs</b>	12.40%	\$25,332	\$633
<b>Construction</b>	12.30%	\$34,579	\$864
<b>Public administration</b>	9.80%	\$82,583	\$2,065
<b>Retail trade</b>	9.30%	\$23,461	\$587
<b>Other services (except public administration)</b>	7.90%	\$31,034	\$776
<b>Information, Finance, insurance, &amp; real estate</b>	4.80%	\$50,800	\$1,270
<b>Manufacturing</b>	2.60%	\$43,185	\$1,080
<b>Transportation, warehousing, &amp; utilities</b>	1.90%	\$45,060	\$1,127
<b>Wholesale trade</b>	1.50%	\$50,250	\$1,256
Median Earnings		<b>\$40,865</b>	<b>\$1,022</b>

Sources: 2014-2018 American Community Survey, Enterprise Community Partners

**Cost-Burden Households**

A household that pays more than 30 percent of their gross income on housing is considered “cost-burdened.” If they are paying more than 50 percent of their gross income on housing, they are considered “severely cost-burdened.”

More than one-third of households in Hyattsville pay at least 30 percent of their income on housing costs. Renters living in Hyattsville are more likely to experience cost-burdens than homeowners. In 2018, 43 percent of renters in the city were cost burdened,<sup>80</sup> while 31 percent of homeowners were cost-burdened.<sup>81</sup> In comparison to cost-burdens across Prince George’s County, fewer renters in Hyattsville are cost-burdened; in the county, 50 percent of renters are cost-burdened. Homeowners living in

<sup>79</sup> This includes cost of utilities and so are not necessarily the asking rent. Rent affordable to one worker at median wage is 30% of gross monthly income.

<sup>80</sup> 2014-2018, American Community Survey 5-Year Estimate

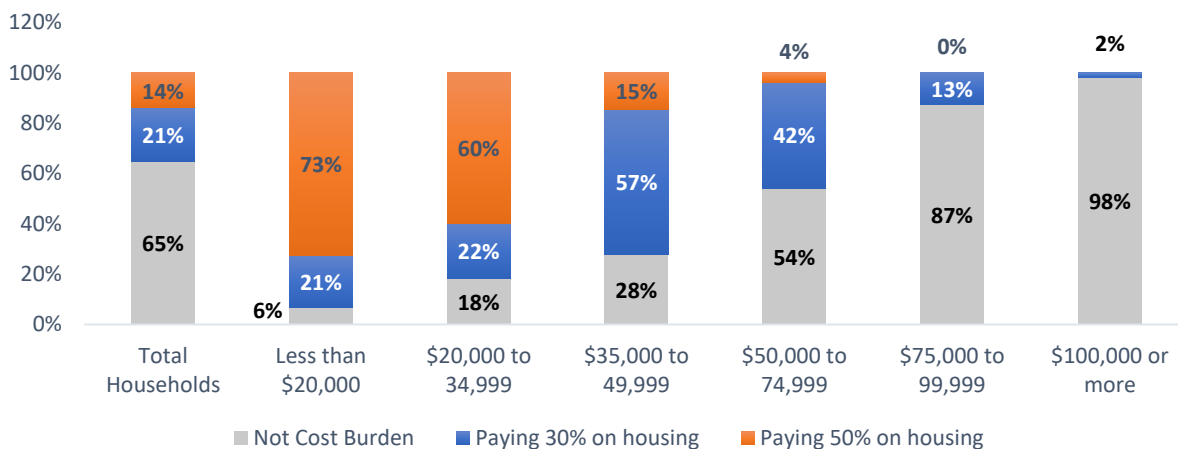
<sup>81</sup> Excludes households without a mortgage

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Hyattsville and other parts of Prince George’s County experience cost-burdens at similar rates (31 and 33 percent respectively).

Lower-income households in Hyattsville experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households. Twenty (20) percent of total households make under \$35,000 annually, but 82 percent of these households experience cost-burdens (see Figure 17). More than nine out of ten households making less than \$20,000 annually are cost-burdened, and most of these households are severely cost-burdened.

**Figure 17. Cost Burdened Households by Household Income, Hyattsville, MD (2018)**



Source: American Community Survey 5-Year Estimate, Tables B25074 and B25095  
\*\$37,800 is 30% AMI, \$63,000 is 50% AMI, \$79,600 is 80% AMI, and \$126,000 is 100% AMI.

**Housing Problems**

HUD defines housing problems as incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burdens greater than 30 percent.

According to 2016 data from HUD,<sup>82</sup> 37 percent of Hyattsville households and 40 percent of all Prince George’s County face at least one of these problems.<sup>83</sup> Almost nine out of ten households that are facing housing problems in both Prince George’s County and Hyattsville are due to cost burdens greater than 30 percent. However, Hyattsville’s housing problems are more commonly experienced by renters, while Prince George’s County housing problems are experienced by both owners and renters.

**Housing Forecasts**

In developing strategies, Hyattsville will need to consider both current and future housing needs. Planning for the future entails looking at how future population and household growth could affect a

<sup>82</sup> This analysis used the most recent and reliable data that was available at the start of this project, 2012-2016 Comprehensive Housing Affordability Strategy (or CHAS). Data from the 2012-2016 CHAS is based on special tabulations of data in the American Community Survey and provides important insights on housing problems, affordability, and cost-burden that are not readily available from other data sources.

<sup>83</sup> 2012-2016, American Community Survey 5-Year Estimate, Comprehensive Housing Affordability Strategy (CHAS)



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

need for more housing to accommodate growth and housing for specific income groups, among other considerations.

The Metropolitan Washington Council of Governments (MWCOG) prepares 5-year incremental population, household, and employment cooperative forecasts for counties and cities in Maryland, the District of Columbia, and Northern Virginia.<sup>84</sup> The cooperative forecasting program dates back to 1975 and enables local, regional, and federal agencies to coordinate planning activities using common assumptions about future growth and development.

Hyattsville’s population is expected to grow steadily but slowly: Hyattsville will add a projected 407 new residents between 2020 and 2030.<sup>85</sup> Accounting for both current trends and forecasted growth, Hyattsville will need 342 net new housing units in the next 10 years.<sup>27</sup>

**Table 4. Forecast of Population, Households and Housing Units, Hyattsville, MD (2020-2030)**

Year	Population	Households	Housing Units
<b>2020</b>	19,927	7,154	7,713
<b>2025</b>	19,932	7,158	7,717
<b>2030</b>	20,334	7471	8,055
<b>Change 2020–2030</b>	407	317	342

*Source: Enterprise estimates based on Metropolitan Washington Council of Governments Cooperative Forecasting*

In 2019, the Metropolitan Washington Council of Governments (MWCOG) officials from the District of Columbia, Maryland, and Virginia adopted three regional housing targets on housing, agreeing to collaboratively address housing affordability regionwide.<sup>86</sup> The regional affordability target is that at least 75 percent of new housing should be affordable to low- and middle- income households.<sup>87</sup>

Projections of net new households by income, looks at how household will be distributed based on current the homeownership rate and income limits.<sup>88</sup> The goal is identify housing gaps that the city would need to address by income groups and how they would align with MWCOG’s future housing targets.

Future households are broken down into three income groups: 1) low-income; 2) moderate-income; and 3) above moderate-income. Based on this model, around 49 percent of new households will be for low-

<sup>84</sup> Metropolitan Washington Council of Governments Round 9.1a Cooperative Forecasting

<sup>85</sup> For Hyattsville, some of the TAZs do not directly align with the City’s boundaries. Due to this, we created a geographic crosswalk using block apportionment based on 2010 census block data with population, housing unit and household weights. Additionally, by including the most recent data on household sizes and vacancy rates we were able to a more accurately generate population, household and housing unit forecasts for 2020 to 2030, based on those MWCOG forecasts.

<sup>86</sup> Under the direction of the COG Board of Directors, local housing and planning directors and COG staff spent a year studying what it would take to increase the area’s housing supply to accommodate the region’s growing workforce. Their findings have been distilled into three regional aspirational housing targets focused on the Amount, Accessibility, and Affordability of additional units.

<sup>87</sup> The rationale for each target is available in COG’s report: The Future of Housing in Greater Washington

<sup>88</sup> 2014-2018, American Community Survey 5-Year Estimate Table B25118 is used estimate future household tenure by income. Household income levels are likely to increase over time.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

and moderate-income households (see Table 5). It is important to note, that this model does not include any programs, policies, or funding mechanisms designed to address affordable housing needs.

**Table 5. Estimated Net New Household by Income Level, Hyattsville, MD (2030)**

	Estimated Households	Low Income Households		Moderate Income Households		High Income Households	
Owners	149	18%	27	18%	27	64%	95
Renters	168	44%	74	16%	26	40%	68
<b>Total</b>	<b>317</b>	<b>31.8%</b>	<b>101</b>	<b>16.7%</b>	<b>53</b>	<b>51.4%</b>	<b>163</b>

Source: Enterprise estimates based on Metropolitan Washington Council of Governments Cooperative Forecasting Committee, U.S. Census Bureau, 5-Year American Community Survey

**Land Annexation and Residential Development**

In 2019, Hyattsville passed an annexation resolution that added nearly 15 acres of land to the city. The land was undeveloped when this resolution passed. The planned development on this land will add an estimated 341 townhomes to the city.

The current development pipeline for Hyattsville provides valuable insight to the city’s housing market. Current approved residential projects in the city’s pipeline is set to exceed estimated future demand (1,674 approved units in the city’s pipeline versus 342 new units needed to accommodate future growth).

The residential development projects that have been approved and are completed or on track for completion prior to 2023 are a mix of housing types and tenure (see Table 6).<sup>89</sup> In total, Prince George’s County Planning Board has approved 1,675 housing units in the City of Hyattsville. Rental units make up 56 percent (943 rental units) of those approved housing units, while owner-occupied units make up of 44 percent (732 owner units).

Taken together, the Prince George’s County Planning Board has approved more housing units in Hyattsville than projected growth suggests the city will need by 2030. However, almost half of the projected units will need to be priced for low- and moderate-income households, mostly renters. If the future projects reflect the city’s current pipeline, homes in new development may be out of reach for lower-income households.

For example, The Edition apartments is a recently completed project that leases a 623-square foot studio apartment for \$1,612 per month.<sup>90</sup> Additionally, The Edition built for-sale homes (condominiums and townhouses) that were priced between \$390,000–\$459,000<sup>91</sup> and \$450,000<sup>92</sup>–\$525,000,<sup>93</sup> respectively. All three of these housing types exceed the median rent (\$1,503) and median home sale price (\$399,800).

<sup>89</sup> Hyattsville Development Summary and Projects Story Map, see <https://hyattsville.maps.arcgis.com/apps/MapTour/index.html?appid=235a77075d0b403eb45e18ec04598540>

<sup>90</sup> <https://www.theeditionapts.com/>

<sup>91</sup> <https://www.cparkre.com/the-edition-at-kiplinger.php#grid>

<sup>92</sup> Redfin June 2017 sold price, see [https://www.zillow.com/homedetails/3109-Sentinel-Dr-Hyattsville-MD-20782/241967725\\_zpid/](https://www.zillow.com/homedetails/3109-Sentinel-Dr-Hyattsville-MD-20782/241967725_zpid/)

<sup>93</sup> Zillow May 2020 sold price, see <https://www.redfin.com/MD/Hyattsville/6214-Editors-Park-Dr-20782/home/144224713>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

For perspective, to afford<sup>94</sup> a studio apartment renting at more than \$1,600 a month, an individual would need an annual income of more than \$65,000. Most residents in Hyattsville do not work in occupations that pay wages that high. Rather, only those residents working in public administration industry could afford this type of unit.

The housing being built surpasses the price and rent levels to accommodate current and future residents. It can be difficult to find affordable homes, especially for renters. In 2018, more than two out of five of renters in the city were cost-burdened,<sup>95</sup> indicating a need for housing affordability. Increased household size among rents also suggests a need for homes of varying size.<sup>96</sup>

**Table 6. Approved Residential Projects, Hyattsville, MD (May 2020)**

Development Name	Development Type	Housing Units	Expected Rate
<b>The Edition at Kiplinger</b>	Residential Mix	348 apartments, 40 condos, 86 townhouses	Market/luxury rates
<b>Riverfront at West Hyattsville Metro</b>	Residential	183 townhouses	Market/luxury rates
<b>Metro II Adaptive Reuse</b>	Residential Rental	311 apartments units	Market rate
<b>Landy Property - PPS</b>	Residential	331 townhouses	Market rate
<b>Magruder Pointe (WSSC Building)</b>	Residential	16 single family homes, 67 townhouses	Market rate
<b>Armory Apartments</b>	Mixed Use - Residential Rental and Commercial	284 apartments	Market rate
<b>Hyatt View</b>	Residential	8 townhouses	Market rate
<b>40th Ave (Single Family Home)</b>	Residential	1 Single-Family Detached Home	

Source: Hyattsville Development Summary

**Publicly assisted housing<sup>97</sup>**

General market conditions provide a helpful snapshot of what moderate- and higher-income households can afford, because typically these households are seeking homes in the private housing market. Hyattsville’s housing supply for lower-income households is already limited, with only a small share of

<sup>94</sup> Paying less than 30 percent of income.

<sup>95</sup> 2014-2018, American Community Survey 5-Year Estimates.

<sup>96</sup> From 2009-2013 to 2014-2018 in Hyattsville the average renter household increased from 2.57 to 2.82 persons per household. American Community Survey 5-Year Estimates.

<sup>97</sup> Housing subsidy programs provide subsidies that reduce housing costs for households who meet program eligibility requirements. The National Housing Preservation Database (NHPD) tracks rental properties that receive subsidies through federal housing programs, including project-based Section 8 and the Low-Income Housing Tax Credit. For a full list of subsidies tracked by the National Housing Preservation Database, see <https://preservationdatabase.org/documentation/program-descriptions/>.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

units available for less than \$1,000 a month.<sup>98</sup> However, in a high-cost, interconnected region like Washington, DC, many moderate-income households may also need housing assistance.

Broadly, publicly assisted housing and assistance programs tend to serve households earning less than 80 percent of area median income (roughly \$80,000 for a family of four in the region, based on HUD-defined income limits).<sup>99</sup> In the Washington, DC region, police officers and other emergency workers, retail employees, and public-school teachers all earn incomes within this group or a lower-income one.<sup>100</sup>

Across the United States, publicly assisted housing for low-income households tends to carry a stigma. This may be in large part to the storied (and often failed) history of public housing. But, good examples of high-quality public housing and other types of subsidized housing across the country (and many in the Washington, DC region) demonstrate that publicly assisted homes can be well-located and well-designed.

**Privately owned rental housing that receives a federal subsidy**

All of Hyattsville’s assisted housing supply is privately owned rental housing that receives at least one federal subsidy.<sup>101</sup> The city has approximately 250 units distributed among three (3) properties (see Table 7).<sup>102</sup>

Most of these units (82 percent or 204 units) are owned by two (2) for-profit entities, with the remaining 44 units owned by one (1) nonprofit organization. Why is ownership of assisted rental properties significant? Ownership is one factor that influences if a property will remain affordable as subsidies expire. Research suggests that for-profit property owners are less likely to renew housing subsidies than their nonprofit counterparts.

**Table 7. Federally subsidized, private rental properties, Hyattsville, MD**

Property name	Total units	Ownership type	Funding source	Expiration year
Parkview Manor	53	For-profit	Low-Income Tax Credit	2029
Renaissance Square	44	Non-profit	Low-Income Tax Credit	2030
Friendship Arms	151	Profit-motivated	Project-based Section 8	2038

Source: National Housing Preservation Database, 2020.

Notes: For discussion purposes, “for-profit” refers to both for-profit and profit-motivated owners. Expiration year based on earliest expiration date in the National Housing Preservation Database.

**Expiring subsidies at private, federally assisted rental housing**

Subsidized units can be lost through a variety of ways: expiring subsidies, deteriorating quality that ultimately makes them uninhabitable, and early termination of subsidized housing contracts. Expiring subsidies can be tracked and individual properties can be assessed for their risk of loss.

<sup>98</sup> 2014–2018 American Community Survey Five-Year Estimates, Table B25063.

<sup>99</sup> U.S. Department of Housing and Urban Development (HUD). *FY2020 Income Limits*. Available at [www.huduser.gov/portal/datasets/il/il2020/2020summary.odn](http://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn).

<sup>100</sup> National Housing Conference. (2020). *Paycheck-to-Paycheck Database*. Available at <https://www.nhc.org/paycheck-to-paycheck>.

<sup>101</sup> Does not include tenant-based rental assistance in use in Prince George’s County.

<sup>102</sup> National Housing Preservation Database, 2020.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

As subsidies expire, property owners may apply for new subsidy to keep their properties affordable; renew their existing subsidy (if that is an option); or continue to own and operate properties without subsidy (at affordable or higher rents). Owners of properties supported by project-based Section 8 subsidy contracts can renew their contract with the U.S. Department of Housing and Urban Development at the end of their contract term for another 1, 5, or 20 years or exit the program. Owners of properties financed using the Low-Income Housing Tax Credit can apply for another round of tax credits after the initial 30-year affordability period ends or exit the program. Research shows that property owners are less likely to renew their subsidies based on property age, size, and condition; tenant type; and for-profit ownership.<sup>103</sup>

Between 2029 and 2030, subsidies at two (2) private, federally assisted properties in Hyattsville are scheduled to expire (see Table 8). These properties represent 39 percent of Hyattsville’s private, federally assisted housing supply:

- Parkview Manor (53 units)
- Renaissance Square (44 units)

While housing subsidies in Hyattsville start to expire in 2029, potential losses in terms of total units increase after 2030. The remaining property—Friendship Arms—has a subsidy expiration date of 2038 and represents a majority of the city’s assisted supply (61 percent of all subsidized privately-owned rental units).

No one strategy can ensure income-restricted properties will remain in good condition and affordable to their existing residents. Instead, a range of flexible local strategies can assist with identification, resources, and incentives to ensure long-term affordability of a community’s income-restricted supply.

**Table 8. Federally subsidized housing by subsidy expiration date, Hyattsville, MD**

Expiration year	Total properties	Total units	Share of all subsidized, privately owned units
2029–2030	2	97	39%
After 2030	1	151	61%

Source: National Housing Preservation Database, 2020.

Note: Expiration year based on earliest expiration date in the National Housing Preservation Database.

**Homeownership assistance**

From 2017 to 2019, Prince George’s County’s Department of Housing and Community Development (DHCD) aided first-time homebuyers through its Pathways to Purchase program. This program, which provides up to \$10,000 in home purchase assistance (down payment assistance, mortgage principal reduction, or closing costs) to eligible first-time homebuyers.

The program is open to all Prince George’s County residents with household incomes at or below 80 percent area median income (\$97,505 for a family of four, according to program guidelines) who meet other conventional lending requirements (like debt-to-income ratios and credit standards). Residents

<sup>103</sup> National Housing Preservation Database. (2017). *Understanding Preservation Needs, Risks, and Tenant Protections [Video Webinar]*. Retrieved from <https://preservationdatabase.org/preservation-resources/webinars/>.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

using this program must occupy the home for 10 years and live in the home as their primary residence.

Since its start, the Pathways to Purchase program assisted 115 homebuyers in Prince George's County.<sup>104</sup> None of these homebuyers used the program to purchase homes in Hyattsville. For-sale home prices in Hyattsville (nearly \$400,000 as of March 2020, according to Zillow) may limit this program's use in the city. A recent assessment of this program found that some elements of its design, such as home purchase assistance amount, can make it difficult to use this program in areas of the county with higher home values.<sup>105</sup>

---

<sup>104</sup> Pathways to Purchase program data provided by the Prince George's County Department of Housing and Community Development, May 2020.

<sup>105</sup> Prince George's County Department of Housing and Community Development. (2019). *Housing Opportunity for All*. Available at [https://pgccouncil.us/DocumentCenter/View/4043/Housing-Opportunity-for-All\\_-REPORT](https://pgccouncil.us/DocumentCenter/View/4043/Housing-Opportunity-for-All_-REPORT).



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

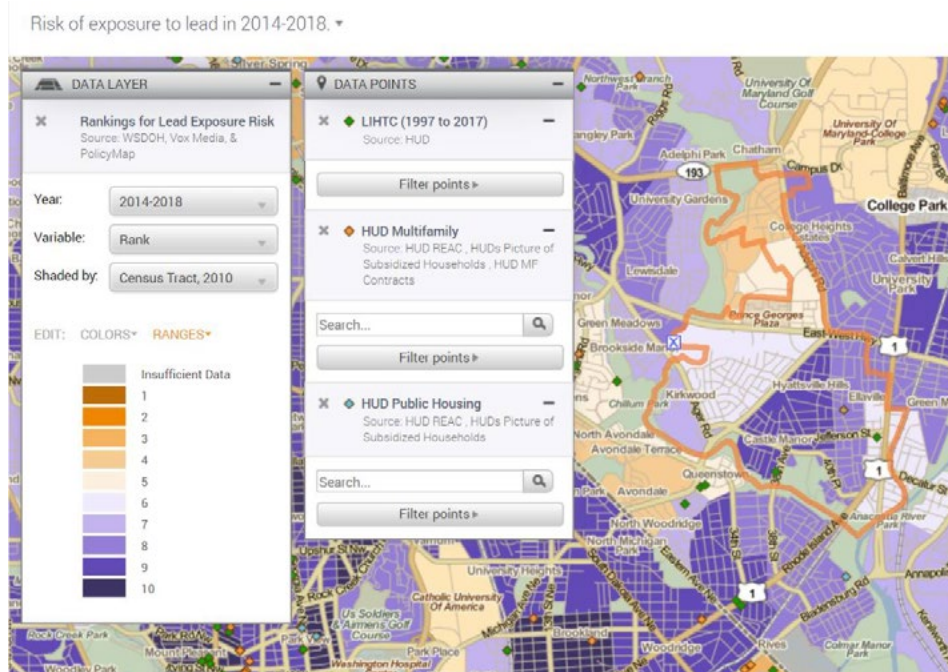
## Access to Opportunity

### Health and Housing

Most of Hyattsville's housing stock was built prior to 1980. Housing built before 1978 has a higher risk of lead exposure, which can cause health problems or exacerbate existing underlying health conditions. Using a ranking of lead exposure risk from Policy Map, the risk of lead exposure is extremely high in Castle Manor and Hyattsville Hills areas. Census Tracts including those areas rank a 9 out of 10 for lead exposure risk.<sup>106</sup> East-West Highway acts as a dividing line for lead exposure risk, where areas north of the highway have lower rankings compared with areas south of it (see Figure 18).

Asthma is a chronic health condition that can be triggered by poor housing quality, where mold, leaks, and smoke may trigger asthmatic symptoms.<sup>107</sup> Patterns across Census Tracts in Hyattsville suggest that more than 9 percent of adults in each tract have asthma, with a much higher rate (10.5 percent or more) among those living near Prince George's Plaza (see Figure 19).

**Figure 18. Risk of Exposure to Lead (2018)**



Sources: PolicyMap & CDC BRFSS

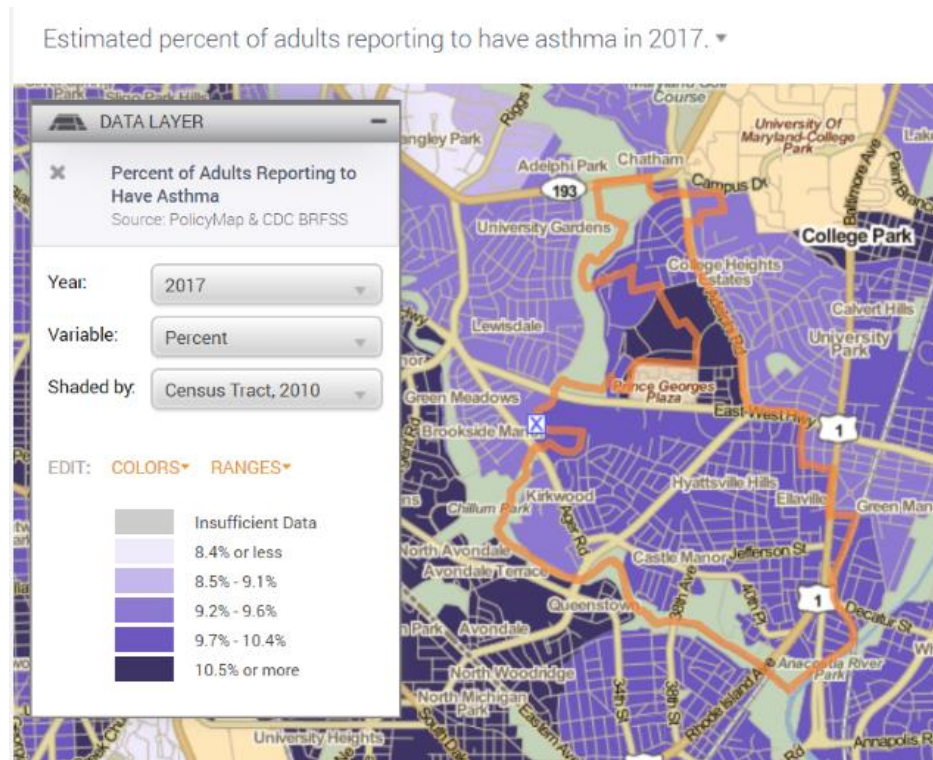
<sup>106</sup> The Washington State Department of Health (WSDOH) developed an index for lead exposure risk that considers age of housing and poverty as primary risk factors. Vox Media worked with WSDOH to apply the lead exposure risk index nationally. PolicyMap applied the Vox Media methodology to the 2014-2018 American Community Survey (ACS) data on poverty rates and age of housing stock.

<sup>107</sup> The Relationship between Housing and Asthma among School Age Children Research Report: Analysis of the 2015 American Housing Survey. The Urban Institute. October 2017. Available at: [https://www.urban.org/sites/default/files/publication/93881/the-relationship-between-housing-and-asthma\\_0.pdf](https://www.urban.org/sites/default/files/publication/93881/the-relationship-between-housing-and-asthma_0.pdf)



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Figure 19. Adults Reporting to have Asthma (2017)**



Sources: PolicyMap & CDC BRFSS

**Social Vulnerability and Educational Institutions**

Social vulnerability refers to populations that are particularly vulnerable to disruption and health problems, especially those caused by natural or human-made disasters. Figure 20 shows school performance relative to the socioeconomic category of social vulnerability, which examines poverty level, per capita income, unemployment, and high school educational attainment.

Areas with lower socioeconomic status puts residents at higher risk for inadequate housing, higher crime, or less access to health care.<sup>108</sup> Social vulnerability based on socioeconomic characteristics suggests a range of Census Tracts ranked from “Low to Moderate” to “High,” with a small part of one tract classified as low (close to Adelphi Road and the University of Maryland’s campus). Queens Chapel Road acts as a divider for these rankings. On the northwest side of the city, tracts are ranked moderate to high, while on the south-east side of the city, tracts are ranked low to moderate.

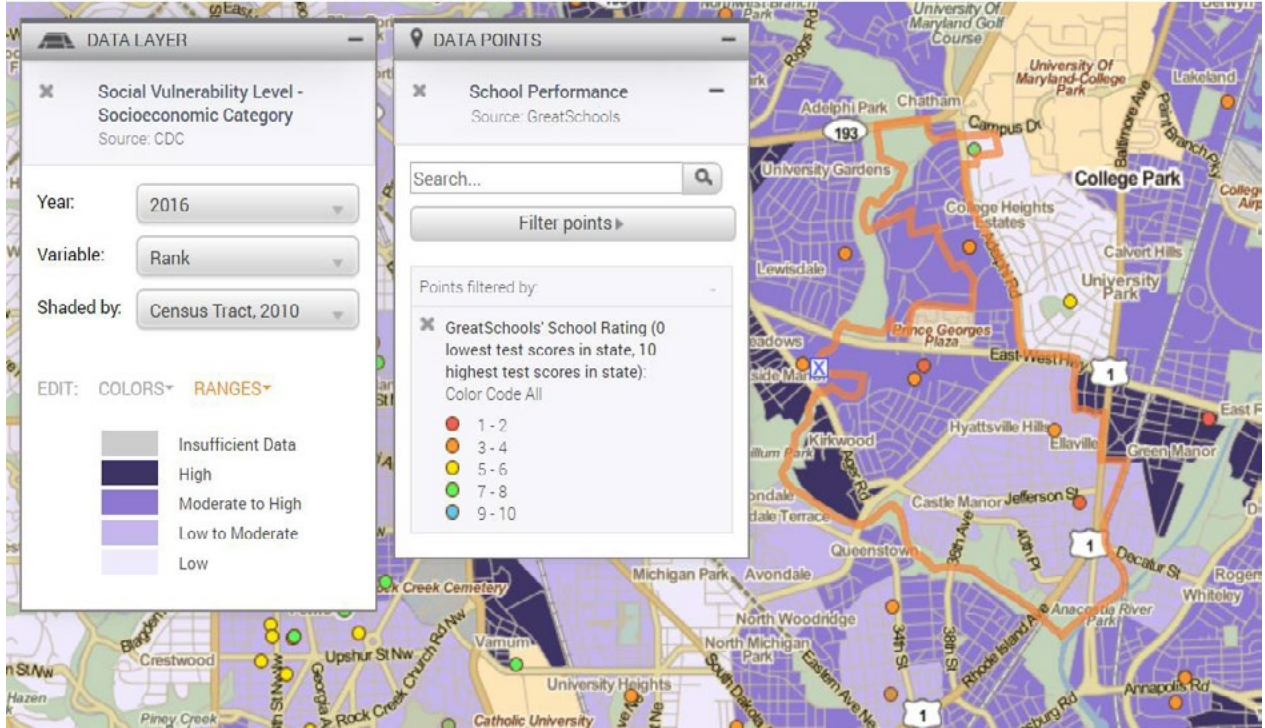
Most schools in Hyattsville report some of the lowest tests scores in the state, with one exception. College Park Academy, located in the north tip of Hyattsville, had a school ranking of 7 out of 10. All other schools in Hyattsville ranked between a 1 to 4. College Park Academy is also the only school in a Census Tract where social vulnerability based on socioeconomic characteristics ranked as low.

<sup>108</sup> Populations and Vulnerabilities, Center for Disease Control and Prevention: <https://ephtracking.cdc.gov/showPcMain.action>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Figure 20. Socioeconomic Status (2016)**

Socioeconomic status social vulnerability level as of 2016. ▾



Source: CDC

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

## Conclusion

Hyattsville is a growing community, with a strong outlook for future development. New market-rate development, along with strong access to jobs through the Washington, DC region and other local assets, like its arts and cultural district, has attracted higher income households to Hyattsville. However, more than one-fifth of households in Hyattsville earn less than \$35,000 annually, and few homes are available for them. While the city's development pipeline could absorb total projected growth, it may not be varied enough in price and type to meet the needs of all current and future Hyattsville residents.

The results from this baseline analysis suggest the following conclusions that will shape a housing strategy for Hyattsville:

- **Need for diverse homes, due to demographic shifts:** There is a large and growing number of households with children and individuals living alone which contributes to the demand for diverse homes. Additionally, Hyattsville's population has become more ethnically diverse, suggesting a need for culturally relevant homes and practices, and growth at both ends of the income spectrum, suggesting a need for affordability for those households not being served by the city's housing market.
- **Changing market conditions, in terms of cost and tenure:** Renters are becoming a large share of the city's households, surpassing homeowners in recent years. Housing market indicators such as low vacancy rate and increased rents and home-sale prices suggest an increasingly strong housing market in Hyattsville. Approved residential projects are largely geared toward higher-income households. Hyattsville has a small number of committed affordable units (three properties with about 250 units), but a large need for housing affordability. One-fifth of existing households earn less than \$35,000 annually and nearly half of new households by 2030 will be low- or moderate-income ones.
- **Housing affordability:** Cost-burden data suggest that many individuals and families are unable to afford a home without spending a large amount of their household income toward housing, especially with renters. The renter population is particularly vulnerable to rising prices, as over two out of five renter households are cost-burdened at current rent levels. In addition, with increased rents and home values, it will become increasingly difficult for Hyattsville workers to live in the city if they wanted to.
- **Housing quality:** Most of the existing housing stock was built prior to 1980s, suggesting a need for ongoing upkeep and modifications to support residents who want to age in place. A high risk of lead exposure, based on national rankings, and the prevalence of chronic health conditions, such as asthma, among Hyattsville residents reinforce the need for healthy, safe homes there.



## Appendix D. Housing ecosystem summary memo

# MEMO

---

**To:** City of Hyattsville Community and Economic Development Department  
**From:** Enterprise Advisors  
**Re:** Hyattsville's housing ecosystem

---

### Key findings

- The City of Hyattsville has several assets to draw on as it addresses its residents' housing needs: transit and job access; strong development pipeline; and a diverse community, to name a few. Some local stakeholders have suggested that these assets are driving up the city's housing costs. However, the City of Hyattsville's has a limited housing toolbox at its disposal, and many stakeholders are concerned that local decisions are not representative of all Hyattsville's residents, particularly those directly experiencing housing problems like cost-burden and overcrowding.
- External threats, such as unsustainable regional development patterns, development decision-making power vested in county government, and needs that extend beyond housing, such as food access and health services, suggest a more comprehensive effort, some of which is beyond the direct control of city government to implement.
- The impact of Covid-19 created uncertainty about how existing housing needs may grow and new development will be able to be financed and built in a timely manner. Covid-19 has also raised awareness among the general public about the importance of having a stable home and exposed long-standing racial disparities that fall predominantly on black and brown communities. This disparity is seen in the housing market when comparing homeownership rates between race and ethnicity. From 2010 to 2018, Hyattsville's homeownership rate between white and Hispanic households has widened. The white homeownership rate has been on the rise, while the Hispanic homeownership rate experienced a sharp decline.
- The city's competitive housing market is both an opportunity and a threat: The city's strong housing market makes it more difficult for low-income households to live in the city. A competitive housing market can be leveraged to increase housing affordability.
- There is limited direct assistance for cost-burdened renters and homeowners in Hyattsville through the Prince George's County tools. The County's direct assistance programs are high in demand and access to these programs can be challenging. Existing tools in Hyattsville have been focused on market rate development, misaligned with the local needs.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

- Developers looking to access affordable state housing funds will need a competitive application. The Renaissance Square project highlights the importance of collaboration between the City, partnerships, and Sector plans, where its successfully acquired rental housing funds.

## Background

This memo summarizes currently available policies, programs, and resources to deliver housing and stabilize residents in the City of Hyattsville (or the city’s “housing ecosystem”) and how these policies, programs, and resources align with residents’ current unmet housing needs.

The findings in this memo were generated through a landscape scan of past plans and studies completed for the City of Hyattsville, Prince George’s County, and Washington, DC region; secondary research of existing policies, programs, and resources; and a comparative analysis to the baseline conditions completed as part of Hyattsville’s *Affordable Housing Action Agenda*.

### ***Housing ecosystem: What it is & why it matters***

A housing ecosystem refers to the interconnected nature of a community’s or region’s housing market. Like an ecosystem found in nature, housing markets often reflect complex, interconnected relationships and decisions between the public and private sectors.

A simple framework helps organize these relationships and decisions. The Center for Community Investment at the Lincoln Institute of Land Policy has developed a systems-level framework to coordinate community investment decision making that is applicable to housing and community development investments. This framework organizes demand for capital investment and ensures it is used to support public priorities.

This framework highlights the key components of a housing ecosystem:<sup>109</sup>

- ***Shared priorities*** – Clearly defined community-level priorities for housing investments
- ***Pipeline*** – Projects that will help achieve the community-level shared priorities
- ***Enabling environment*** – Policies, programs, and resources that support development and investments

Much of this memo focuses on the City of Hyattsville’s enabling environment: available current policies, programs, and resources to deliver housing and stabilize residents.

### ***Local & regional context***

Local and regional conditions influence residents’ housing needs and the City of Hyattsville’s ability to effectively respond to them. An analysis of the city’s strengths, opportunities, weaknesses, and threats (or SWOT) was developed to contextualize the internal and external

<sup>109</sup> Community Investment: Focusing on the System. (2018). Center for Community Investment. <https://centerforcommunityinvestment.org/sites/default/files/2018-09/CI%20As%20a%20System.pdf>



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

conditions to account for as Hyattsville develops solutions to meet its residents' current and future housing needs (see Figure 1).<sup>110</sup>

The City of Hyattsville has many strengths to draw on locally, as well as opportunities due to its location in Prince George's County and the Washington, DC region. For instance, the City of Hyattsville's location within the Washington, DC region offers a wealth of benefits: strong transportation and job access; strong economic growth; local and regional examples of how to achieve well-designed and well-located affordable housing; and regional commitment to increase housing affordability. Some research also suggests that the assets that urban areas like Hyattsville possess—physical connectivity, mix of uses, and density—offer the keys to effectively recover from Covid-19 and build resilience among its residents.<sup>111</sup>

---

<sup>110</sup> The SWOT analysis was completed upon a review of local plans (summarized in this report); regional housing study (Meeting the Washington Region's Future Housing Needs); recent research related to the impact of Covid-19 on the U.S. housing market. Additional information, such as findings from the baseline conditions analysis, is incorporated from additional sources to support discussion of the key findings.

<sup>111</sup> Tracy Hadden Loh et al. (2020, March 25). "The qualities that imperil urban places during Covid-19 are also the keys to recovery." The Brookings Institution [blog post]. Available at [www.brookings.edu/blog/the-avenue/2020/03/25/the-qualities-that-imperil-urban-places-during-covid-19-are-also-the-keys-to-recovery/](http://www.brookings.edu/blog/the-avenue/2020/03/25/the-qualities-that-imperil-urban-places-during-covid-19-are-also-the-keys-to-recovery/).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

**Figure 1. SWOT Analysis, City of Hyattsville, MD**

<b>STRENGTHS</b>	<ul style="list-style-type: none"> <li>• Locational assets</li> <li>• Relative regional housing affordability</li> <li>• Strong development pipeline</li> <li>• Local and regional capacity</li> <li>• Local and regional commitment to housing affordability</li> <li>• Pride in racial and ethnic diversity</li> </ul>	<ul style="list-style-type: none"> <li>• Limited local housing toolbox</li> <li>• Alignment with demographic and macroeconomic trends</li> <li>• Civic participation not representative of all Hyattsville residents</li> <li>• Language access</li> </ul>	<b>WEAKNESSES</b>
	<ul style="list-style-type: none"> <li>• Competitive housing market</li> <li>• Implementation of Housing Opportunity for All (county’s housing strategy)</li> <li>• Regional economic growth</li> <li>• Awareness and emergency tools generated in response to Covid-19</li> <li>• Proximity to new transit</li> </ul>	<ul style="list-style-type: none"> <li>• Competitive housing market</li> <li>• Limited amount of affordable homes for low-income households</li> <li>• Housing problems (cost-burden, overcrowding, accessibility, aging in place needs)</li> <li>• Non-housing needs (food, healthcare)</li> <li>• Unsustainable regional development patterns</li> <li>• Development decisions made at county-level (permitting, approvals, land use standard)</li> <li>• Slower regional housing production</li> <li>• Loss of local jobs</li> <li>• Loss of racial and ethnic diversity</li> <li>• Proximity to new transit</li> <li>• Impact of Covid-19</li> </ul>	

Some external conditions may pose challenges as the City of Hyattsville seeks to address its residents’ unmet housing needs. In its 2019 report for the Metropolitan Washington Council of Governments, the Urban Institute highlighted two key trends affecting Metropolitan Washington’s housing needs: 1) slower regional housing production; and 2) unsustainable, low density development patterns.<sup>112</sup>

<sup>112</sup> The Washington, DC region produced fewer homes, on average, between 2010 and 2017 (16,100 units annually) than in the 2000s (28,700 units annually). This slowdown in construction has resulted in



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Other external threats include needs that extend beyond housing and impacted by housing, including food access and chronic health conditions among Hyattsville residents, and that most development decisions are made at the county-level, which does not have a streamlined permitting process.

The same report also noted broader macroeconomic shifts, such as the federal government's use of private contractors and growth in low-wage and high-wage jobs, and demographic trends that suggest a need for more diverse homes (e.g., smaller households and an aging population).<sup>113</sup> Hyattsville has experienced these types of shifts locally: Most of the city's residents work in lower-wage occupations, such as retail, and much of the city's current housing supply is out-of-reach for these households based on price.

The near- and long-term effects of the Covid-19 pandemic on individuals' and families' well-being and their economic and housing stability is one of the largest, yet most uncertain external influences on the City of Hyattsville. Large, secondary datasets have not yet captured the shorter-term effects related to unemployment and housing costs and other market indicators.<sup>114</sup> The health and economic crises as a result of the pandemic will likely deepen unmet housing needs in Hyattsville, where 82 percent of low-income residents are cost burdened and 37 percent of residents experience one of the four housing problems (primarily cost-burdens).

National experts acknowledge the Covid-19 pandemic is unprecedented, reinforcing uncertainty about how Covid-19 will affect the U.S. housing market, and specifically, the affordable housing industry. Anecdotal evidence suggests the initial impacts are being borne by renters, especially those earning hourly wages and persons experiencing homelessness,

---

a tighter regional housing market, with low rental and owner vacancy rates. Most new homes produced since 2000 were higher-cost housing types, such as single-family homes or apartments homes with four or more bedrooms, and built outside of the District of Columbia, resulting in longer commute times for residents and regional traffic. The region's past development patterns, the product of a combination of federal and local policies, has resulted in a largely suburban development that cannot sustain future regional growth. Margery Austin Turner et al. (2019, September). "Meeting the Washington Region's Future Housing Needs." Urban Institute Research Report. Available at [www.urban.org/sites/default/files/publication/100946/meeting\\_the\\_washington\\_regions\\_future\\_housing\\_needs\\_2.pdf](http://www.urban.org/sites/default/files/publication/100946/meeting_the_washington_regions_future_housing_needs_2.pdf).

<sup>113</sup> Margery Austin Turner et al. (2019, September). "Meeting the Washington Region's Future Housing Needs." Urban Institute Research Report. Available at [www.urban.org/sites/default/files/publication/100946/meeting\\_the\\_washington\\_regions\\_future\\_housing\\_needs\\_2.pdf](http://www.urban.org/sites/default/files/publication/100946/meeting_the_washington_regions_future_housing_needs_2.pdf).

<sup>114</sup> For example, a recent examination of housing market indicators in the Washington, DC region by The Brookings Institution found that while home sales volume fell in March 2020, home prices have largely remained unchanged, suggesting a conflicting picture of how Covid-19 could be shaping the regional housing market. See [www.brookings.edu/blog/the-avenue/2020/05/12/covid-19-is-already-affecting-the-washington-d-c-real-estate-market/](http://www.brookings.edu/blog/the-avenue/2020/05/12/covid-19-is-already-affecting-the-washington-d-c-real-estate-market/).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

property owners and managers, and developers.<sup>115</sup> Public health data suggests that people of color make up a disproportionate number of confirmed Covid-19 cases and deaths in Prince George's County, which represents the highest incidence of coronavirus in Maryland.<sup>116</sup>

National housing experts agree on two likely results related to Covid-19:<sup>117</sup>

- 5) An increased need for (and potentially renewed focus on) affordable homes among low-income households and vulnerable groups; and
- 6) A delayed housing pipeline due to tighter lending practices and more limited access to capital; delays in public approval processes; and labor and materials shortages.

### Summary of past local plans and studies

The City of Hyattsville's work on housing and related community development issues builds on a body of past local planning efforts, some of which reinforce community needs, set goals related to housing issues, and propose potential solutions:

- *SpeakUp HLV (2017)*. The city's five-year sustainability plan that organizes its vision for social, economic, and cultural priorities around three core themes: 1) community; 2) connectivity; and 3) development. This plan puts forward several goals and supportive actions related to housing – namely to support the diversity and affordability of housing options; encourage high-density, mixed-use development around Metrorail stations and the Gateway Arts District; and leverage existing development resources.
- *Residents' Satisfaction Survey (2018)*. The city surveys its residents to understand their opinion on city services and quality of life in Hyattsville on an ongoing basis. In its most recent survey, housing (including representation in the development process) was an area of limited satisfaction among residents. For instance, in terms of economic development, residents were least satisfied with the availability of affordable housing and notification of new development projects relative to all other options in that category. In their open-ended responses to ways to improve city services, residents highlighted the need for more affordability; more diversity in housing types; and improved code enforcement.
- *City of Hyattsville Race and Equity Plan (2019, In draft)*. The city's Race and Equity Plan provides recommendations to incorporate equity into the city's administration and services as way to support economic mobility among Hyattsville residents and maintain a diverse and inclusive community. Housing is one of five issue areas in the plan; these issues were identified by the Hyattsville Race and Equity Taskforce as the top issues facing low- and moderate-income people in Hyattsville. To address gaps

<sup>115</sup> Donna Kimura. (2020, March 31). "How Covid-19 is Affecting Affordable Housing (So Far)." Affordable Housing Finance. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

<sup>116</sup> Rachel Chason, Ovetta Wiggins, and John D. Harden. (2020, April 16). "Covid-19 is ravaging one of the country's wealthiest black communities." *Washington Post*. Available at [www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7\\_story.html](http://www.washingtonpost.com/local/prince-georges-maryland-coronavirus-health-disparities/2020/04/26/0f120788-82f9-11ea-ae26-989cfce1c7c7_story.html).

<sup>117</sup> Donna Kimura. (2020, March 31). "How Covid-19 is Affecting Affordable Housing (So Far)." Affordable Housing Finance. Available at [www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far\\_o](http://www.housingfinance.com/news/how-covid-19-is-affecting-affordable-housing-so-far_o).

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

like increased housing costs and risk of displacement, the report highlights the importance of working with Prince George's County government, as most housing policy is set at the county-level. Short-term and mid-range next steps focus on incorporating affordable housing into the city's existing tax credit program; removing racially restrictive covenants; and offering housing rights and equity education for homeowners, tenants, and landlords.

- *The Action Plan to Increase Age Friendliness* is the City's plan to improve conditions for people of all ages, with a specific focus on seniors. The city wrote the plan following recommendations from the AARP Network of Age-Friendly communities which the city seeks to be a continuing member. The priorities for this plan are to keep Hyattsville housing affordable, provide resources for home modification and accessibility, and to provide aid with home and yard maintenance. Hyattsville is exploring alternative housing options for aging populations such as accessory dwelling units, co-housing and accessible and affordable housing. Key metrics are affordable units between 30% and 60% AMI resulting from legislation, percentage rented to seniors, and number of homeowners receiving assistance for home modification. It also tracks the number of senior homeowners assisted with limited incomes and the number of seniors needing help with moderate incomes.
- Prince George's County has developed three sector plans for areas in Hyattsville:
  - *Gateway Arts District Sector Plan*. This sector plan provides a detailed guide for the future development and redevelopment within the planning area. The sector planning area covers four municipalities, Mount Rainier, Brentwood, North Brentwood, and Hyattsville (except for areas located within the Prince George's Plaza and West Hyattsville transit districts). The action plan for implementation is organized into five areas 1) Area Planning and Economic Development, 2) Area Identity, 3) Improvements to Transportation Infrastructure, 4) Community Arts Development and Support, 5) Zoning Code Enforcement. Area planning and economic development actions items are focused on supporting arts-related businesses and artists live/work projects. Area identity action items are marketing, campaigning, and beautification efforts for the district. Improvements to transportation focus on walkability and linking new and existing public transportation. The community arts development supports proposed action plans to leverage public spaces to promote artists and art programs. Zoning continues to ensure the businesses are operating with the proper permits.
  - *Prince George's Plaza Transit District Development Plan*. The purpose of the TDDP is to implement the Plan 2035 vision for a walkable, transit-oriented mixed-use community within the Prince George's Plaza Transit District using a market driven approach. It establishes a regulatory framework for orderly and predictable development using design standards and guidelines. Specifically, this plan responds to the evolving real estate market by focusing on the form of the built environment while allowing for a mix of uses, transforms the underutilized Prince George's Plaza Metro Station, provides a detailed implementation plan to maximize redevelopment of the Mall at Prince Georges, incorporates environmental stewardship and amends the zoning of selected properties in conformity with County land use goals.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

- *West Hyattsville Transit District Development Plan*. The goal of the West Hyattsville Transit District Development Plan (TDDP) is to provide a clear and predictable path for Transit-Oriented Development. The West Hyattsville TDDP envisions a new community of up to 3,100 housing units; 1,000,000 square feet of retail/office space; an extensive system of civic, park, and open spaces; and a finely balanced street and circulation network. Development in the community will be moderate to higher density and located within an easy walk of the West Hyattsville Metro Station and be supported by four key elements: neighborhoods, environment, transportation, and low-impact development (LID). Following the TDDP can result in a streamlined approval process that takes approximately two to three months.
- *Prince George's County Plan2035*. Prince George's County General Plan, *Plan2035*, outlines the blueprint for where and how the county will grow through 2035. It articulates the following vision for the county: To be a community of choice for families, workers, and businesses in the region by 2035. *Plan2035* sets a goal for housing in realizing this vision: "Provide a variety of housing options...to attract and retain residents, strengthen neighborhoods, and promote economic prosperity."<sup>118</sup> This plan guided Prince George's County update to the county's Zoning Ordinance and Subdivision Regulations in recent years.
- *Prince George's County Housing Opportunity for All (2019)*. *Housing Opportunity for All*, Prince George's County's comprehensive housing strategy, 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 establish the county as a community of choice in the Washington, DC metropolitan region. *Housing Opportunity for All* categorizes its 48 cross-cutting and targeted actions into short-, medium-, and long-term timeframes for implementation over 10 years.

The county, led by the Department of Housing and Community Development Department, has been actively implementing actions from Years 1–3 in this strategy. This implementation includes examining a dedicated funding source for its Housing Investment Trust Fund; conducting a feasibility study of inclusionary zoning; strengthening its right-of-first refusal policy; and exploring creation of a landbank. Implementation is guided by County Council-appointed workgroup, which advises on policy and budget matters.

- *Purple Line Corridor Coalition Housing Action Plan (2019)*. The Housing Action Plan calls for the preservation and modernization of homes along the Purple Line, which is being built adjacent to Hyattsville. It recommends an increased housing trust fund to grow and align funding to prioritize the Purple Line and implementation of right-of-first refusal to accelerate strategic acquisition and redevelopment opportunities.

### Summary of available housing tools & local, regional, and state partners

<sup>118</sup> Prince George's Planning Committee (2014, March 6). Prince George's Plan 2035. ([https://issuu.com/mncppc/docs/plan\\_2035\\_approved\\_general\\_plan\\_book](https://issuu.com/mncppc/docs/plan_2035_approved_general_plan_book))

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

The City of Hyattsville lacks a robust set of local housing tools. Most available housing programs are offered by Prince George's County and the State of Maryland. Both the county and state have a range of housing programs, related policies, and financing mechanisms that can be used to address housing needs.

Only a few developers have been successful in using existing county and state housing tools to build new homes in Hyattsville. There is an opportunity for the city to align their future housing toolkit with the existing programs, policies and resources provided by the county and state to maximize the impact of available resources.

The type of assistances provided by county and state housing programs can be categorized as either direct or indirect assistance. Direct assistance programs typically provide assistance directly to a person (for instance, a housing voucher to rent a home in the private market). Indirect assistance programs typically aid a developer or other actors, like a service provider, to help offset the costs of providing a housing unit or service to a person.

### **Housing programs, policies, and resources for renters**

The following tools are offered by Prince George's County provide direct assistance for renters:

- Housing Choice Voucher Program (HCVP)
- Moderate Rehabilitation Program
- Veterans Affairs Supportive Housing (VASH)
- HOPWA/Homeless Rental Assistance
- Rental Allowance Program

The following tools are offered by State of Maryland and Prince George's County provide indirect assistance to renters:

- Rental Housing Program
- Partnership Rental Housing Program
- Section 811 Project Rental Assistance Program
- Rental Housing Works
- Low Income Housing Tax Credit
- Multifamily Bond Program
- National Housing Trust Fund
- Housing Production Program
- Payment in Lieu of Taxes (PILOT)
- Economic Development Initiative (EDI) Fund

### **Who do they serve?**

*Direct Renter Assistance Housing Programs:* There is a wide range of County level direct financial assistance programs. The following programs are rental assistance vouchers that provide a direct housing subsidy to the landlord for qualified renters. The Veterans Affairs Supportive Housing (VASH) serves the low-income veteran population and the HOPWA/Homeless Rental Assistance serves persons at-risk of homelessness or persons with HIV/AIDS. Housing vouchers programs run into challenges such as exceeding program

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

capacity, landlords accepting vouchers and finding accessible units for special population needs, more particularly in areas with a competitive rental market. The Rental Allowance Program aids extremely low-income renter households for a 12-24-month period, during times of emergency housing needs such as evictions or homelessness prevention.

*Indirect Renter Assistance Housing Programs:* Most of the State of Maryland's rental housing programs are indirect assistance programs, addressing the production and preservation of rental units for low to moderate renters. The Partnership Rental Housing Program provides development loans to produce very low-income households, prioritizing persons with disabilities. The Rental Housing Program provides developmental loans for rental production or rehabilitation of low-income rental units. The State's Section 811 Project Rental Assistance Program assists extremely low-income renters with disabilities and between the ages of 18 and 62 years old. The County's Moderate Rehabilitation Program provides project-based assistance for the preservation of low-income rental units. The State's Rental Housing Works, Low Income Housing Tax Credits and the Multifamily Bond Program provide financing incentives for the production and preservation of low and very low-income rental income units. The National Housing Trust Fund provides loans, grants and equity investments for the production and preservation of rental development serving extremely low-income (ELI) and very low-income (VLI) households.

PILOT, while primarily an economic development incentive, has been successful in the County on a case-by-case basis in producing low- to moderate-income rental units. The County's EDI Fund serves as a gap or flexible financing producing market-development & businesses.

**Who are the key players administering these programs?**

*County Housing Programs:* The lead administrator and key partners for these programs vary between the county and the state. The Housing Authority of Prince George's County (HAPGC) leads VASH, HCVP, the Rental Allowance Program with key partners such as private landlords, the Department of Social Services and Veteran Affairs. The HOPWA/Homeless Rental Assistance Program is administered by the District of Columbia Department of Health (DOH) and HIV/AIDS Hepatitis/STD/TB Administration (HAHSTA) with support from the County's Department of Housing and Community Development (DHCD).

*State Housing Programs:* The Rental Housing Program and the Partnership Rental Housing Program is administered by the State's DHCD and partners with local governments as well as non-government entities such as non-profit or for-profit developers. The Section 811 Project Rental Assistance Program, also administered by DHCD, works alongside with the property owners of Department-financed rental projects. The Rental Housing Works, Low Income Housing Tax Credit, Multifamily Bond Program is administered by the DHCD and allows developers and public housing authorities to be eligible for their funding. The National Housing Trust Fund is administered by the DHCD and partners with government and non-government entities.

**Any known use in Hyattsville?**

Within the City of Hyattsville three resources have been used in recent years to develop



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

affordable housing. The Section 811 Project Rental Assistance Program and Low-Income Housing Tax Credits have been used by developers, to create federally subsidized rental properties. The State's Rental Housing funds were also used to assist developers in creating the affordable housing development, Renaissance Square Artist Housing.

### **Housing programs, policies, and resources for homeowners**

The following programs offered by Prince George's County and the State of Maryland provides direct assistance for homeowners:

- Pathways to Purchase
- Housing Choice Voucher Homeownership Program
- Clean Energy Program
- Housing Rehabilitation Assistance Program (HRAP)
- Maryland Mortgage Program

The following programs offered by the State of Maryland and Prince George's County provide indirect assistance for homeowners:

- Maryland Housing Rehabilitation Program – Single Family
- Housing Production Program

### **Who do they serve?**

*Direct Homeowner Assistance Programs:* Most of the existing housing programs serving homeowners assist moderate to low-income households and first-time homebuyers. The Pathways to Purchase and Maryland Mortgage Program serves all residents looking to become first-time homebuyers. The County's Housing Choice Voucher Homeownership Program serves very low-income households that are first-time homebuyers. HRAP serves low income homeowners looking for rehabilitation loans. The Clean Energy Program provides grants and loans to all existing homeowners in the County, looking to reduce energy consumption, costs, and carbon emissions.

*Indirect Homeowner Assistance Housing Programs:* The Maryland Housing Rehabilitation Program serves low income renter and homeowner households. The lead administrator for the program is led the by State's DHCD and supported by County's DCHD. The County's Housing Production Program serves moderate to low incomes renters and homeowners in production and preservation assistance. The lead administrator for this program is the County's DHCD with developers supporting.

### **Who are the key players administering these programs?**

*County Housing Programs:* The Pathway to Purchase Program is by supported and lead by the County's DHCD and the Housing Initiatives Partnerships (HIP). The Housing Choice Voucher Homeownership Program is led by the HAPGC's Rental Assistance Division with private landlords' key partners. The HRAP is led by Prince George's Redevelopment Authority and supported by the County's DHCD, HIP and Capital One. Lastly the Clean Energy Program is led by the Office of Central Services and supported by FCS First. The County's



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

Housing Production Program serves moderate to low incomes renters and homeowners in production and preservation assistance. The lead administrator for this program is the County's DHCD with developers supporting. The County's Housing Production Program serves moderate to low incomes renters and homeowners in production and preservation assistance. The lead administrator for this program is the County's DHCD with developers supporting.

*State Housing Programs:* The Maryland Mortgage Program is led by the State's Community Development Administration and supported by housing counseling agencies. The Maryland Housing Rehabilitation Program serves low income renter and homeowner households. The lead administrator for the program is led the by State's DHCD and supported by County's DCHD.

It is worth noting that homeownership programs tend to excel when paired with additional local programs such as financial counseling or first-time buyer education courses. The Maryland Mortgage Program offers an additional \$2,500 in down payment assistance when partnering with a local homebuyer program.

**Any known use in Hyattsville?**

To this date no homes have been purchase within City limits using the Pathway to Purchase Program offered by the County. The HRAP has been used by one Hyattsville resident, taking a loan of \$60,000 for repairs, including roof replacement, electrical and plumbing work.

**Housing tools and resources for homeowners and renters**

The following tools are offered by Prince George's County can potentially be used to address both renters and homeowners needs (see below for more information on applicability):

- Right-of-First Refusal
- Deferred Land Sale
- Public Land Disposition
- Revitalization Tax Credit (County)
- Expedited approval process for TOD
- Community Development Block Grant (CDBG)
- Housing Investment Trust Fund (HITF)

The following tools are offered by the State of Maryland can be used to address both renters and homeowners needs (see below for more information on applicability):

- Independent Living Tax Credit
- Sustainable Communities
- Community Legacy
- Opportunity Zones
- Strategic Demolition Fund

**Who do they serve?**

*County tools:* The County's DHCD has the authority to use the Right-of-First Refusal to buy

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

multifamily rental facilities countywide as a means of revitalization and to preserve housing opportunities for low- to moderate income households and in the County. Deferred Land Sale allows the County's Redevelopment Authority to acquire underperforming real estate or support infill development, which tends to be done on a case-by-case basis. The Public Land Disposition allows the County Executive to sell, lease or dispose of any County-owned real property. When property is to be sold, it is first offered to the municipality in which the properties lie in. In addition, the County Executive may offer the land to any public or private entity to promote needs such as affordable housing. The County's Revitalization Tax Credit can provide tax credits for redevelopment or investment in the inner beltway communities. The Expedited approval process for TOD incentives transit-oriented development in the County. The County receives federal CBDG funding to support housing production and preservation activities. HITF provides gap financing, low-interest and forgivable loans through the Workforce Housing Gap Financing Program and the Pathway to Purchase Program.

### **Key local housing policies**

*City policies:* The city does have two economic development tools. The City's Revitalization Tax Credit provides financial incentives for economic development and redevelopment in the three revitalization districts. The tax credit has been successful in creating new rental housing at market rate within the investment and development zones, such as the Hyattsville Armory Apartments. Hyattsville, although small in land size, has approved 1,675 housing units in recent years. The Edition, Riverfront at West Hyattsville Metro and Magruder Pointe are adding single family homes, townhouses, condos and apartments. This surge in development will impact any actions the City takes to address affordable housing.

The Commercial Façade Program provides grant funding to business or property owners within the city's commercial corridors to improve their building's facade. A similar program like Commercial Façade Program could be readjusted to prioritize housing concerns. The City has also used PILOTs to preserve and rehabilitate an existing affordable housing property.

*County policies:* Prince George's County has a wide range of policies and resources in their toolkit that can serve renters and owners. Existing policies can be used to address the shortage of affordable rental units and support existing residents. There is a lack of policies that address growing market conditions and residents from being displaced.

*State policies:* Maryland has a strong revitalization toolkit. The Sustainable Communities program, Opportunity Zones incentives and the Community Legacy program combines financing and tax credit incentives to address place-based needs and can be used in Hyattsville. The Independent Living Tax Credit program serves renters and homeowners to address accessibility.

### **Notable services providers and partnerships**

Service providers and partnerships that serve residents in the community have existing programs and already in tune with the community needs. When crafting an affordable housing strategy, recognizing and building relationships with existing organizations and partnerships can create more connectivity between the community and the housing toolkit.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

- *The Hyattsville Community Development Corporation* is a nonprofit that is dedicated to the revitalization and sustainable development of the Hyattsville community.<sup>119</sup>
- *The Housing Initiative Partnership (HIP)* serves low- and moderate-income households through housing counseling, developing affordable housing, and manages the Housing Rehabilitation Assistance Program (HRAP). HIP is a green nonprofit housing developer and counseling agency based in Prince George’s County and Montgomery County.<sup>120</sup>
- *CASA de Maryland* serves the Latino and immigrant population through a wide range of programs, ranging from housing assistances, financial education, health services and more. CASA is a non-profit advocacy group for Latino and immigrant individuals, with a focus in Prince George’s County and Montgomery County.<sup>121</sup>
- *The Latino Economic Development Center (LEDC)* provides services and assistance for small businesses, rental and homeownership housing. LEDC is a non-profit advocating and providing support for Latino and other underserved communities in the Virginia, DC and Maryland area.<sup>122</sup>
- *Hyattsville Aging in Place (HAP)* connects senior residents that are aging in place with the Hyattsville community. HAP is a volunteer-run nonprofit village.<sup>123</sup>
- *Latin American Youth Center (LAYC)* serves low-income youth and families through academics, arts and recreation, job readiness, safe housing, health and wellness. LAYC is a non-profit organization providing services in Prince George’s County, Montgomery County and Washington D.C.<sup>124</sup>
- *Victory Housing* is a non-profit housing developer of the Archdiocese in Washington, providing assisted living, independent living and workforce housing for low- and moderate-income seniors and families.<sup>125</sup>

### Notable recent projects

The City has had three affordable housing developments completed in the past using state and federal resources. Two of these developments were selected to provide insight on how past affordable housing developments have been completed. In addition, a recent market rate development was selected to give insight of future market rate development.

- *The Renaissance Square Artists Housing (50 percent AMI or below)*: The Renaissance was built in the Gateway Arts District. This project aligns with the Live/Work project action items in the Gateway Arts District sector plan mentioned earlier. Low-Income Housing Tax Credits, Community Legacy funding and Rental Housing Program were used to fund this development. There are 44 units in the project and targeted rental units serve low income renters working in art-related occupations. Restricted units This project was led by the Housing Initiative Partnerships (HIP).

<sup>119</sup> Hyattsville Community Development Corp. (2020). <https://hycdc.org/>

<sup>120</sup> Housing Initiative Partnership. (2020). Housing Rehabilitation Assistance Program. <https://hiphomes.org/housing-development/hrap/>

<sup>121</sup> CASA. (2020). <https://wearecasa.org/>

<sup>122</sup> Latino Economic Development Center. (2020). <https://www.ledcmetro.org/>

<sup>123</sup> Hyattsville Aging in Place. (2020). <https://hyattsvilleaginginplace.org/>

<sup>124</sup> Latin American Youth Center. (2020). <https://www.layc-dc.org/>

<sup>125</sup> Victory Housing. (2020). <https://www.victoryhousing.org/index.html>

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

- *Parkview Manor (60 percent AMI or below):* Parkview Manor was originally built in 1998 with financing from the Low-Income Housing Tax Credit (LIHTC). In 2015, Montgomery Housing Partnership (MHP) acquired full ownership of the property. MHP successfully renovated and preserved all 53 units of this property through project financing from Prince George's County and Hyattsville. Prince George's County approved a 40-year Payment in Lieu of Taxes (PILOT) and Hyattsville approved a 15-year PILOT. Six units are set aside for residents making less than 30 percent AMI, forty units are set aside for residents making less than 50 percent AMI and seven units were set aside for residents making less than 60 percent AMI.
- *The Edition:* The Edition was built as market-rate units. This development is a strong example of recent market rate project that address the need for diverse housing types. The Edition built 348 apartment units, 40 condos and 86 townhouses. The Edition Apartments has rooms ranging from studio to 3 bedrooms.

### **Comparison of available housing tools and local needs**

There have been a few occasions where local needs have been addressed by existing City, County and State tools. Hyattsville's existing development tools have been used for residential and commercial property.

- The City two tools for residential development, PILOTs and the Revitalization Tax Credit. PILOTs were used for the preservation and renovation of affordable housing units, while the current City's Revitalization Tax Credit can incentivized the production of market rate units. The Commercial Façade Improvement program currently only targets commercial properties. It's funding source, the Community Legacy program allows funding to be used for residential properties and encourages homeownership efforts.
- A key finding was that Hyattsville is experience changing market conditions, with more renters and strong or competitive market conditions. Competitive market conditions can make it challenging for affordable housing developers to be successful. There are existing State tools that can and have aid affordable housing developments in strong markets, specifically in the Washington, DC region. For example, the Renaissance Square Artists' Housing was built in the Gateway Arts District. This project aligned with the Live/Work project action items in the Gateway Arts District sector plan and used development funding from Low-Income Housing Tax Credits and the Rental Housing Program.
- Additional state tools that can combat strong market conditions are the Multifamily Bond Program, Rental Housing Work, Partnership Rental Housing Program, Maryland Affordable Housing Trust and the National Housing Trust Fund.
- Accessing state funding for affordable development can be a competitive application process for developers. The City can take a proactive role in securing those funding by taking an providing their own funding or assets, such as land contributions.
- Cost-burden renters in Hyattsville have access to direct financial assistance through countywide and statewide programs. For example, Prince George's County offers a countywide Housing Choice Voucher Program supplying over 5,000 households with

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

vouchers. Due to it being a countywide program, there is a high demand for vouchers, which can make it challenging for renters in Hyattsville to participate in the program.

- There are existing first-time homebuyer programs provided by the County (Pathways to Purchase Program) and State (MMP). However, due to the rising housing market competitiveness, it can be difficult to use homeownership assistance programs when competing with buyers who can pay cash immediately or above the appraised price.
- There is a growing local need to address housing quality in the City. There are County and State tools to address housing quality issues. The Housing Rehabilitation Assistance Program (HRAP) and Maryland Housing Rehabilitation Program – Single Family are direct assistance rehabilitation programs. Hyattsville residents have been able to use HRAP for housing rehabilitation loans. The City can take a more proactive role by setting aside funding from State’s Community Legacy Program to address poor housing quality.
- The City has produced a wide range of housing types but at market or luxury rate. A recent rental development complete in Hyattsville was priced higher than what would be considered affordable for almost 50 percent of existing households. Should other housing developments in the pipeline be priced similar, it could exacerbate the number of cost-burdened households.
- There are only three subsidized housing properties in the City, with two of them set to expire in 2029 and 2030. The City should focus on continuing to build and support their subsidized housing portfolio through existing partnerships with developers, County and State. The City recently has had success in the preservation and renovation of a subsidized property. Parkview Manor was originally built in 1999 with financing from the Low-Income Housing Tax Credits (LIHTC). In 2015, Montgomery Homes Possible (MHP) acquired full ownership of the property. MHP successfully renovated and preserved all 53 units of this property through project financing from Prince George’s County and Hyattsville. Prince George’s County approved a 40-year Payment in Lieu of Taxes (PILOT) and Hyattsville approved a 15-year PILOT.
- Many individuals employed in Hyattsville are working in low-wage industries. It is more likely than not that if these individuals would have some type of subsidized, affordable or workforce housing. The Renaissance Square Artists’ Housing is a strong example of affordable housing targeted for low-income industries.

a. Strong market conditions

There has been an increase in higher cost housing on the rental housing side within the City. The City has had steady population growth in the past two decades, pushing the demand for housing units. There are County and State housing tools that produce and preserve moderate and low-income units. Strong market conditions can be addressed by leveraging State Program development funds to reduce development costs and create or preserve units serving moderate and low-income households. Due to the nature and reach of State Programs, the application process is competitive and requires a thorough strategy and partnerships.

b. Cost-burdened renters

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

In Hyattsville, renters are more likely to be cost-burdened than homeowners, this is also seen at the County level, where 50% of renters are cost-burdened. The County offers direct financial assistance to address lower income cost-burden renters, such as the Rental Allowance Program which provides temporary emergency rental assistance. The Housing Choice Voucher Program offers a long-term direct assistance to renters in Prince George's County. The demand has exceeded supply of both these programs, making it challenging for an applicant to get accepted. On the State level, indirect renter assistance programs such as the Rental Housing Program or Partnership Rental Housing Program offers development funds to developers in exchange for low income rental units. Without leveraging local dollars or land, it can be challenging for new development to serve lower income households. The existing housing assistance for cost-burden renters in the City is competitive and limited.

c. Cost-burdened homeowners

In the City, 31 percent of homeowners are cost-burdened and the homeownership rate in the City has been on the decline. The County offers a few direct and indirect assistance to aid cost-burdened homeowners. The State has existing resources that can create affordable homeowner housing units. The current resources may not have kept up with inflation, making it challenging for developers to meet affordability requirements, especially in strong market areas. Established organizations such as HIP or CASA provides mortgage, financial capability and foreclosure counseling services for homeowners.

d. Poor housing quality

The City of Hyattsville has aging housing stock and a growing need for safe homes. There are existing County and State housing tools to address rehabilitation and housing accessibility concerns. The County's Housing Rehabilitation Assistance Programs provides homeowners loans to support home repair. There is existing funding available to address poor housing quality, but areas have not been identified or targeted in the City. The State's Housing Rehabilitation Program – Single Family provides direct assistance for low income homeowners and renters but requires the county to be involved for all loans requested within their jurisdictions.

e. Limited housing diversity

The current household types within the city suggest a strong need for a wide range of housing options. When examining the City's residential pipeline, there is strong indication this need will be met for higher income households. There is a demand for housing types for families and single individuals. The Independent Living Tax Credit is for both rental and homeowner units that enable persons living with a disability or seniors to age in place.

f. Expiring housing subsidies

There are three subsidized properties in the City. Two of them are for-profit or profit-motivated owned properties. For-profit property owners are less likely to renew housing subsidies. However, one of the properties is Parkview Manor, which recently entered a 40-year agreement with Prince George's County to remain affordable. The focus should shift into producing new subsidized housing. Through federal housing resources (CDBG, HOME, LIHTC) and additional County funds



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

(Housing Investment Fund and PILOT) the City can add subsidized properties to the pipeline. The County can also use the Right of First Refusal to purchase multifamily rental facilities to revitalization and preservation but has no direct funding source currently. This will require the City to continue to develop partnerships with non-profit housing developers and leverage their existing resources.

g. Employment in low-paying jobs

In the baseline conditions analysis, a key finding was that at-least 41 percent of residents work in low-paying jobs. Finding housing will be difficult for these residents as the cost of housing continues to rise. Hyattsville has begun to address this concern through the Renaissance Square Housing project for art-related employees. The developer, Victory Housing, has created workforce housing related projects outside the city limits. It's unlikely that people working in lower wage jobs will be able to find a home they can afford and will most likely need some type of subsidized housing.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>Projects</i>	<b>Local needs</b> <i>Which housing need(s) in Hyattsville is this policy, program, resource or project designed to address?</i>						
	<i>Strong market conditions</i>	<i>Cost-burdened renters</i>	<i>Cost-burdened owners</i>	<i>Poor housing quality</i>	<i>Limited housing diversity</i>	<i>Expiring housing subsidies</i>	<i>Employment in low paying jobs</i>
<b>The Edition</b>					X		
<b>Riverfront at West Hyattsville (Phase 1 &amp; 2)</b>					X		
<b>Metro Gateway, Hyattsville (Metro II)</b>							
<b>Landy property</b>							
<b>WSSC Building</b>					X		
<b>Hyatt View</b>							
<b>Hyattsville Armory Apartments</b>							
<b>Parkview Manor Apartments</b>		X		X			
<b>Avondale Park and Victory Crest (outside city limits)</b>		X					
<b>Renaissance Square</b>		X					X

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>State, County, City Housing Tools</i>	<b>Local needs</b> <i>Which housing need(s) in Hyattsville is this policy, program, resource or project designed to address?</i>						
	<i>Strong market conditions</i>	<i>Cost-burdened renters</i>	<i>Cost-burdened owners</i>	<i>Poor housing quality</i>	<i>Limited housing diversity</i>	<i>Expiring housing subsidies</i>	<i>Employment in low paying jobs</i>
<b>Revitalization Tax Credit (City)</b>	X				X		
<b>Right-of-First Refusal (Sec. 13-1119)</b>	X	X		X		X	
<b>Deferred Land Sale</b>	X	X	X				
<b>Public Land Disposition (Section 2-111.01)</b>	X	X	X		X	X	X
<b>Revitalization Tax Credit (County)</b>		X	X	X	X		
<b>Expedited approval process for TOD</b>	X						
<b>Independent Living Tax Credit</b>				X			
<b>Housing Production Program</b>		X	X	X	X		
<b>Pathway to Purchase Program</b>			X				
<b>Housing Choice Voucher Program</b>		X					
<b>Housing Choice Voucher Homeownership Program</b>			X				
<b>Moderate Rehabilitation Program</b>		X		X			
<b>Veterans Affairs Supportive Housing</b>		X					
<b>HOPWA/Homeless Rental Assistance</b>		X					
<b>Rental Allowance Program</b>		X					
<b>Clean Energy Program</b>							
<b>Housing Rehabilitation Assistance Program (HRAP)</b>				X			
<b>Rental Housing Program</b>	X	X		X			
<b>Partnership Rental Housing Program</b>	X	X					
<b>Maryland Mortgage Program</b>	X						

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<b>Maryland Housing Rehabilitation Program</b>				X			
<b>Rental Housing Works</b>	X	X					
<b>Maryland Affordable Housing Trust</b>	X	X	X		X		
<b>Community Development Block Grant</b>	X	X	X	X	X		X
<b>National Housing Trust Fund</b>	X	X		X	X		
<b>Economic Development Initiative (EDI) Fund</b>	X						
<b>Housing Investment Trust Fund (HITF)</b>	X			X	X		X
<b>Payment in Lieu of Taxes (PILOT)</b>	X	X		X	X		
<b>Low-Income Housing Tax Credit (4% &amp; 9%)</b>	X	X	X	X	X	X	
<b>State bonds (short and long-term)</b>	X						
<b>Independent Living Tax Credit</b>				X			
<b>Multifamily Bond Program</b>	X	X	X				
<b>Sustainable Communities</b>	X			X			
<b>Community Legacy Program</b>	X	X	X	X	X		X

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>Projects</i>	<i>Tenure</i> <i>Does this program or project serve renters, homeowners, or both?</i>			<i>Assistance type (programs only)</i>	
	<i>Renters</i>	<i>Homeowners</i>	<i>Renters &amp; homeowners</i>	<i>Direct</i>	<i>Indirect</i>
<b>The Edition</b>			X		
<b>Riverfront at West Hyattsville (Phase 1 &amp; 2)</b>			X		
<b>Metro Gateway, Hyattsville (Metro II)</b>	X				
<b>Landy property</b>		X			
<b>WSSC Building</b>		X			
<b>Hyatt View</b>		X			
<b>Hyattsville Armory Apartments</b>	X				
<b>Parkview Manor Apartments</b>	X				
<b>Renaissance Square</b>	X				

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

State, County, City Housing Tools	Tenure Does this program or project serve renters, homeowners, or both?			Assistance type (Programs only)	
	Renters	Homeowners	Renters & homeowners	Direct	Indirect
Revitalization Tax Credit (City)			X		
Right-of-First Refusal (Sec. 13-1119)			X		
Deferred Land Sale			X		
Public Land Disposition (Section 2-111.01)			X		
Revitalization Tax Credit (County)			X		
Expedited approval process for TOD			X		
Housing Production Program	X				X
Pathway to Purchase Program		X		X	
Housing Choice Voucher Program	X			X	
Housing Choice Voucher Homeownership Program		X		X	
Moderate Rehabilitation Program	X			X	
Veterans Affairs Supportive Housing	X			X	
HOPWA/Homeless Rental Assistance	X			X	
Rental Allowance Program	X			X	
Housing Rehabilitation Assistance Program (HRAP)		X		X	
Rental Housing Program	X				X
Partnership Rental Housing Program	X				X
Maryland Mortgage Program		X		X	
Maryland Housing Rehabilitation Program			X		X
Rental Housing Works	X				
Maryland Affordable Housing Trust			X		X

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<b>Community Development Block Grant</b>			X	X	X
<b>National Housing Trust Fund</b>	X				
<b>Economic Development Initiative (EDI) Fund</b>	X				
<b>Housing Investment Trust Fund (HITF)</b>			X		
<b>Payment in Lieu of Taxes (PILOT)</b>	X				
<b>Low-Income Housing Tax Credit (4% &amp; 9%)</b>	X				
<b>State bonds (short and long-term)</b>			X		
<b>Independent Living Tax Credit</b>			X		
<b>Multifamily Bond Program</b>	X				
<b>Sustainable Communities</b>			X		
<b>Community Legacy Program</b>			X		

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>Projects</i>	<b>Population served</b> <i>Who is being served through existing policies, programs, or resources and new development?</i>					
	<i>All residents</i>	<i>Low-income or below</i>	<i>Seniors</i>	<i>Persons with disabilities</i>	<i>Immigrants or refugees</i>	<i>Other</i>
<b>The Edition</b>	X					Luxury/Market rate
<b>Riverfront at West Hyattsville (Phase 1 &amp; 2)</b>	X					Market rate
<b>Metro Gateway, Hyattsville (Metro II)</b>	X					Market rate
<b>Landy property</b>	X					Market rate
<b>WSSC Building</b>	X					Market rate
<b>Hyatt View</b>	X					Market rate
<b>Hyattsville Armory Apartments</b>	X					Market rate
<b>Renaissance Square</b>		X				



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<i>State, County, City Housing Tools</i>	<b>Population served</b> <i>Who is being served through existing policies, programs, or resources and new development?</i>					
	<i>All residents</i>	<i>Low-income or below</i>	<i>Seniors</i>	<i>Persons with disabilities</i>	<i>Immigrants or refugees</i>	<i>Other</i>
Revitalization Tax Credit (City)	X					
Right-of-First Refusal (Sec. 13-1119)		X				
Deferred Land Sale		X				
Public Land Disposition (Section 2-111.01)		X	X	X		
Revitalization Tax Credit (County)	X					
Expedited approval process for TOD	X					
Independent Living Tax Credit	X		X	X		
Housing Production Program		X				Up to 120% AMII
Pathway to Purchase Program		X				First-time homebuyer
Housing Choice Voucher Program		X				<50% AMI
Housing Choice Voucher Homeownership Program		X				<50% AMI first-time homebuyers
Moderate Rehabilitation Program		X				
Veterans Affairs Supportive Housing		X				Veterans earning <50% AMI
HOPWA/Homeless Rental Assistance		X				Persons at-risk of homelessness or persons with HIV/AIDS
Rental Allowance Program		X				
Clean Energy Program	X					Existing homeowners
Housing Rehabilitation Assistance Program (HRAP)		X				
Rental Housing Program		X				<80% AMI
Partnership Rental Housing Program		X		X		<50% AMI
Maryland Mortgage Program	X					
Maryland Housing Rehabilitation Program		X				
Rental Housing Works		X				

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<b>Maryland Affordable Housing Trust</b>						
<b>Community Development Block Grant</b>	X	X	X	X	X	
<b>National Housing Trust Fund</b>		X				< 30% AMI or at or below the poverty line
<b>Economic Development Initiative (EDI) Fund</b>						Market-rate development & businesses
<b>Housing Investment Trust Fund (HITF)</b>						Workforce Housing, First time buyers
<b>Payment in Lieu of Taxes (PILOT)</b>		X				
<b>Low-Income Housing Tax Credit (4% &amp; 9%)</b>		X				
<b>State bonds (short and long-term)</b>	X					
<b>Multifamily Bond Program</b>		X				
<b>Sustainable Communities</b>	X					
<b>Community Legacy Program</b>	X					

Prince George’s County Housing Programs	Description
<b>Housing Production Program</b>	The County’s DHCD seeks new construction or rehabilitation projects that support mixed income, mixed-use, mixed-tenure and mixed-financed rental and/or homeownership housing opportunities which are critical to sustainability and viability.
<b>Pathway to Purchase Program</b>	This program provides home purchase assistance to eligible first-time homebuyers to purchase owner occupied or vacant residential properties anywhere in Prince George’s County
<b>Housing Choice Voucher Program</b>	The Housing Choice Voucher Program (HCVP), also referred to as “Section 8”, is a “tenant based” voucher program that provides tenants the opportunity to live where they choose. The Rental Assistance Division (RAD) pays the owner the difference between 30% of adjusted family income and a PHA-determined payment standard or the gross rent for the unit.
<b>Housing Choice Homeownership Program</b>	The Housing Choice Voucher Homeownership Program (HCVHP) uses a voucher subsidy that once helped families pay rent to a landlord to be used to now help first-time homeowners to purchase their own home.
<b>Moderate Rehabilitation Program</b>	The Moderate Rehabilitation Program (Mod Rehab) provides project-based rental assistance for low-income families. Project-based assistance is a component of the Housing Agency’s (HA) Housing Choice Voucher Program. The HA can attach up to 20% of its voucher assistance to specific housing units if the owner of multifamily housing agrees to either rehabilitate or construct the units, or the owner agrees to set aside a portion of the units in an existing development in exchange for low interest loans.
<b>Veterans Affairs Supportive Housing</b>	The HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).
<b>HOPWA/Homeless Rental Assistance</b>	A state-funded housing program that provides fixed monthly rental assistance payments to eligible lower- income homeless persons and to households with critical emergency housing needs. The Rental Allowance Program (RAP) provides fixed monthly rental assistance payments to eligible lower-income homeless persons and households with critical and emergency housing needs.
<b>Rental Allowance Program</b>	A state-funded housing program that provides fixed monthly rental assistance payments to eligible lower- income homeless persons and to households with critical emergency housing needs. The Rental Allowance Program (RAP) provides fixed monthly rental assistance payments to eligible lower-income homeless persons and households with critical and emergency housing needs.
<b>Clean Energy Program</b>	The program leads the County’s efforts to reduce energy consumption, costs, and carbon emissions. OCS offers several clean energy programs, including: TNI Clean Energy Program; Energy star and Green Leasing Program; and Green Energy.
<b>Housing Rehabilitation Assistance Program (HRAP)</b>	Housing Rehabilitation Assistance Program provides funding to support rehabilitation loans to homeowners for repairs, including roof replacement, electrical and plumbing work, etc. Loans are available up to \$60,000.

Prince George's County Financing and Policy tools	Description
<b>Right-of-First Refusal</b>	The Prince George's County Department of Housing and Community Development has authority pursuant to Sec. 13-1119 of the Prince George's County Code to promulgate and amend, as deemed necessary, regulations to govern the right of first refusal ("ROFR") for Prince George's County, Maryland ("County") to buy multifamily rental facilities as a means of revitalization and to preserve housing opportunities for low- to moderate income households and in the County. This policy applies to the conversion of rental facilities with 20 or more units. Ninety days' notice is required when greater than one-third of occupied units on a property will be demolished or one-third of tenants will be displaced.
<b>Public Land Disposition</b>	The Redevelopment Authority (RDA) can acquire underperforming real estate and return properties to productive use. In some cases, the RDA can defer the land sales price to support infill development. The use of deferred land sales price is negotiated on a case-by-case basis.
<b>Deferred Land Sale</b>	"The County Executive is authorized to sell, lease or otherwise dispose of any County-owned real property, when such property is no longer needed for County use or when the proposed disposition is in furtherance of a public purpose. Property to be sold is first offered to the municipality in which the property lies, MNCPPC, Washington Suburban Sanitary Commission, and to the State. The County Executive may also convey the title to another governmental agency for less than the acquisition cost when it is in the public interest. The County Executive may also propose conveying the land to any public or private parties to promote a specific purpose, limited to elderly housing, affordable family housing, transportation, not-for-profit sport and recreational uses, and day care centers for children or adults. "
<b>Revitalization Tax Credit</b>	Revitalization/Redevelopment tax credits encourage redevelopment and investment in innerbeltway communities of Prince George's County. Eligible improvements to real property located within these districts shall be allowed a tax credit on County real property taxes.
<b>Economic Development Initiative (EDI) Fund</b>	Economic Development Incentive Fund (EDI Fund) is a \$50 million County program to expand the commercial tax base, increase job retention and attraction, facilitate development and redevelopment opportunities, and promote transit-oriented development and growth of key industry sectors. Qualified applicants can use funding for land and building acquisition, building infrastructure and empowerment, and equipment acquisition and working capital. C
<b>Housing Investment Trust Fund (HITF)</b>	The fund will support two new programs – the Workforce Housing Gap Financing Program and the Pathway to Purchase Program. The Workforce Housing Gap Financing Program enables the County to support the development of viable, mixed income communities by providing gap financing for the development of decent and quality workforce housing. The Pathway to Purchase program provides assistance to eligible approximately 150 first time homebuyers to purchase owner occupied or vacant residential properties in the County.
<b>Payment in Lieu of Taxes (PILOT)</b>	Payment in Lieu of Taxes (PILOT) is an agreement from the county to abate property taxes and instead charge an amount equal to a negotiated PILOT. The payment can range from zero up to the full amount of taxes due or more. In some cases,

City of Hyattsville: Housing Action Agenda  
 Phase 1 Summary Report: Appendix D

	taxes are deferred rather than abated. A properly structured PILOT can also be used as a better alternative to a tax increment financing.
<b>Federal resources (CDBG, LIHTC and HOME)</b>	As an Entitlement grantee, the County receives federal funding from the Department of Housing and Urban Development. The County uses HOME and CDBG funding to support housing production and preservation activities, totaling approximately \$5 million in annual funding. The County uses these resources and other leveraged funding to fund a variety of housing programs, including down payment assistance, rental assistance, rental housing preservation and production, and homeowner rehabilitation.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<b>Maryland Housing Programs</b>	<b>Description</b>
<b>Rental Housing Program</b>	The Department's Rental Housing Program aims to rehabilitate or create rental housing. A portion of the federal HOME moneys administered by the State may be allocated along with the Rental Housing Program funds.
<b>Partnership Rental Housing Program</b>	The purpose of the Partnership Rental Housing Program is to expand the supply of affordable housing for low-income households. Projects financed through the Partnership Rental Housing Program typically involve a partnership between State and local governments.
<b>Maryland Mortgage Program</b>	The Maryland Mortgage Program (MMP) provides 30-year fixed-rate home loans to eligible homebuyers purchasing in Maryland. Loan terms are competitive with other home loan products on the market, but what makes MMP unique is the range of associated financial incentives and other assistance that, for many homebuyers, means the difference between being able to purchase and continuing to rent.
<b>Maryland Housing Rehabilitation Program – Single Family</b>	The purpose of the Maryland Housing Rehabilitation Program is to preserve and improve single family properties and one-to-four-unit rental properties. It is a program designed to bring properties up to applicable building codes and standards.
<b>Section 811 Project Rental Assistance Program</b>	The Maryland Department of Housing and Community Development will award Section 811 Project Rental Assistance funds to eligible projects in conjunction with the administration of its existing financing programs, including the award of federal Low-Income Housing Tax Credits and State Rental Housing fund.
<b>Community Legacy Program</b>	Provides local governments and community development organizations with funding for essential projects aimed at strengthening communities through activities such as business retention and attraction, encouraging homeownership and commercial revitalization.

City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<b>Maryland Financing and Policy tools</b>	<b>Description</b>
<b>Multifamily Bond Program</b>	The Multifamily Bond Program purpose is to increase the construction and rehabilitation of multifamily rental housing for families with limited incomes. Tax-exempt bonds and notes provide construction and permanent financing and leverage federal Low-Income Housing Tax Credits.
<b>Rental Housing Works</b>	The Rental Housing Works is subordinate gap financing to be used solely for projects financed using the Maryland Department of Housing and Community Development’s Multifamily Bond Program and 4% Low Income Housing Tax Credits.
<b>National Housing Trust Fund</b>	The NHF is a new affordable housing production program that will complement existing Federal, State and local efforts to increase and preserve the supply of decent, safe and sanitary affordable housing for extremely low-income (ELI) and very low-income households (VLI).
<b>Maryland Affordable Housing Trust</b>	The Maryland Affordable Housing Trust promotes affordable housing for households earning less than 50% of area or Statewide median income. Funding can be used for capital costs, providing financial assistance for nonprofit-developers, supportive services and operating expenses of affordable housing developments.
<b>Independent Living Tax Credit</b>	The Independent Living Tax Credit provides property owners a tax credit up to \$5,000 for renovation costs for accessibility purposes.
<b>Sustainable Communities</b>	The National Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, State and local efforts to increase and preserve the supply of decent, safe and sanitary affordable housing for extremely low-income (ELI) and very low-income households (VLI).
<b>Opportunity Zones</b>	A federal program that provides funds to the State and certain local governments to promote affordable housing activities. HOME funds may be used to finance the construction, acquisition, and rehabilitation of rental housing, owner-occupied housing, and special needs housing such as group homes.



City of Hyattsville: Housing Action Agenda  
Phase 1 Summary Report: Appendix D

<sup>1</sup> Individual Tax Identification Number (ITIN) Mortgage Products allow individuals to apply for a mortgage by using an ITIN, instead of a social security number or green card.



## **Appendix 4.**

# Memo: Proposed Housing Tools for the City of Hyattsville



## MEMO

---

**Date:** December 15, 2020  
**To:** Hyattsville City Council  
**From:** Enterprise Advisors  
**Re:** Proposed Housing Tools for the City of Hyattsville

---

### Background

This memo summarizes the results of an evaluation of housing tools by Enterprise Community Partners, Inc. completed as part of developing the City of Hyattsville's Housing Action Agenda.

The evaluation was completed in three parts, which are explained in more detail below. In the third and final stage of this evaluation, 24 proposed housing tools were categorized by their anticipated impact and level of effort to implement locally. Through this evaluation, five (5) housing tools were identified as high effort, high impact tools. These tools will be prioritized into a short list (2–3 priority tools) by Hyattsville City Council at their meeting on December 21, 2020.

This evaluation builds on the analysis completed and input collected for the Housing Action Agenda since its start in January 2020. Namely, this evaluation aims to create close alignment with the priority housing needs previously identified by City Council at its October 2020 workshop, drawn from both the baseline conditions analysis and input collected from City Council; City staff, local housing partners, and community members; and the initial strategic priorities discussed by City Council at its November 2020 meeting.

### Housing Tools Evaluation: Methods

The housing tools included in the evaluation were identified through a local, regional and nationwide scan of tools based on their ability to address at least one of the City's four priority needs as identified by Hyattsville City Council.<sup>1</sup> The initial scan produced a list of 54 potential housing tools. This initial list was evaluated through an iterative, three-part process:

1. **Part 1: Alignment with multiple priority housing needs:**<sup>2</sup> The first part of the evaluation culled the initial list of 54 housing tools to 24 tools based their ability to meet at least two priority housing needs. Exceptions to this criterion were tools previously proposed by City Council; already in use in the City of Hyattsville; or tools needed to make other ones work effectively in practice.

---

<sup>1</sup> The priority housing needs are as follows: Rental units for low-income households; clear, consistent regulatory environment; property tax burden on homeowners; and gap in homeownership rates by race and ethnicity.

<sup>2</sup> This criterion was identified following a review of initial list of 54 potential housing tools with City of Hyattsville staff.

- 2. Part 2: Alignment with initial feedback on strategic priorities:** The second part of the evaluation assessed overall alignment with the initial strategic priorities (as defined by Hyattsville City Council in November 2020). The initial feedback on strategic priorities highlighted the following outcomes: ability to stay in Hyattsville over time; assistance for lower income levels (i.e., deep affordability; persons experiencing homelessness); lower cost-burden rate; creating pathways to homeownership; equity (i.e., addressing racial disparities); and improving and preserving homes that offer housing affordability while expanding housing affordability (i.e., not losing ground on existing subsidized or unsubsidized affordable homes).<sup>3</sup>
- 3. Part 3: Impact & effort evaluation:** The third and final part of the evaluation assessed the impact and effort associated with implementation with each proposed housing tool. From an effort standpoint, these tools were categorized based on the following considerations:
- **Direct decision-making power:** Does the City of Hyattsville have direct decision-making authority over implementation?
  - **Capacity for administration:** Does the City of Hyattsville have experience administering this type of tool? If not, does a community partner have experience administering it?
  - **Existing programmatic or policy structure:** Does the City of Hyattsville have a program or policy structure to adapt for implementation or would a structure need to be created?
  - **External constraints:** Are there other external factors (political capital, risk, etc.) that would affect implementation feasibility?

From an impact standpoint, these tools were categorized based on the following considerations:

- **Magnitude:** How many people, households, or units could be served through implementation of this tool?
- **Ability to target priority need(s):** Can this tool be targeted to directly address a specific need (e.g., income; special population; geography; type of development)?
- **Alignment with community values:** Does implementation of this tool advance equity and inclusivity?

This evaluation sorted each proposed housing tool into one of four categories based on the level of effort associated with implementation and its anticipated impact:<sup>4</sup>

<sup>3</sup> During their November 2020 workshop, Hyattsville City Council members also elevated the importance of having a consistent way to track implementation progress and monitor needs over time. These comments will be revisited in the context of the priority housing tools, where targets and evaluation metrics will be aligned with these tools to help measure and report implementation progress and highlight if any adjustments are needed over time.

<sup>4</sup> Evaluation scoring for impact and effort was based on a five-point scale, where 1 suggests the lowest impact or effort and 5 suggests the highest. The scoring thresholds for each category are as follows: high impact/high effort: 4–5 / 4–5; high impact/low effort: 4–5 / 1–3; low impact/low effort: 1–3 / 1–3; and low impact, high effort: 1–3 / 4–5.

- **High impact, high effort** – Housing tools categorized as high impact, high effort are ones that, when implemented, require a large public commitment (in terms of administrative capacity and financial investment) and can be designed to directly address the priority housing needs affecting Hyattsville residents in large numbers (e.g., people served, household served, units created or preserved) and promote inclusivity.
- **High impact, low effort** – Housing tools categorized as high impact, low effort are those that do not require a significant investment of time and resources to implement and can be designed to directly address the priority housing needs affecting Hyattsville residents in large numbers (e.g., people served, household served, units created or preserved) and promote inclusivity.
- **Low impact, low effort** – Housing tools categorized as low impact, low effort are those that do not require a significant investment of time and resources to implement and do not directly address the priority housing needs affecting Hyattsville residents at scale (i.e., impact is indirect).
- **Low impact, high effort** – Housing tools categorized as low impact, high effort are those that require a significant investment of time and resources to implement and do not directly address the priority housing needs affecting Hyattsville residents at scale (i.e., impact is indirect).

This evaluation was completed to illustrate the key tradeoffs across proposed housing tools. Different approaches, based on decisions made during implementation, could result in different levels of effort, impact, or both. It is also important to note that this evaluation was completed specifically for implementation in the City of Hyattsville – it is not a statement on the overall efficacy of these housing tools (i.e., in other contexts, these housing tools may result in greater impact or require less effort to implement).

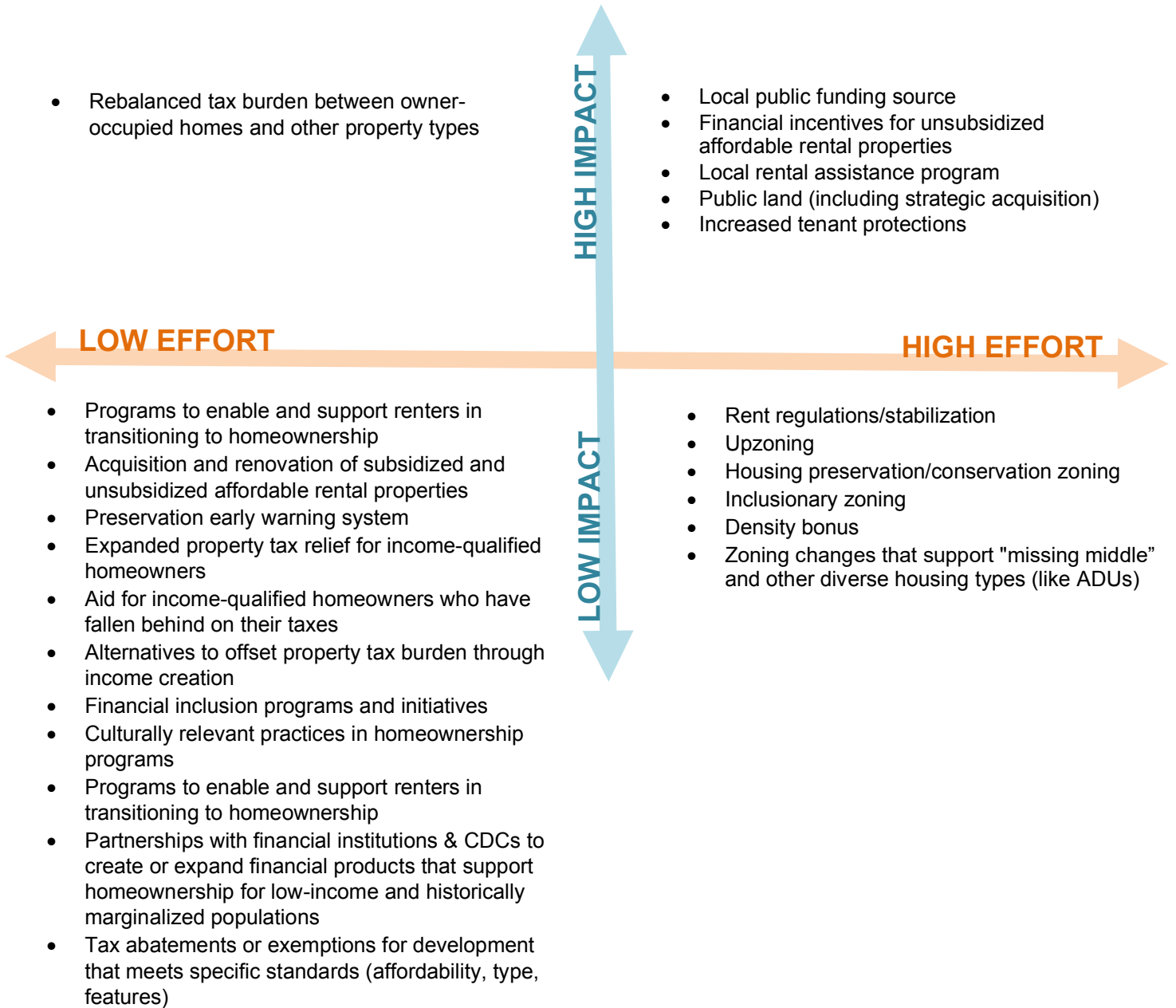
### Housing Tools Evaluation: Results

#### Evaluation summary: All proposed housing tools

Figure 1 below shows all the proposed housing tools based on their respective level of effort and anticipated impact. The table in Attachment #1 shows each proposed housing tool's evaluation scores and provides a description of each tool.



**Figure 1. Proposed housing tools categorized by impact & effort**



Implementation of higher impact tools, such as the creation of a local funding source or financial incentives to improve unsubsidized rental housing, require a large, sustained public commitment, and recognizing this commitment, along with other considerations such as administrative capacity for implementation, Enterprise recommends that the City of Hyattsville focus on the creation of 2–3 permanent high effort, high impact housing tools over the next 10 years.

Housing tools categorized as low effort, low impact or low effort, high impact may be included in Hyattsville’s Housing Action Agenda, as these tend to be existing housing tools or ways to amplify existing housing tools available at the County or state levels.

### **High impact, high effort tools**

Housing tools categorized as high impact, high effort are ones that, when implemented, require a large public commitment (in terms of administrative capacity and financial investment) and can be designed to directly address the priority housing needs affecting Hyattsville residents.

In general, housing tools that require the City of Hyattsville to create new administrative and policy or programmatic structures for direct implementation and that may carry additional constraints, such as building community or political support or significant coordination with other governments or nonprofit partners to realize, fall into the “high effort” category.

Despite the large administrative and financial investment required for successful implementation, these housing tools also offer the biggest opportunity to address priority housing needs in Hyattsville directly.

In general, housing tools that can serve a large number of households or people in need and create greater inclusivity, such as promoting access to opportunity, when implemented fall into the “high impact” category.

Of the 24 housing tools identified through the iterative evaluation process completed by Enterprise Community Partners from October to December 2020, the following five (5) tools were identified as high impact, high effort (listed in no particular order):

- Local public funding source
- Financial incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties
- Local rental assistance program
- Public land (including strategic acquisition of land for housing development)
- Increased tenant protections (e.g., access to information, legal services, meditation)

Table 1 below explains their categorization and includes examples of each tool (linked in the footnotes).





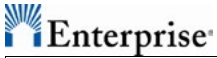
Table 1. Summary: High impact, high effort housing tools

Tool name	Why high impact?	Why high effort?
<p><b>Local public funding source<sup>5</sup></b></p>	<p><b>Magnitude</b> This is a flexible tool that could be designed to serve as many households as funding allows. With adequate funding, it could address a substantial portion or all the need for more affordable rental units and support homeownership opportunities.</p> <p>As an illustration of cost magnitude, the rental price for a 1-bedroom unit at The Edition is \$1,767 per month. To be affordable for a two-person household at 50 percent of area median income (AMI), the rent would need to be priced at \$1,181. This suggests a financial gap of about \$7,000 per year per household to make a market-rate unit in Hyattsville affordable to a household at 50 percent AMI. This estimate could vary in practice based on household income, size, rent levels, or if the source supported homeownership (such as downpayment assistance or closing costs).</p> <p><b>Ability to target priority need</b> Yes, funding can be used to support rental and homeownership units for low-income households (including those with lower income levels).</p> <p><b>Alignment with community values</b> Yes, the City can target use of this tool to higher opportunity areas, larger unit sizes (number of bedrooms), or other factors that promote inclusivity (e.g., proximity to services such as transit; address disparities).</p>	<p><b>Direct decision-making</b> Direct implementation by the City</p> <p><b>Capacity for administration</b> Requires creation of a new administrative structure. The City could hire a third-party administrator (e.g., nonprofit, CDFI, or community foundation) for this purpose depending on the amount of funding. The administrator needs experience designing and administering housing development programs (including awarding and monitoring use of funding); overseeing operations (such as coordination with an advisory board or other decisionmaking body); and taking fiscal responsibility for the funding. Typically, when a government administers a local source of funding, the government's fiscal agent takes fiscal responsibility.</p> <p><b>Existing program or policy structure</b> Requires creation of a new policy to guide use (funding source; uses; eligibility). There are additional gap funding sources that could align with a local funding source such as federal HOME fund, the Low-Income Housing Tax Credit, and state-administered rental housing programs (Rental Housing Works).</p>
<p><b>Financial incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties<sup>6</sup></b></p>	<p><b>Magnitude</b> In terms of magnitude, this tool could affect about one-half of the city's current rental stock. According to the 2018 American Community Survey, there are 1,756 unsubsidized affordable rental units for renter households making 50 percent AMI. This tool would improve property conditions and preserve housing affordability in existing properties (when used in exchange to make or keep units affordable and available to eligible households).</p> <p><b>Ability to target priority need</b> Yes, incentives can be used to support rental units for low-income households or special populations.</p> <p><b>Alignment with community values</b> Yes, the City can target properties in areas with changing rental market conditions or with quality concerns to ease displacement pressure.</p>	<p><b>Direct decision-making</b> Direct implementation by the City</p> <p><b>Capacity for administration</b> The City has experience administering tax abatements (payments-in-lieu of taxes) for this purpose. More administrative capacity would be required for a permanent municipal program.</p> <p><b>Existing program or policy structure</b> Requires creation of a new policy to guide systematic use</p>

Table 1 continues on next page.

<sup>5</sup> An example of a local public funding source is the Housing Trust Fund in Washington, DC. For more information, see <https://dhcd.dc.gov/page/housing-production-trust-fund>.

<sup>6</sup> An example of financial incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties is the 4d Affordable Housing Incentive Program in Minneapolis, MN. For more information see <http://www2.minneapolismn.gov/cped/housing/WCMSP-214366>. Another example is the Small Building Program in Washington DC; see <https://dhcd.dc.gov/page/small-building-program>.



Tool name	Why high impact?	Why high effort?
Local rental assistance program <sup>7</sup>	<p><b>Magnitude</b> This is another program that could be scaled according to the funding available and could meet all or a substantial part of the need for affordable rental housing if enough funding was made available. The cost magnitude for this tool would be similar to the local public funding source.</p> <p><b>Ability to target priority need</b> Yes, rental assistance can be used to support rental units for low-income households and special populations.</p> <p><b>Alignment with community values</b> Yes, when used to supplement existing programs, local rental assistance can provide a deeper level of subsidy, enabling lower income groups to live in the city.</p>	<p><b>Direct decision-making</b> Direct implementation by the City</p> <p><b>Capacity for administration</b> Requires creation of a new administrative structure. The City could hire a third-party administrator. The administrator needs experience managing similar programs (unless the assistance is aligned with existing rental assistance, such as Housing Choice Vouchers, where residents are eligible for the City's assistance if they have already qualified for other rental assistance).</p> <p><b>Existing program or policy structure</b> Requires creation of a new program. Prince George's County and the Washington, DC region have several local rental assistance programs to use as models.</p>
Public land (including strategic acquisition of land for housing development) <sup>8</sup>	<p><b>Magnitude</b> This tool has the potential to be an efficient and impactful use of public resources but has limits on its ability to scale. As an illustration of potential impact, in 2019, Hyattsville passed an annexation resolution that added nearly 15 acres of land to the city. The land was undeveloped when this resolution passed. This land was acquired by a private developer and the planned development on this land will add an estimated 341 townhomes to the city.</p> <p><b>Ability to target priority need</b> Yes, the City can set parameters for housing types; tenure; affordability levels; and tenant or homebuyer preferences when soliciting bids for development on city-owned property.</p> <p><b>Alignment with community values</b> Yes, the City could target to higher opportunity areas or other factors that promote inclusivity (e.g., proximity to services such as transit).</p>	<p><b>Direct decision-making</b> Direct implementation by the City. According to Maryland Code Local Government Division II, § 5-204 municipalities can acquire land by conveyance, purchase, or condemnation any real or leasehold property needed for a public purpose. Hyattsville Code Article 9 section 1 and 2 states the City has the power to acquire property for public purpose and ability to lease or rent City-owned property.</p> <p><b>Capacity for administration</b> This tool could be administered through a request-for-proposal process as new parcels are acquired. The larger administrative effort would be related to assembling individual parcels, pursuing zoning changes as needed, coordinating needed capital improvements, etc. to remove key barriers to development.</p> <p><b>Existing program or policy structure</b> A new policy structure on how to use city-owned property would need to be developed to guide acquisition and development decisions.</p>
Increased tenant protections <sup>9</sup>	<p><b>Magnitude</b> Studies have supported the effectiveness of tenant protections in preventing displacement and out-migration. Solutions that avoid eviction and promote mediation are often more cost effective, timely, comprehensive, and lasting.</p> <p><b>Ability to target priority need</b> Yes, the City can set parameters for specific groups (such as seniors and persons with a disability) and can align outreach efforts with historically marginalized groups.</p> <p><b>Alignment with community values</b> Yes, tenant protections can ease displacement pressure and protect vulnerable groups.</p>	<p><b>Direct decision-making</b> Direct implementation by the City (in partnership with trusted local organizations and leaders). Maryland Code, Real Property § 8-208 states supplementary rights may be added as long as the local ordinance enacted by any municipality does not diminish or limit any right or remedy granted under the provisions of this section.</p> <p><b>Capacity for administration</b> Implementation of this tool could be a local policy by the City, coupled with an outreach campaign about tenants' rights with the aid of trusted organizations and leaders to make sure tenants know their new rights. Administration would entail policy development and support for the information and outreach activities (e.g., making the information available in variable formats and languages to promote access).</p> <p><b>Existing program or policy structure</b> A new programmatic structure, as well as a new (or updated if included in Chapter 96 of Hyattsville City Code) policy would need to be created to implement this tool.</p>

<sup>7</sup> Examples of local rental assistance programs include the Rent and Tax Relief for Senior & Those with Disabilities in the City of Falls Church, VA (<https://www.fallschurchva.gov/692/Rental-Assistance>); Arlington County's Housing Grant Program (<https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2020/04/Housing-Grant-Program-FAQ-2020.pdf>) and Rental Assistance Program in Montgomery County (<https://www.montgomerycountymd.gov/HHS-Program/SNHS/SNHSRental-p743.html#faq>).

<sup>8</sup> Examples of using public land as a tool to produce affordable housing is highlighted in the Northern Virginia Affordable Housing Alliance report for Arlington County, VA, City of Alexandria, VA, Fairfax County, VA and Washington DC. Full report available at [https://nvaha.org/wp-content/uploads/2014/09/NVAHA\\_1404\\_PubLandRPT\\_WebFinal.pdf](https://nvaha.org/wp-content/uploads/2014/09/NVAHA_1404_PubLandRPT_WebFinal.pdf).

<sup>9</sup> An example of increased tenant protections is Bill 19-15 in Montgomery County, MD. For a summary of the policy, see [https://www2.montgomerycountymd.gov/mcportalapps/Press\\_Detail.aspx?Item\\_ID=17590&Dept=1](https://www2.montgomerycountymd.gov/mcportalapps/Press_Detail.aspx?Item_ID=17590&Dept=1).



**Attachment #1. Matrix of all evaluated housing tools**

Tool name	Tool description	Evaluation score	
		Effort	Impact
<b>Local public funding source</b>	<p>A local public funding source tool provides the City with flexibility to support a variety of affordable housing activities and use it for local priorities and housing needs. The funding would not be subject to requirements related to county, state or federal subsidy programs, although at times, the City may want to align its requirements with these programs to increase the impact of local and other funding.</p> <p>Typical local funding sources are annual appropriations, local tax dollars, developer contributions, loan repayments and fees associated with real estate. Once established, the funding can be set-up to be administered by a governmental entity or outside entity (e.g., community foundation; CDFI).</p> <p>This funding source is often used as "gap financing" for affordable housing development. However, it can be use for a range of uses as defined by the City (e.g., site acquisition, construction or rehabilitation, soft costs, development and financing fees).</p>	5	5
<b>Financial incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties</b>	<p>This financial tool would target the maintenance and rehabilitation of unsubsidized affordable rental properties, because not all property owners can access capital to make improvements to their properties over time. Access to capital is more limited for smaller scale property owners. This tool would provide low or a no-cost capital funding to property owners in exchange for keeping rents affordable (via income restrictions; limits on rent increases; etc.).</p>	4	4

*Table continues on next page.*

Tool name	Tool description	Evaluation score	
		Effort	Impact
<b>Local rental assistance program</b>	<p>A local rental assistance is funding assistance that support renters in a set amount of funding and over a defined period.</p> <p>In general local rental assistance programs take two forms: 1) tenant-based assistance or 2) project/property-based assistance. Tenant-based assistance provides funding directly to tenants and follows the tenant if they move; project/property-based assistance provides funding to property owners and is tied to a specific unit (i.e., does not travel with a tenant if they move from the unit).</p> <p>In practice, local rental assistance programs can supplement federal assistance programs, helping provide deeper levels of affordability or make rental assistance go farther in high-cost markets where rents may exceed the maximum amount a housing voucher would cover. In designing a local program, the City would need to define its intended beneficiaries (income group(s); special populations); how to distribute the funds (tenants or property owners) and type and amount of assistance. .</p> <p>Some communities offer emergency rental assistance in the form of limited-term housing vouchers or one-time grants in emergency situations; common parameters include setting limits on time (1-3 months) and amount (portion or all monthly rent; utilities, etc.).</p>	5	4

*Table continues on next page.*

Tool name	Tool description	Evaluation score	
		Effort	Impact
<b>Public land</b>	A public land tool would focus on using public land to support the creation or preservation of affordable housing, through individual projects put out for bid through request-for-proposals or through a strategy to acquire for-sale land. The RFP process could prioritize housing affordability; housing types (including larger or smaller homes); or homeownership units and ideally the City would work to make the site "shovel ready" (i.e., make infrastructure improvements; pursue rezonings) prior to advertising.	4	4
<b>Increased tenant protections</b>	This tool can take various forms. The tool could be outreach, education and streamlining existing resources to tenants. Important considerations for the City are the role the City should play. A direct approach would require the allocation of resources (funding and staff positions) to bring this tool into fruition. An indirect approach would be supporting community resource navigators at local organizations. Local legislation is another way this tool could take form and increase tenant protection. Typical tenant protection passed are a Tenant Bill of Rights, Landlord-Tenant Handbook, lease standards, tenant's ability to address repairs, and strengthen tenant rights in the eviction process.	4	4

Table continues on next page.

Tool name	Tool description	Evaluation score	
		Effort	Impact
<b>Rebalanced tax burden between owner-occupied homes and other property types</b>	This tool would increase property tax rates for commercial properties and/or decrease property tax rates for residential properties to lower the property tax burden on residents. An important consideration is whether commercial residential properties could/should be exempted, since increasing the commercial property tax rate, while providing relief to homeowners, may pass some of that burden onto renters of commercial properties. This tool is pursued, the City should consider rebalancing in favor of both homeowners and commercial residential properties. Other municipalities in Prince George's County already have different rates for commercial and non-commercial properties (e.g., Colmar Manor, Cottage City, North Brentwood, Upper Marlboro, Forest Heights). In most cases, the commercial rates are higher (though the reverse is true for Colmar Manor). These could be used as precedents for design and implementation.	2	4
<b>Rent regulations/stabilization</b>	Rent regulations limit annual rent increases for a subset of homes (typically units in older apartment buildings) while a tenant lives in the unit. In regulated units, annual increases are guided by set criteria or formula (e.g., rent increases cannot exceed the Consumer Price Index). When a unit turns over, rents can increase, including to market levels. Usually, rent-regulated units do not have income-based requirements or receive public subsidies to offset lower revenue as a result of regulated rents. Implementation in Hyattsville would require creation of a new policy and administrative structure, in addition to complementary policies (tenant protections, funding for property improvements to avoid negative effects). It would also require full-time staff and the creation and staffing of a review body (or other mechanism) to address compliance, appeals, and other administrative issues.	5	3
<b>Upzoning</b>	Upzoning refers to changes to a zoning code to allow taller or denser buildings. For Hyattsville to implement upzoning, it would need approval from decisionmakers in Prince George's County. Applicable zoning districts that support higher-density development exist in the County's updated Zoning Code (e.g., Activity Center Base Zones; Residential Base Zones, such as RSF-A and RMF-12), which would avoid the need to develop new standards; if implemented through a targeted overlay (which could be directly tied to affordability but seems less feasible given the Zoning Rewrite's emphasis on simplifying the zoning code and its administration).	4	3
<b>Tool name</b>	<b>Tool description</b>	<b>Evaluation score</b>	

		<b>Effort</b>	<b>Impact</b>
<b>Housing preservation/conservation zoning</b>	Preservation or conservation zoning enables affordability to be preserved when redevelopment results in loss of affordable housing, helping stem the loss of subsidized units through demolition or conversions. This type of policy may require a developer to replace the affordable housing units lost through a redevelopment project on the same site or within close proximity to the same site. For Hyattsville to implement this type of zoning, it would need approval from decisionmakers in Prince George’s County. Preservation zoning does not exist in the County’s zoning code, so new standards would need to be developed; implementation also requires capacity to monitor and track the inventory of unsubsidized and subsidized (to a lesser extent in Hyattsville) housing and support from the development community. Information to build this inventory could be integrated into the City’s rental licensing requirements (i.e., collect information about rent levels on a consistent basis) to lower the administrative effort.	4	2
<b>Inclusionary zoning</b>	According to the Lincoln Institute for Land Policy, “inclusionary housing refers to a range of local policies that tap the economic gains from rising real estate values to create affordable housing—tying the creation of homes for low- or moderate-income households to the construction of market-rate residential or commercial development.” Inclusionary housing policies can be mandatory or voluntary, and Maryland law expressly authorizes both mandatory and voluntary inclusionary housing programs at the local (county) level. The County’s 2020 inclusionary zoning feasibility study found traditional inclusionary housing requirements are not feasible, in part due to county-level incentives supporting market-rate development (PILOT). Without changes to market conditions, county-level incentives, or both, it’s unlikely IZ requirements would be feasible in other parts of the county. The study looked at recent developments in and around the Purple Line corridor, including market-rate developments in Hyattsville (The Edition & Palette at Arts District), which did not meet the per square foot rent threshold for feasibility. Implementation requires new standards to be developed and additional staff support to assist developers using this tool (at the county-level or through a development liaison at the city-level).	4	2

Table continues on next page.



Tool name	Tool description	Evaluation score	
		Effort	Impact
<b>Density bonus</b>	Density bonuses allow developers to build more units than would be allowed in the zoning code in exchange for housing affordability or other community benefits. Additional density is intended to help offset the cost of including affordable units or other community benefits in a development. Density bonuses are can be offered as part of inclusionary housing programs or as stand-alone incentives. Developers consulted for housing-related work in Prince George’s County have said that density is not necessarily an attractive incentive or that current standards enable enough density in some areas (such as TODs). Implementation requires new standards to be developed and additional staff support to assist developers using this tool (at the county-level or through a development liaison at the city-level).	4	2
<b>Acquisition and renovation of subsidized and unsubsidized affordable rental properties</b>	The City of Hyattsville already has a precedent/process for the acquisition and renovation of subsidized and unsubsidized affordable rental properties. The City has worked with the County and local partners to successfully acquire and continue to operate the housing as affordable. In the past, Hyattsville has partnered with the County and Montgomery Housing Partnership (MHP) to acquire full ownership of Parkview Manor. Prince George’s County approved a 40-year Payment in Lieu of Taxes (PILOT) and Hyattsville approved a 15-year PILOT. This tool would identify funding source to acquire properties or support non-profit organizations in their acquisition. This tool will also provide the monitoring and oversight that comes with the acquisition of units.	3	3
<b>Preservation early warning system</b>	This tool would identify and catalog existing subsidized and unsubsidized properties within the city. A preservation warning system could provide the City and its housing partners (including the state and nonprofit housing providers) the appropriate time (through early identification) and information to successful acquire or preserve affordability at the property. These systems typically track a combination of subsidized and unsubsidized properties and consider their risk of loss through expiring subsidies, size, or surrounding market conditions (among others).	2	2

Table continues on next page.

Tool name	Tool description	Evaluation score	
		Effort	Impact
<b>Expanded use of property tax relief for income-qualified homeowners</b>	Property tax relief tools reduce the property tax burdens of homeowners through some form of on-bill credit to reduce amounts owed or through imposing some form of ceiling on the amount of tax that can be owed. The state currently has two property tax relief programs (the Homeowners' Property Tax Credit and the Homestead Tax Credit programs) and Hyattsville already provides a supplement to this credit to increase the impact. However, the fact that property tax burdens remain a priority issue in the city means that these tools either don't go far enough to reduce tax burdens or else are not well enough known and utilized by Hyattsville homeowners. Protected tax roll data from the state could help assess utilization and determine whether this a focus on this tool would involve simple outreach to increase utilization or if it would require an expansion or modification of existing programs to increase their impact.	3	2
<b>Aid for income-qualified homeowners who have fallen behind on their taxes.</b>	This tool involves identifying homeowners who are in arrears, qualifying them on the basis of income (or potentially other characteristics such as age) and working with them to determine whether a remedy such as forgiveness of the amount owed or a payment plan to allow them to catch up on their taxes owed over time would be feasible and would mitigate the risk of foreclosure over time. This would likely require working in partnership and coordination with the County's tax foreclosure process.	2	3
<b>Alternatives to offset property tax burden through income creation (e.g., ADUs, home sharing with long term tenants and the owner remaining in the dwelling)</b>	This tool supports homeowners' ability to use excess existing space in their home (or to create new space) to generate new income. This tool has the added benefit of creating additional affordable housing options in the city as well. This tool could take the form of support for Accessory Dwelling Units (ADUs), which could require land use changes, or support for long-term home sharing models, which typically involve renting out rooms that may or may not have the features to qualify as an ADU. Note that this is different from short-term home sharing arrangements such as those facilitated through AirBnB that cater to visitors. In the proposed models, rooms are rented out to residents who are seeking a place to live. Some home sharing models have also been developed that focus specifically on using these to create intergenerational households that carry benefits for seniors.	2	3

Table continues on next page.

Tool name	Tool description	Evaluation score	
		Effort	Impact
<b>Financial inclusion programs and initiatives</b>	Financial inclusion programs and tools create or improve access to affordable financial services for those who lack access. These programs include financial education and counseling, expansion of utilization of the federal Earned Income Tax Credit, homeownership assistance, improved access to formal financial institutions and services, and a variety of other programs. These programs have the potential to increase financial and housing stability, unlock homeownership for current renters, and close the gap in homeownership rates.	2	3
<b>Adoption (or encouragement of administrating agencies to adopt) culturally relevant practices in homeownership programs</b>	Culturally relevant practices focus on improving access to programs and services by identifying areas where they can be adapted to respond to needs tied to particular populations, communities, perspectives and experiences. This generally includes engagement of groups to better understand what changes could improve access or utilization. Examples of changes include offering information about services in other languages (or using more accessible terminology in a currently offered language), changing the design of a program to accommodate specific needs, or introducing alternative building designs to accommodate a wider range of family types and uses. By making existing homeownership and other tools more accessible, these practices can enable better outcomes, including homeownership, for populations that currently struggle with access.	1	3
<b>Partnerships with financial institutions to create or expand financial products that support homeownership for low-income and historically marginalized populations</b>	This tool addresses gaps in the financial tools available to support homeownership by engaging financial institutions, many of whom may be willing to create or modify programs if the need/demand is demonstrated. Creating alternative mortgage products, savings accounts, and financial and homebuyer counseling are examples of programs these partnerships might focus on. The City would need to identify the specific needs among each population. Hyattsville could work with other local communities in these partnerships to create economies of scale that make financial products more viable for the financial institutions.	1	3

Table continues on next page.

Tool name	Tool description	Evaluation score	
		Effort	Impact
<b>Programs to enable and support renters in transitioning to homeownership</b>	This tool includes programs such as individual development accounts with City-matched savings for downpayment and closing costs to enable current income-qualified renters in Hyattsville to save for designated purposes such as homeownership. These programs are a common and effective way to improve access to homeownership by enabling renters to meet minimum down payment requirements and/or reduce the cost of a mortgage through a decreased mortgage amount and/or the reduction of need for private mortgage insurance. Research on IDAs has shown not only that IDA participants are able to become homeowners more quickly and tend to have lower rates of foreclosure, but also that these programs are particularly effective for promoting homeownership among women and people of color. Ideally this program would be paired with other forms of support such as homebuyer and financial counseling (both pre- and post-purchase) to increase the likelihood of success. The City would not necessarily have to implement this tool itself, but instead could rely on existing services in these areas.	1	1
<b>Tax abatements or exemptions for development that meets specific standards (affordability, type, features)</b>	The City of Hyattsville already has a precedent/process in place to implement tax abatements via its Revitalization Tax Credit. Implementation would require its ability to offer additional tax incentives for properties outside of the three revitalization target areas and development of how to systematize its evaluation of when/how to offer incentives and abatements (priority developments, type, amount of affordability, amount of abatement). Ability to target use to projects that support low-income households (current Revitalization Tax Credit requires 15% of units set-aside for households at or below 60% of regional AMI). The Revitalization Tax Credit for affordable housing has not been used for residential development, so its current impact is rated low until more time has passed to see how it is used in practice. Depending on its use over time, the City may consider updating its requirements to align with developers' feedback and/or modeling of development scenarios.	2	1



# **Appendix 5.**

## Supplementary Guidance on Evaluation

## Supplementary Guidance on Evaluation

This appendix provides considerations for what it will take to undertake evaluation and guidance for measuring results for each of the high-impact housing tools that the City of Hyattsville will create over the next 10 years. This framework is provided as example, given that the final results, measure methods, and targets will be directly informed by how each housing tool is designed and implemented. The City of Hyattsville can revisit and adapt these evaluation questions, metrics, and targets once to starts implementation of each housing tool and the feasibility of collecting and reporting on data is taken into account.

### What Will Evaluation Take?

Undertaking the evaluation activities described in Section 4 will require some level of effort to track and report on progress and successes, but putting thought into evaluation during the early phases of tool design and implementation is important to ensure these processes are meaningful and efficient.

Tracking implementation progress will be the easiest of the three process to undertake because evaluation questions are generally answered with a simple “yes” or “no,” (e.g., the legislation either passed or it didn’t), and can often be measured very quickly or else come from internal data that are readily available without much processing. However, the process does not typically yield much information that can inform tool design, despite its usefulness in demonstrating success.

Measuring implementation results will require more concerted effort, since there may be some additional cleaning, tabulating and/or analyzing of program data that will be required. However, this is also a place where more thought put in during planning phases will improve efficiency. This could include ensuring that specific questions are included in an application for program participation, establishing a regular process for following up with grant recipients to determine whether a desired result is achieved, or even establishing a data sharing agreement with another organization to enable data collection.

Assessing community change and impact, while it yields the most important insight, is also the process that is most difficult to undertake. This is because data is typically more difficult to collect, less timely, and more labor-intensive to analyze and apply to decision-making. In addition, simply capturing changes in demographic or housing market patterns often does not result in a clear causal relationship to actions to effectively demonstrate success or inform program design or management. For instance, did renter cost burden levels increase between years 1 and 5 of implementation because the City’s program is not working as intended or because rent growth further outpaced income growth (and thus the challenge would have been even more acute if not for the City’s efforts)? Because of this, the City could consider hiring a professional evaluator (either through contracting for professional services or in partnership with local and regional universities and research centers), rather than attempting to undertake this work by itself.

## Guidance for Measuring Implementation Results for High-Impact Housing Tools

### Establish a Dedicated Local Source of Funding

#### **Successful Result: Funding levels are being maintained (or growing) year-to-year.**

How to Measure: This information should be available on at least an annual basis from the agency administering the funding. It is recommended to measure annually, due to potential fluctuations in revenue streams over the course of the year.

Target Considerations: Actual funding levels can be compared to budget targets to determine success. As an alternative to a specific dollar amount, a target could be marked to a specific percentage of the City's total annual revenue. For example, the funding could have a target of 3 percent of the City of Hyattsville's total revenue each year.

#### **Successful Result: Funding is being used to enable greater availability of affordable units**

How to Measure: This will require a system for tracking distributions (grants, loans, etc.) made from the administrative entity toward the desired uses. This information should be collected as part of the evaluation of applications for funds, but should also be verified after project completion to ensure any adjustments made in the course of construction/rehabilitation/etc. are captured accordingly. Information for project-based support should include the number of units, whether the units are expected to be rented or sold, the expected income levels units will be affordable to, the period of time those units will remain affordable, and any special building features that are important from the perspective of aligning with public goals (e.g. will any units have accessibility accommodations, are there green building features, are there additional community spaces or other public value created, etc.). For people-based support (e.g. the use of funds to support a voucher program or homeownership support), this information should include key demographic information such as race/ethnicity, disability status, gender identity, national origin, family status, age as well as resulting tenure, income level, and rent/home pricing supported and resulting cost burden levels. These pieces of information could also be collected from project-based sites post-construction to enable reporting on who ultimately benefited from fund activities. For both people- and place-based supports, location information may also be used to determine whether funds are tending to be utilized in some areas of the city more than others.

Target Considerations: Targets here would vary depending on the expected use of the funds. For example, for project-based supports a target might be "the fund will support the creation of 250 (planned) rental units affordable at 50% of Area Median Income in year 1 of its operation, of which 10% have accessibility features." Targets do not need to be inclusive of all data collected – some of the data can be used beyond the target to characterize the results rather than compare to a target. Targets will also likely need to be adjusted annually to align with fund revenue and any changes in public goals for the fund.



**Successful Result: Funding leverages other capital sources, thereby increasing scale**

How to Measure: This would be specific to project-based support use cases. Tracking this result would require collecting information about other capital sources involved in development or rehabilitation deals from funding applicants. An application question directly asking applicants whether the funding enables use of funding sources that might otherwise be infeasible could also be considered that could be informative, but due to the complexities of assembling financing for projects, it may be difficult to report on responses effectively. Reporting could focus on a breakdown of funding sources/programs leveraged in projects and may require some explanation for programs that function differently – for example, funding from the Low-Income Housing Tax Credit will function differently than a grant or debt-based form of support, even if dollar amounts are similar.

Target Considerations: Targeting for this result could specify a leverage factor for funds – for example “On average, every \$1 allocated in year X to projects from this funding source was matched by at least \$6 in other public funding sources.”<sup>1</sup> Initial targets could be informed by conversations with developers to determine what gaps currently exist.

## Use Public Land to Support Local Development Goals

**Successful Result: Land disposition activities resulted in the creation of additional affordable homes**

How to Measure: This information should both be collected from development plans submitted in response to a development RFP and verified after the plans have been finalized to ensure changes are accounted for. Information collected should include the number of units, whether the units are expected to be rented or sold, the expected income levels units will be affordable to, the period of time those units will remain affordable, and any special building features that are important from the perspective of aligning with public goals (e.g. will any units have accessibility accommodations, are there green building features, are there additional community spaces or other public value created, etc.). Information on who is ultimately served by the public contribution of land can also be requested once the site is operational to report on benefits by race/ethnicity, age and family status, disability status, and income.

Target Considerations: Targets for this result would vary from year to year based on site availability and size/character but should at least be set for a given year based on the planned number of site dispositions. These targets would also need to be consistent with associated RFP’s created for the sites. Targets could include the number of sites or acreage of land disposition, the number of units and any special characteristics desired – creation of community space, a specific attention to senior units or units with accessibility features, etc. If land acquisition is a part of the City’s approach, targets and results for acquisition activities could also be included in this picture.

---

<sup>1</sup> Research on state housing trust funds that studied leverage ratios ranging from 1:1 to 1:11 with 1:3 and 1:6 being the most common ratios. For more information, see: <http://housingtrustfundproject.org/wp-content/uploads/2016/11/State-Housing-Trust-Fund-Survey-2011.pdf>

## Create Rent Regulations

### **Successful Result: Rents in Hyattsville have risen more slowly compared to nearby jurisdictions or areas of the County**

How to Measure: Comparing rent levels for similar unit types across jurisdictions. Data from real estate companies such as Zillow Research (free), CoreLogic (paid) and CoStar (paid) are likely the best source for determining typical rents for units of different sizes/types. Data from the census will likely lag too much to be useful for evaluation here.

Target Considerations: Although the allowable price appreciation for the City would be set by the program design, a target could be useful to determine whether the program design is effectively reducing the rate of rent growth and resulting in greater affordability over time. An example target could be “the average rent for a 2 bedroom apartment in Hyattsville grew at only 50% of the rate of growth in surrounding areas.”

### **Successful Result: Program design and administration have enabled landlord participation.**

How to Measure: Tenant complaints for landlord violations are the most direct way to measure this result. This requires having a clear process for filing complaints and a tracking system to maintain records and report on results over time. If the program involves a registration system for rental units subject to the requirements, this could effectively be used to determine landlord compliance rates. In the absence of this, reporting on changes in verified tenant complaints of landlord violations over time may be more appropriate. The volume and nature of complaints will also be important for informing program design and landlord outreach activities. In addition, if demographic information of tenants filing complaints is able to be captured, compliance could be examined to determine whether tenant characteristics have any bearing on compliance. Location information may also be helpful here for identifying any relevant trends across neighborhoods. Additionally, to the extent the program design includes allowances for landlord hardship, the volume and amounts of requests for accommodations could be captured as a measure of the program’s burden on landlords.

Target Considerations: Targets for this measure would be based on either a high compliance (or violation) rate or maintaining/reducing the number of violations over time. For example, “Year 2 of operation will show a 20% decrease in verified landlord violations compared to Year 1.”

## Expand Tenant Protections<sup>2</sup>

### **Successful Result: Eviction cases filed and rates of cases resulting in eviction have decreased**

How to Measure: The ability to report on this will depend on annual data availability, so in the event this is deemed unrealistic to report on, this could be considered for inclusion in a more in-depth evaluation of community change and impact later in implementation. Eviction filing and resolution data may be available through Prince George’s County or the State, but this would need to be verified to ensure the data was timely and accurate. If tenant demographic information is available, this would also be worth capturing to determine whether specific groups (by race/ethnicity, family status, age, etc.) are disproportionately impacted.

<sup>2</sup> Note that information on evictions and tenant complaints will be highly irregular for at least 2020 and 2021 given the impacts of the pandemic and the various layers of tenant protections created by federal, state and county governments. Thus this should be taken into account when considering appropriate target baselines and observed results.

**Target Considerations:** Targets for evictions should focus on 1) low (relative to surrounding areas) and/or decreasing rates of eviction filings; 2) lower rates of cases filed ultimately resulting in evictions; 3) a lack of demographic disparity in eviction rates.

**Successful Result: Tenant complaints reflect increasing awareness and utilization of protections**

**How to Measure:** Tenant complaints filed with the City through new or existing tenant protection programs and/or with the County can be collected and reported on to determine whether these protections are being utilized. Note that an increase in complaints here may actually reflect a positive result as more tenants utilize protections (vs. being indicative of more frequent landlord violations). The nature of the specific results will vary depending on the nature of the protections created/emphasized/improved. If tenant demographics are able to be collected, specific attention could be given to whether groups who have not historically utilized these protections have increased utilization rates (for example those for with lower levels of English speaking proficiency who may have greater difficulty navigating complaint systems). Location data may also be useful for reporting on differences by neighborhood.

**Target Considerations:** Targets here will focus on tenants increasingly using the complaint system over time to exercise their rights and protections and should be set based on pre-implementation protection utilization levels to reflect increasing awareness and/or utilization by specific groups.

**Successful Result: Resource navigators have utilized funding to expand and improve effectiveness of tenant protection and support activities such as use of legal services, and other counseling and assistance programs**

**How to Measure:** This measure could be combined with the previous result measure but may be more appropriate to report on separately since resource navigators may connect tenants to a wider range of supports and services than the tenant complaint system accommodates. If multiple resource navigators are used it may be helpful to create a standardized reporting format to collect this activity data in order to more easily report on it over time. Data collection initially may be more exploratory as the City understands the range of activities being supported and how they can best be translated into results. But to the extent these can be standardized over time across providers, these could provide an effective picture of what the City's tenant protection resources are effectively accomplishing.

**Target Considerations:** Targets for this measure will need to be developed over time as the specific activities funds are being used to support are made clear.

## Guidance for Evaluation of Supportive Local and State Housing Tools

The following can serve as general guidance for approaching measurement of results for the supportive local and state housing tools if implemented.

- 1) **Focus on measuring productivity relative to goals.** For tools designed to reduce property tax burdens on homeowners, especially older and low-income owners, this could include metrics covering the number of homeowners served and the estimated reductions in their property tax burdens. For tools focusing on homeownership, this will be focus on the number of new homeowners who benefited from the program. For tools focusing on increasing production levels, this will include both the number of units being created and other characteristics of the units or building that may be of interest.

- 2) **Focus on measuring who is benefiting (and who is not).** Wherever possible, create measures and collect data that allow examination of what demographic groups, income levels, tenure types or locations are benefiting most from the tools. Since many of the community's priorities have ties to particular populations (seniors, lower-income populations, race/ethnicity of homeowners.), results disaggregated by these characteristics will be critical in connecting implementation results to broader goals.
- 3) **Measure other useful results where feasible.** Take advantage of the data collection process required to satisfy report on results in order to collect additional data that can help the City demonstrate success or inform implementation over time. For state and local programs administered by other agencies, there may be existing datasets that already collect additional information that Hyattsville can utilize. These will vary by tool but may be important components in telling the story of a tool, justifying its continued use/expansion over time or identifying unexpected needs for modifications or even new tools over time.
- 4) **Consider longer-term evaluation of community change and impact where feasible.** Although the high-impact tools will likely be prioritized for any evaluation of impacts in order to tie outcomes to key investment and emphasis, the tools in this category are still well-aligned with community goals and could be explored for longer term evaluation. Because many have some component that is administered by another agency, evaluation could be approached as a partnership to reduce the burden of cost or effort.



# CITY OF HYATTSVILLE

## Housing Action Plan

APRIL 2021