

Age-Friendly Hyattsville Work Group Meeting

Friday, April 23, 2021; 11:00 a.m. to 12:00 p.m.

Agenda

Work Group Attendees: Rosezella Canty-Letsome (W-1); Enda Little (W-4); Sherri McGee (W-2); Sally Middlebrooks (W-2); Saralyn Trainor (W-3); Lisa Walker (W-2); Winifred Weaver (W-1)

Staff Attendees: Jim Chandler, Assistant City Administrator, Director, Community and Economic Development Department; Kate Powers, City Planner, Community and Economic Development Department; Colleen Aistis, Community Services Manager; Beryl Jonson, Senior and Disabilities Services Coordinator; Marci LeFevre, Age-Friendly Program Lead

City of Hyattsville 2020 Volunteer of the Year

Community Services Manager, Colleen Aistis, recognized Age-Friendly Work Group member, Sherri McGee, for her volunteer service to the community. Sherri, one of two Hyattsville residents selected and recognized in April as a 2020 Volunteer of the Year, contributed over 500 hours of volunteer service to the community while supporting the City's weekly food distribution event at Magruder Park and delivering frozen meals to older residents. Congratulations and thank you for your service, Sherri!

City of Hyattsville's Affordable Housing Strategy

Age-Friendly Program Lead, Marci LeFevre, introduced Jim Chandler (Assistant City Administrator and Director of Community and Economic Development) and Kate Powers (City Planner), City staff colleagues who joined the meeting to present on Hyattsville's Housing Action Agenda and affordable housing strategy. The Agenda, presented to City Council earlier this month, is anticipated to be adopted in May of this year.

Jim discussed the purpose of the City's Housing Action Agenda and how the agenda was developed (e.g., community forum, City Council workshops, stakeholder interviews). He noted that the agenda will help City officials, leadership and staff:

- Tackle housing needs
- Capitalize on anticipated growth
- Shape the City's housing future

Kate described the timeline (next 10 years) and contents of the agenda, which include:

- Housing Needs
- Affordability Tools
- Evaluation Framework

Housing Needs

Jim noted that the housing market has "exploded" in the D.C. metropolitan area and many other regions throughout the nation. The increased demand for housing and a diminished inventory has resulted in higher housing prices. Affordable housing is increasingly becoming beyond the reach of City residents whose median earnings (\$40,865.) are outpaced by median housing costs (\$1,022. per month).

Rising home appreciation prices in the City compound the issue of available affordable housing stock. Kate noted that between 2013 and 2020, the average home price in Hyattsville increased across all tiers, especially among Low Tier Homes (median price of \$290,000.):

| <u>Tier (Average Home Price)</u> | <u>Appreciation (\$)</u> | <u>Appreciation (%)</u> |
|----------------------------------|--------------------------|-------------------------|
| Low Tier (\$290,000). | \$140,000. | 93% |
| Moderate Tier (\$366,000.) | \$156,000. | 74% |
| High Tier (\$442,000.) | \$166,000. | 60% |

With respect to home ownership by race and ethnicity, Hispanics are the fastest growing population in the City; home ownership among this segment has significantly dropped over the last few years as home prices have increased. The price of rental housing has also increased in the City and surrounding areas.

Kate noted that housing needs are affected by the City and region's lack of low-income rental units, the need for a clear and consistent regulatory environment, a property tax burden on homeowners, and the race gap in homeownership rates. To address these challenges, the City is developing a Housing Toolbox that will incorporate the following resources:

- Dedicated local funding sources
- Use of public land
- Rent regulations
- Expanded tenant protections

Details about each of these resources and the key implementation steps to be taken to achieve them can be viewed in the City's Housing Action Agenda, which is available on the City's website. The Housing Action Agenda also includes action steps that the City will take to evaluate its progress in achieving its agenda. Measures to track success include:

- Tracking implementation progress
- Measuring implementation results
- Assessing community impact

The final Housing Action Agenda document will be presented to Council on May 17. Upon its approval, the City will begin the plan's implementation.

Kate provided an update on the status of Accessory Dwelling Units (ADUs), an item of great interest to Work Group members and included in the Age-Friendly Action Plan. ADUs are not currently permitted in the County. However, the County has included ADUs in its affordable housing strategy and anticipates initiating zoning that will make these permitted in 2026 , if not sooner.

Work Group members asked if more affordable senior housing units will become available in the City. Jim shared that the City is in discussions with two housing development organizations that are exploring buying Hamilton Manor Apartments. Under Right of First Refusal (ROFR), the organizations intend to purchase the apartment complex and make affordable rental units available. The project plan was recently presented to City Council. Jim also noted that Parkview Apartments were recently upgraded and include accessibility features issued under the Americans with Disabilities Act (ADA). These affordable units may also be of interest to senior residents.

While City staff cannot recommend or endorse housing to community members, Jim offered to direct Work Group members to additional information about the Hamilton Manor Apartments project and Parkview Apartments. He also offered to address any additional housing questions that the group may have following the meeting. Marci offered to collect questions and share them with Jim and Kate.

Key Updates

AARP Community Challenge Grant – Submitted Project Applications

The City submitted two project applications for the AARP Community Challenge Grant.

- The first project proposal requests funding (\$13,000) to create a Mobile Civic Engagement Toolbox that City staff, Council members and City volunteers can use to engage community members in "third places," such as parks, community gardens, churches, etc. The toolbox would include laptops, projectors and screens, mics, foldable tables and chairs, a mini trailer to support equipment, and PPE items.
- The second project proposal request funds (\$10,000) to support the installation of an accessible community garden at Heurich Park. Included in this proposal are elevated garden beds, design and installation of wheelchair accessible paths, installation of topsoil and soil amendment, assorted shrubs, flowers, herbs, and the design and placement of multilingual signage.

Community Challenge Grant awardees will be notified and announced by AARP in June of this year.

Age-Friendly Ecosystem Summit, May 4 and 5, 2021

Marci shared that the first regional Age-Friendly Regional Ecosystem Summit, convened by Age-Friendly D.C. and The George Washington School of Nursing, was well-received, informative, and provided an excellent opportunity to network with other area age-friendly programs (e.g., City of Alexandria, Arlington County, District of Columbia, Montgomery County).

Hyattsville's age-friendly work was featured in two presentations. Habitat for Humanity of Metro Maryland's (HFHMM) Sarah Reddinger (VP of Community Development) and Rebecca Frese (Repair Client Coordinator) presented on the CAPABLE home modification program and HFHMM's partnership with the City and Hyattsville Aging in Place (HAP). Marci presented on the City's Vulnerable Populations Initiative and emergency assistance voluntary registry.

Hyattsville Aging in Place (HAP)

- Lisa Walker, HAP Board Chair, shared that HAP's Zoom Pals project is underway and that area senior high school students have been assisting older adults with learning how to use their Smartphones and tablets.
- On Saturday, April 24, HAP and its Route 1 Corridor Conversations partners will present *The Bard in April: Shakespeare's Magic Macbeth*. See HAP's [website](#) for event details.

Uber Exploratory Conversation

- City staff talked with Uber to learn about their 10 Million Rides campaign. The campaign, launched last year and offered in several cities across the country, provides free/discounted rides for people to and from vaccination sites. La Clinica Del Pueblo is a current Uber partner.

Other Business

Upcoming Age-Friendly Work Group Meeting Dates

- May 28, 2021 at 11:00 a.m.
- June 25, 2021 at 11:00 a.m.

Adjournment

The meeting was adjourned at 12:15 p.m.