



# HOUSING ACTION AGENDA

CITY OF HYATTSVILLE | PRESENTATION TO HYATTSVILLE CITY COUNCIL  
MONDAY JULY 20, 2020



TONIGHT'S PRESENTATION

# PURPOSE

Build a shared understanding of:

- Housing needs affecting Hyattsville residents
- Proposed areas for action & available tools

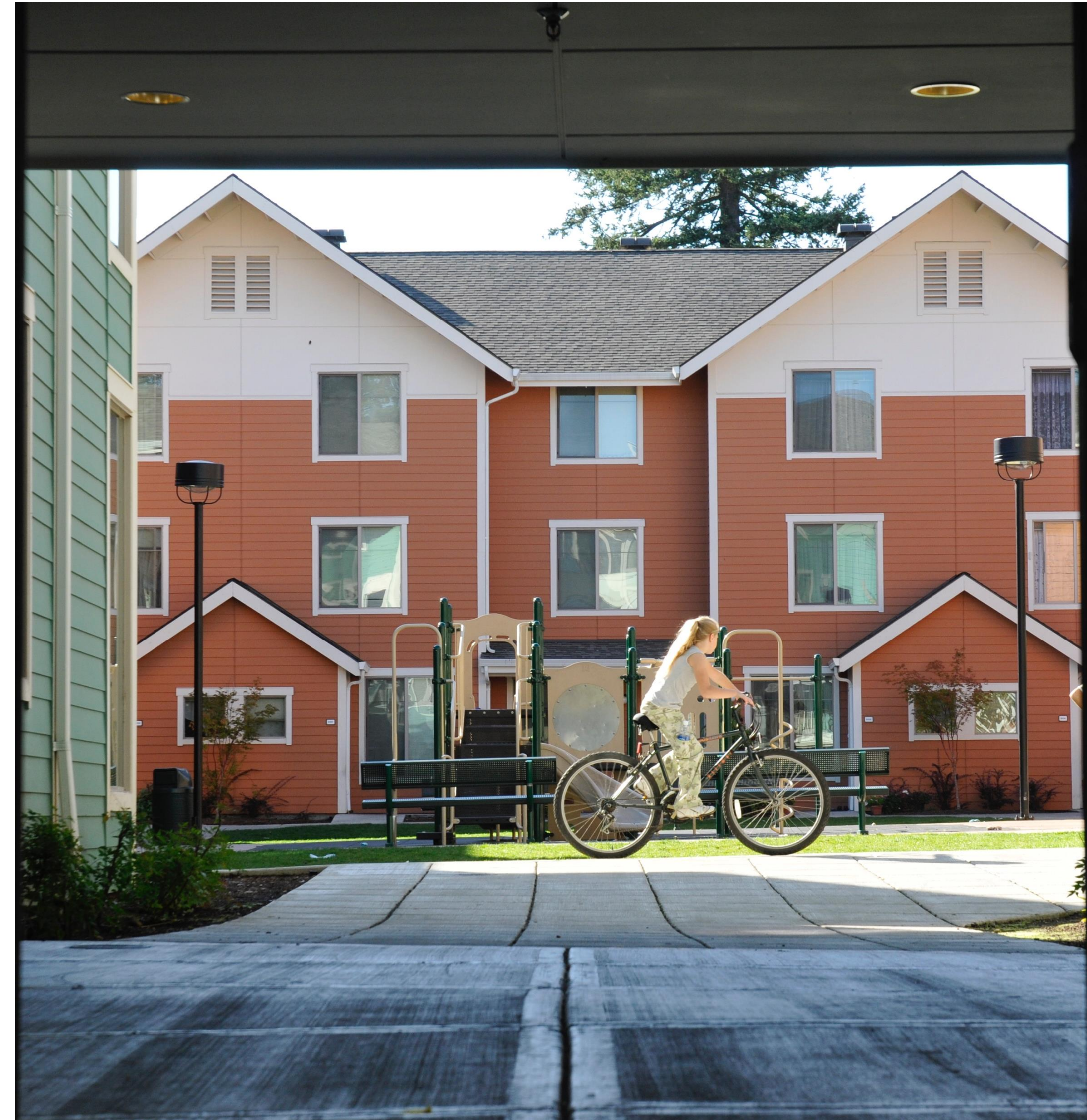




TONIGHT'S PRESENTATION

# OVERVIEW

1. Overview of Housing Action Agenda
2. Key Housing Findings
3. Housing and Community Development Tools
4. Action Areas
5. Next Steps





## PROJECT OVERVIEW

# WHAT IS THE 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

# **PRESENTATION: KEY HOUSING FINDINGS**

*See Section 3 of the Phase 1 report.*

## KEY HOUSING FINDINGS

# SUMMARY OF KEY FINDINGS

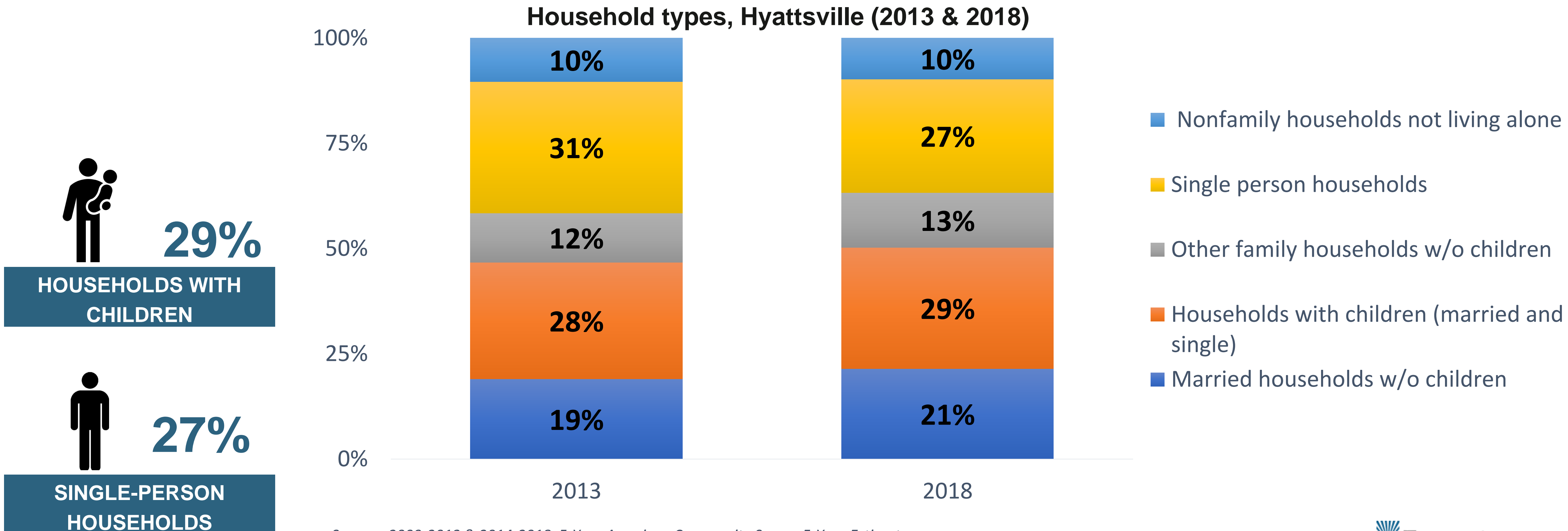
Hyattsville is a **growing community**, with a strong outlook for future development. The results from the baseline conditions analysis suggest the following four findings that could shape a housing strategy for Hyattsville:

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

KEY HOUSING FINDINGS

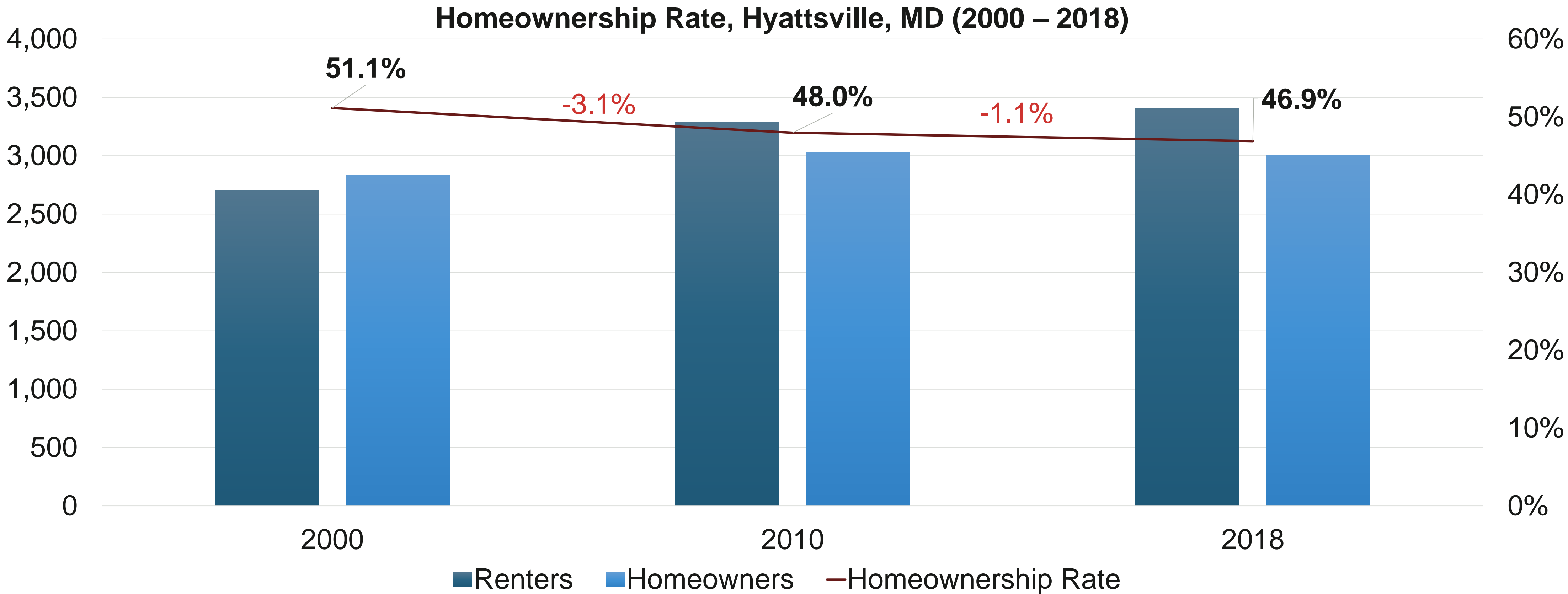
# FINDING #1.

## NEED FOR MORE TYPES OF HOMES



KEY HOUSING FINDINGS

# FINDING #2. CHANGING MARKET CONDITIONS



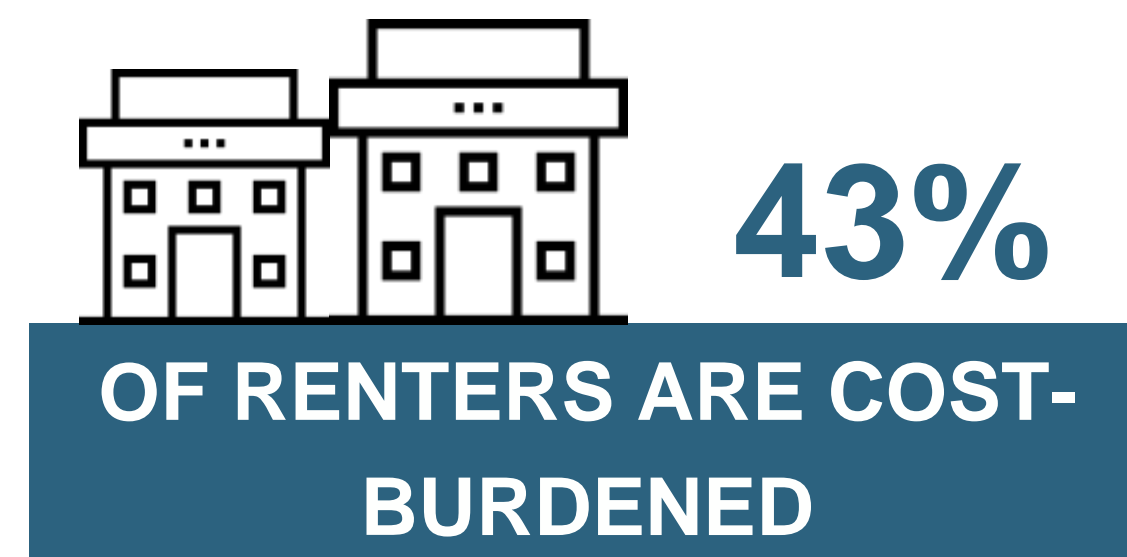
Source: 2000 & 2010 Decennial Census and 2018, 5-Year American Community Survey 5-Year Estimate



## KEY HOUSING FINDINGS

# FINDING #3. NEED FOR HOUSING AFFORDABILITY

Thirty-four (34) percent of all households in Hyattsville are cost-burdened, especially renters and low-income households.



### HOUSING TERM TO KNOW: COST-BURDEN

When a household pays more than 30 percent, they are considered “cost-burdened” (a commonly used standard of housing affordability).



## Baseline Conditions Analysis

# WHAT DOES AFFORDABILITY MEAN FOR DIFFERENT OCCUPATIONS?

Median Wage by Selected Industries, Hyattsville MD (2018)

Industry	Share of Hyattsville Resident Employment	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	9.8%	\$82,583	\$2,065
Retail trade	9.3%	\$23,461	\$587
<b>Median earnings</b>		<b>\$40,865</b>	<b>\$1,022</b>

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



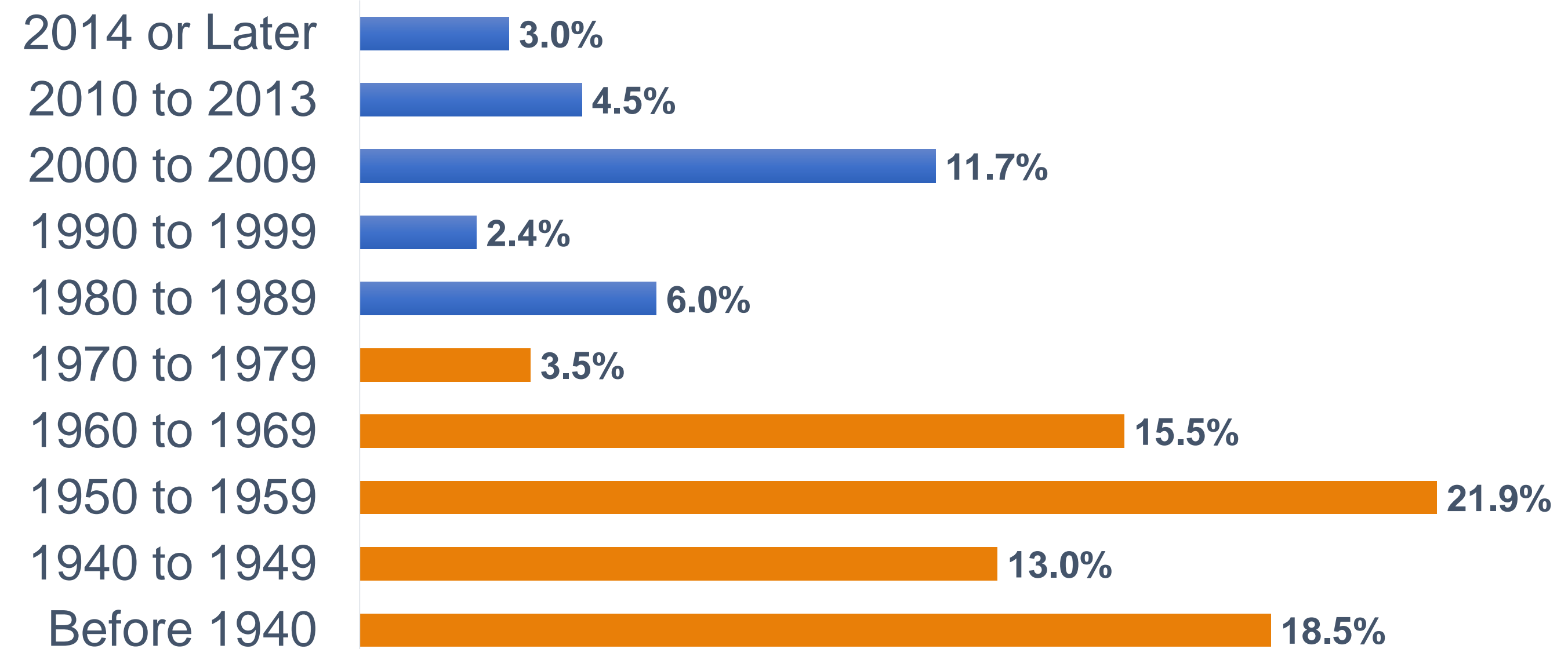
## KEY HOUSING FINDINGS

# FINDING #4. NEED FOR IMPROVED HOUSING QUALITY

- 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.

### Housing Units by Year Built, Hyattsville, MD (2018)

*\*Units built prior to 1980 highlighted in orange.*



*Source: 2014-2018 American Community Survey*



# HOUSING AND COMMUNITY DEVELOPMENT TOOLS

*See Section 4 of the Phase 1 report.*



# SUMMARY OF THE CITY'S HOUSING ECOSYSTEM

1. The City has a limited housing toolbox at its disposal.
2. Few developers have been successful in using existing Prince George's County and State of Maryland housing tools to build new homes 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.

## HOUSING AND COMMUNITY DEVELOPMENT TOOLS

# LOCAL HOUSING AND COMMUNITY DEVELOPMENT TOOLS

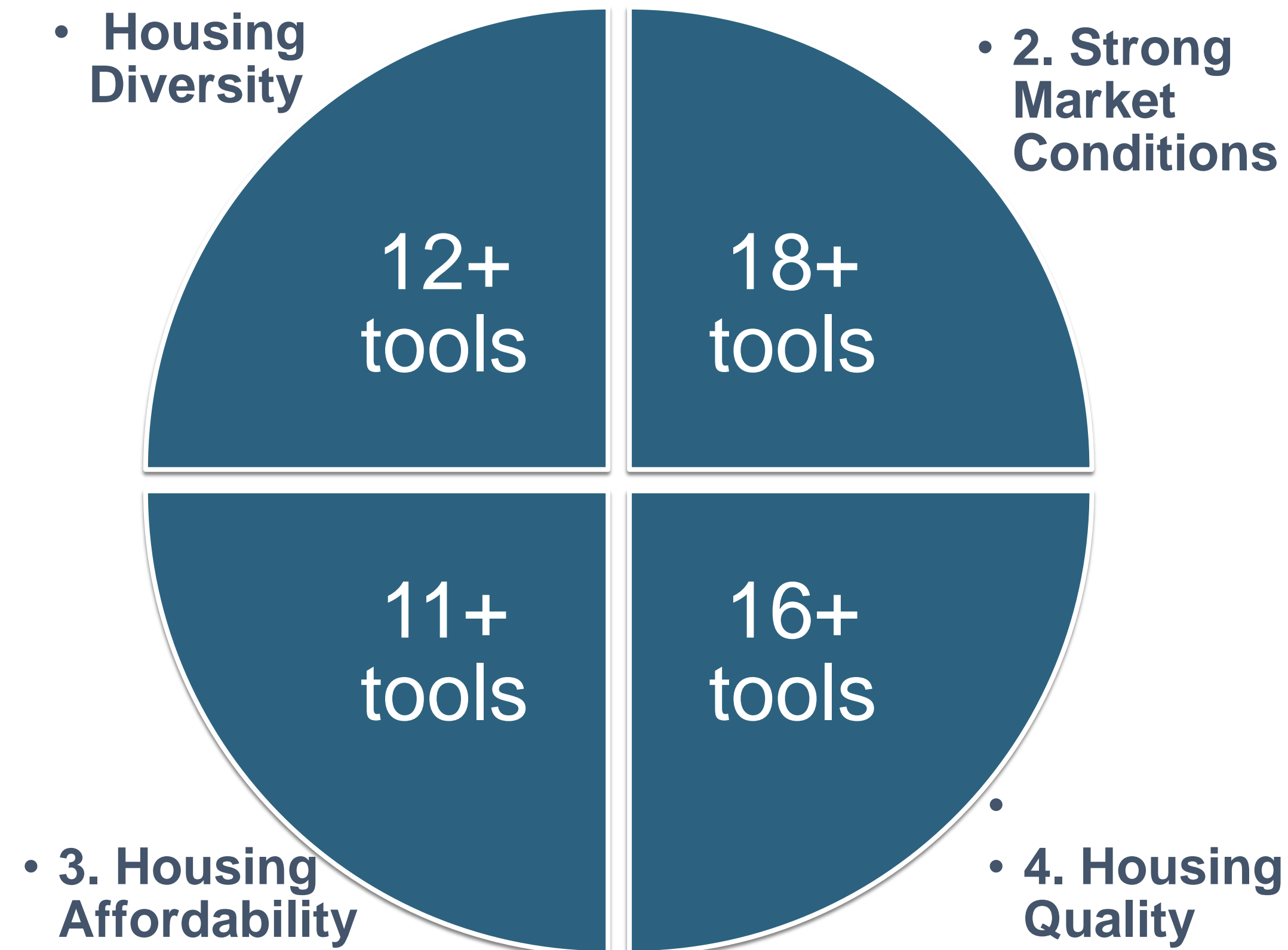
**Hyattsville has used four main tools for housing and community development:**

1. Revitalization Tax Credit
2. Commercial Façade Program
3. Payments in lieu of taxes (PILOT)
4. State of Maryland funding (Strategic Demolition Fund, Rental Housing Program)



# AVAILABLE TOOLS COMPARED TO NEEDS

There are existing city-, county- and state-level tools that could be used to meet residents' housing needs.



# ACTION AREAS

*See Section 5 of the Phase 1 report.*



## AREAS OF ACTION

# SUMMARY of ACTION AREAS

**What actions can 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.



### HOUSING TERM TO KNOW: HOUSING ECOSYSTEM

A housing ecosystem refers to the interconnected nature of a community's or region's housing market.

AREAS OF ACTION

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

Directly related to the need for more **types of homes** based on demographic changes and **changing market conditions**.

STRATEGY	TIMEFRAME	INFLUENCE
Generate dedicated revenues for affordable housing programs	Short	Direct
Preserve the existing stock of affordable, accessible housing	Medium	Direct/Indirect
Increase access to affordable housing	Medium	Direct/Indirect
Increase health and safety of affordable housing	Medium	Indirect
Expand and assist with regional partnerships to increase affordable housing opportunities	Short/Medium	Indirect



AREAS OF ACTION

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

Directly related to the need for more **types of homes** based on demographic changes and **changing market conditions**.

STRATEGY	TIMEFRAME	INFLUENCE
Leverage existing rental inspections programs to avoid renters being evicted for requesting code compliance	Medium	Direct
Focus on homelessness prevention and reducing evictions	Long	Indirect
Work with property owners to maintain/preserve subsidized and unsubsidized affordable units	Long	Direct/Indirect
Provide enhancements to programs that assist with down payment options	Long	Indirect

AREAS OF ACTION

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

Directly related to the need for more **types of homes**, more **housing affordability**, and improved **housing quality**.

STRATEGY	TIMEFRAME	INFLUENCE
Continue foreclosure prevention counseling and outreach activities	Short	Indirect
Improve access to resources for home repairs and rehabilitation for qualified owners	Medium	Direct
Study property tax freeze programs for low-income owners facing rapid property tax increases to prevent displacement	Medium	Indirect
Subsidize affordable homeownership opportunities	Long	Indirect
Support cooperative homeownership models	Long	Indirect



AREAS OF ACTION

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

Directly related to the need for more **types of homes**, more **housing affordability**, and improved **housing quality**.

STRATEGY	TIMEFRAME	INFLUENCE
Address NIMBYism and lack of political will to create affordable, accessible housing at the scale needed	Short	Indirect
Emphasize culture of respect toward those who need affordable housing options	Short	Direct
Develop standardized tools to assess racial and social equity impacts in capital planning and budget processes	Medium	Direct
Develop intentional equity action plans across the organization	Long	Direct

# NEXT STEPS



## NEXT STEPS

# NEXT STEPS

### Phase 1

- **KEY TASKS:**
  - Meetings with stakeholders
  - 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

**THANK YOU!**