



City of Hyattsville

Housing Action Agenda

APRIL 2021

What is a Housing Action Agenda?

- **Purpose:** Strategic plan for housing in the City
- **Timeline:** Next 10 years
- **Content Includes:**
 - Housing Needs
 - Affordability Tools
 - Evaluation Framework



Why do we need a Housing Action Agenda?

- Tackle Housing Needs
- Capitalize on Anticipated Growth
- Shape the City's Housing Future

How was Hyattsville's Housing Action Agenda developed?

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

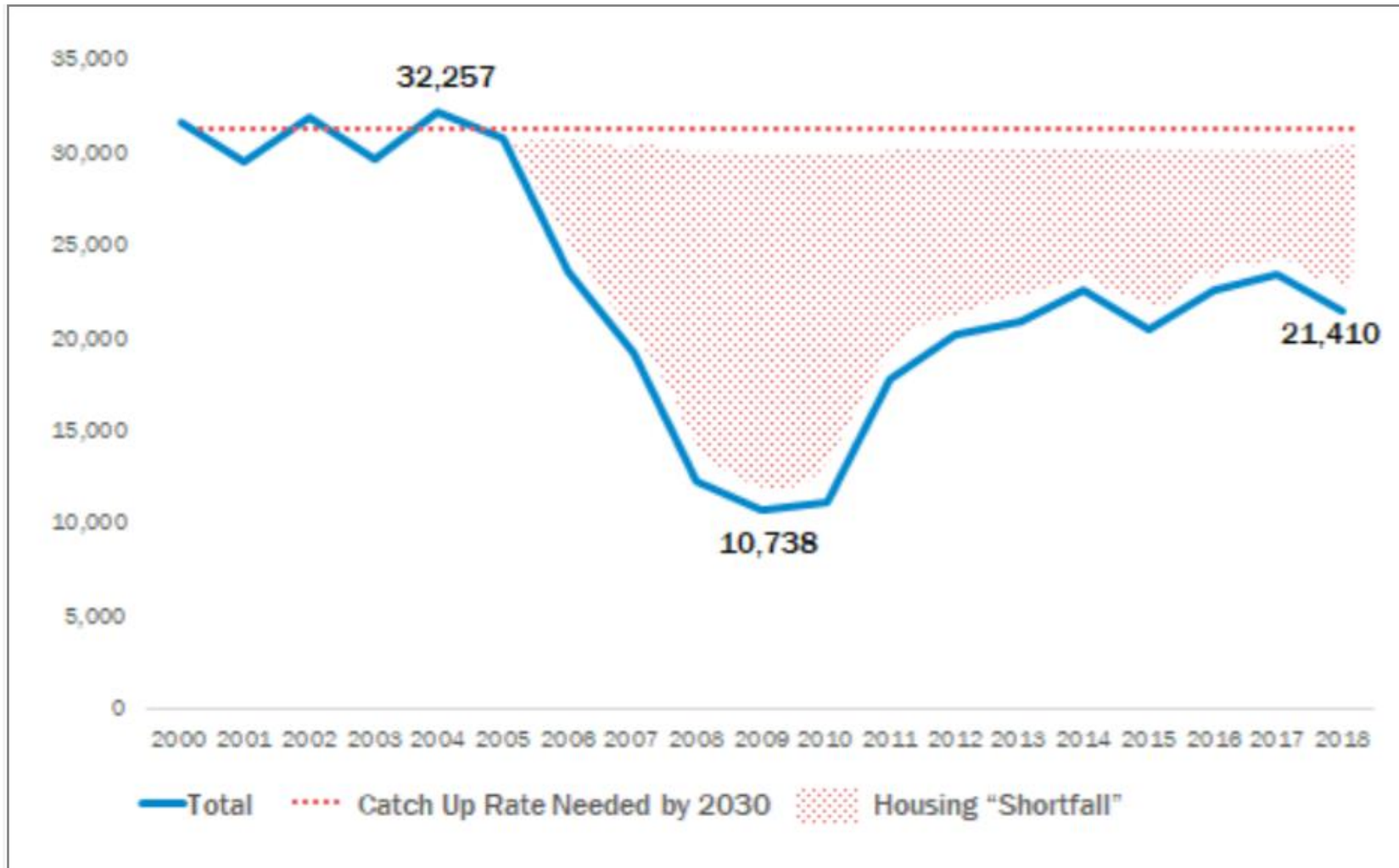
organizations
engaged



54

strategies
assessed

Figure 1: Housing Construction Permits by Year in Metropolitan Washington



Source: COG Analysis of U.S. Census Bureau C-40 Residential Permit Data

Figure 1. Housing Units by Monthly Gross Rent Hyattsville, MD (2013–2018)

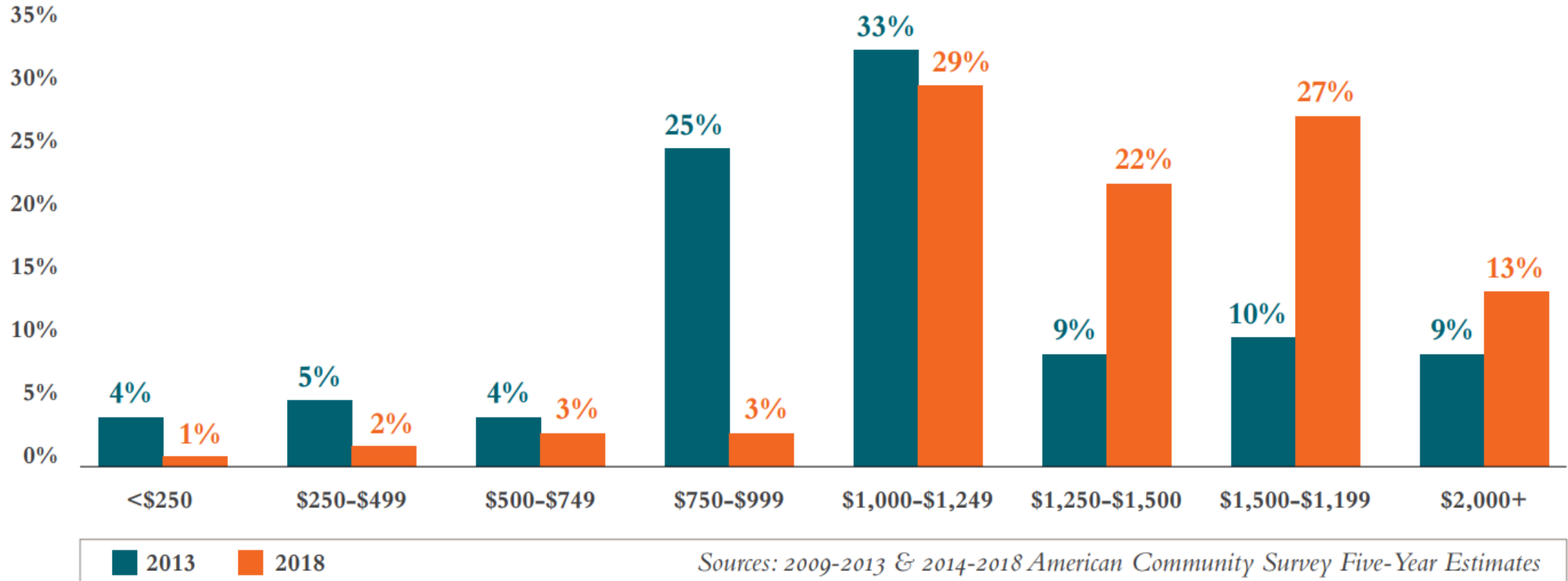


Table 1. **Median wage by selected industries & housing payment, Hyattsville, MD (2018)**

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 ⁵	9.8%	\$82,583	\$2,065
Retail trade	9.3%	\$23,461	\$587
Median earnings / payment	-	\$40,865	\$1,022

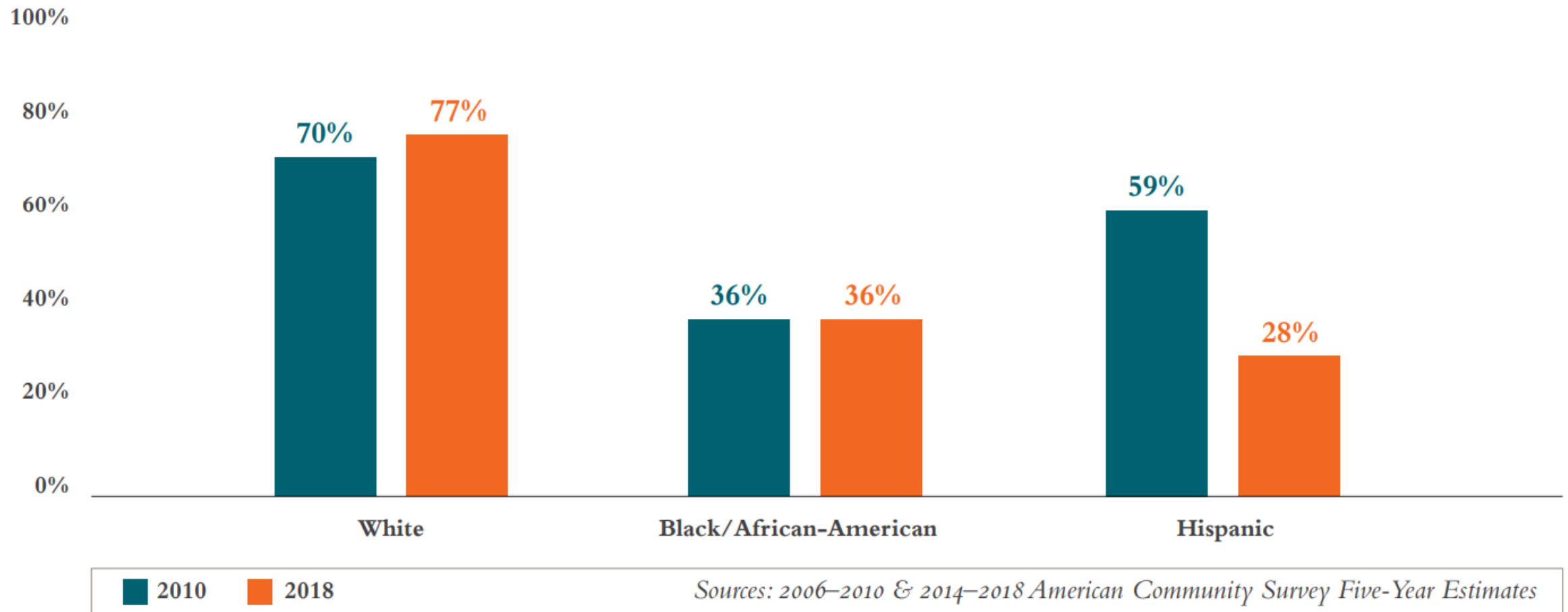
Sources: 2014-2018 American Community Survey Five-Year Estimates, Enterprise Community Partners, Inc.

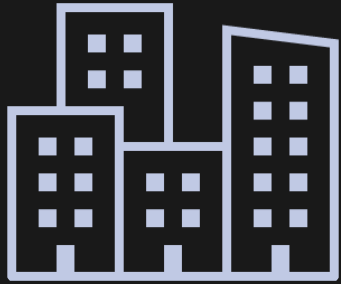
Table 2. **Home price appreciation, Hyattsville, MD (2020)**

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

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





Lack of low-income rental units



Clear & consistent regulatory environment

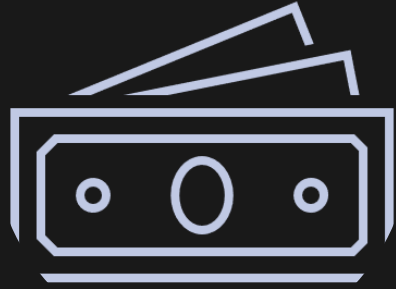


Property tax burden on homeowners



Race gap in home ownership rates

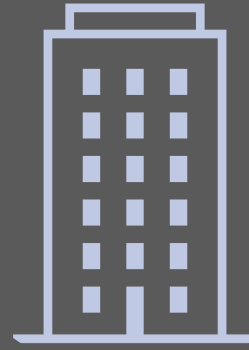
PRIORITY HOUSING NEEDS



Dedicated
local funding
source



Use of
public land



Rent
regulations



Expanded
tenant
protections

HOUSING TOOLBOX

#1

Establish a dedicated local source of funding

- Flexible
- Range of Needs
- Dispense and monitor
- Leverage with other funding



Key Implementation Steps

Study funding sources & opportunities

Key Implementation Steps

Study funding sources & opportunities



Develop goals and key uses for funding



Key Implementation Steps

Study funding sources & opportunities

Develop goals and key uses for funding

Pass local legislation to establish funding source

Key Implementation Steps

Study funding sources & opportunities

Develop goals and key uses for funding

Pass local legislation to establish funding source

Establish administrative structure of fund

Key Implementation Steps

Study funding sources & opportunities



Develop goals and key uses for funding



Pass local legislation to establish funding source



Establish administrative structure of fund



Outreach to developers about fund availability

#2

Use public land to support local development goals

- Leverage assets
- Subsidize new development
- Strategic acquisition



Key Implementation Steps

Create a public land inventory

Key Implementation Steps

Create a public land inventory



Identify housing goals on city-owned land



Key Implementation Steps

Create a public land inventory

Identify housing goals on city-owned land

Establish transparent development process

Key Implementation Steps

Create a public land inventory

Identify housing goals on city-owned land

Establish transparent development process

Create evaluation process

Key Implementation Steps

Create a public land inventory

Identify housing goals on city-owned land

Establish transparent development process

Create evaluation process

Engage opportunities on county-owned land

#3

Create rent regulations

- Set annual cap
- Housing stability
- Resolve disputes
- Monitor compliance



Key Implementation Steps

Create rent regulation inventory

Key Implementation Steps

Create rent regulation inventory

Engage stakeholders

Key Implementation Steps

Create rent regulation inventory

Engage stakeholders

Develop policy language

#4

Expand tenant protections

- Policy protections
- Broader education
- Enforcement infrastructure
- Mitigates displacement



Key Implementation Steps

Outline/share existing tenant resources

Key Implementation Steps

Outline/share existing tenant resources

Engage community to develop tenant goals

Key Implementation Steps

Outline/share existing tenant resources

Engage community to develop tenant goals

Develop policy language

Key Implementation Steps

Outline/share existing tenant resources

Engage community to develop tenant goals

Develop policy language

Develop inclusive communications strategy

Key Implementation Steps

Outline/share existing tenant resources



Engage community to develop tenant goals



Develop policy language



Develop inclusive communications strategy



Conduct education and outreach

Supportive Housing Tools

- Local and State Tools
 - *Existing tools available for use through Prince George's County, the State of Maryland, & local nonprofit partners.*
- Land Use & Zoning Tools
 - *Four key zoning changes that support City goals*

Evaluating Success

- Track Progress *(During Tool Development)*
- Measure Results *(Complete Annually)*
- Assess Community Change and Impact
(Complete Every 5 Years)

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

Next Steps

- Adoption of Final Document on May 17
- Begin Plan Implementation

