

# City of Hyattsville

Hyattsville Municipal Building  
4310 Gallatin Street, 3rd Floor  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)



## Agenda Regular Meeting

Register in advance for this webinar:

[https://zoom.us/webinar/register/WN\\_IVonR8UmRvSAZ00JMIMYxw](https://zoom.us/webinar/register/WN_IVonR8UmRvSAZ00JMIMYxw)

**Monday, November 16, 2020**

**7:00 PM**

**Virtual**

## City Council

**Mayor Candace B. Hollingsworth**  
**Kevin Ward, Council President, Ward 1**  
**Carrianna Suiter, Council Vice President, Ward 3**  
**Bart Lawrence, Ward 1**  
**Robert S. Croslin, Ward 2**  
**Danny Schaible, Ward 2**  
**Ben Simasek, Ward 3**  
**Edouard Haba, Ward 4**  
**Daniel Peabody, Ward 4**  
**Joseph Solomon, Ward 5**  
**Erica Spell Wolf, Ward 5**

## **ADMINISTRATION**

**Tracey E. Douglas, City Administrator**  
**Laura Reams, City Clerk, 301-985-5009, [cityclerk@hyattsville.org](mailto:cityclerk@hyattsville.org)**

**WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING!**  
**Your participation at this public meeting is valued and appreciated.**

**AGENDA/PACKET:** The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at [www.hyattsville.org](http://www.hyattsville.org) prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

**AMERICANS WITH DISABILITY ACT:** In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (301) 985-5009. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**AUDIBLE DEVICES:** Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

**PUBLIC INPUT:** If you wish to address the Council during the Public Comment period, please submit an Audience Participation Form to the City Clerk prior to the beginning of the meeting. Matters identified during Public Comment that are not on that meeting's agenda will be referred to staff for follow-up or considered on a future agenda. Issues that require a response will be addressed publicly at the next regular Council meeting. Speakers are requested to keep their comments to no more than two (2) minutes per speaker. Written comments or supporting documents may be turned in to the City Clerk for distribution to the Mayor and Council.

**WAYS TO WATCH THE MEETING LIVE:** City Council meetings are broadcast live on cable television channel 71 (Comcast) and channel 12 (Verizon). You may also view meetings live online at [hyattsville-md.granicus.com/MediaPlayer.php?camera\\_id=2](http://hyattsville-md.granicus.com/MediaPlayer.php?camera_id=2)

**REPLAY SCHEDULE:** The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 (Verizon) daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at [www.hyattsville.org/meetings](http://www.hyattsville.org/meetings).

**CITY INFORMATION:** Sign up to receive text and email notifications about Hyattsville events, government, police and programs at [www.hyattsville.org/list.aspx](http://www.hyattsville.org/list.aspx)

**INCLEMENT WEATHER:** In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.

**Meeting Notice:**

As we continue to take precautions due to the COVID-19 (Coronavirus) pandemic, the Hyattsville City Council will hold its meeting on Monday, November 16, 2020 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

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**PUBLIC PARTICIPATION:**

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**1. Call to Order and Council Roll Call****2. Pledge of Allegiance to the Flag****3. Approval of Agenda****4. Approval of the Minutes****4.a) Approval of the Minutes**[HCC-146-FY21](#)

I move that the Mayor and Council approve the minutes of the City Council meeting of November 2, 2020.

**Sponsors:** City Administrator

**Attachments:** [Minutes Nov 2, 2020 FINAL](#)

**5. Public Comment (7:10 p.m. – 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker****6. Workshop (7:20 p.m. - 7:50 p.m.)**

**6.a) Affordable Housing Action Plan**[HCC-135-FY21](#)

Presentation only

**Sponsors:** City Administrator**Department:** Community & Economic Development**Attachments:** [Hyattsville Housing Action Agenda Phase 1 Report](#)  
[Hyattsville City Council Slide deck FINAL DRAFT](#)**7. City Administrator Update (7:50 p.m. - 8:00 p.m.)****8. Treasurer Update (8:00 p.m. - 8:05 p.m.)****9. Presentations (8:05 p.m. - 8:20 p.m.)****9.a) FY21 Strategic Communications Report**[HCC-134-FY21](#)

Presentation

**Sponsors:** City Administrator**Department:** Communications**Attachments:** [FY 2021 Communications Presentation to Council FINAL](#)**10. Consent Items (8:20 p.m. - 8:25 p.m.)****10.a) FY21 Budget Amendment: Acceptance of Donation for K9 Car Kennel (Police Facility Dog, Nola)**[HCC-130-FY21](#)

I move that the Mayor and Council accept and appropriate a donation in the amount of \$2,345.10 from the Washington DC Community Youth Foundation, Inc. for the purchase and installation of a K9 car kennel for Nola V, the Police Department Facility Dog.

**Sponsors:** City Administrator**Department:** Police Department



**10.b) Distribution Agreement with Capital Area Food Bank**[HCC-131-FY21](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with the Capital Area Food Bank for the weekly receipt and distribution of non-perishable food boxes through December 20, 2020, upon the review and approval of the City Attorney for legal sufficiency, in support of the City's efforts to provide food to families in need during COVID-19.

**Sponsors:** City Administrator

**Department:** Community Services

**Attachments:** [Distribution Agreement Final COVID-19 October-December 2020 \(1\)](#)

**10.c) Agreement with HYCDC: Design and Installation of Signage at Jim Henson Courtyard**[HCC-132-FY21](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with the Hyattsville Community Development Corporation (HYCDC) for the design and installation of informational signage at the Jim Henson Courtyard at the Park, upon the review and approval of the City Attorney for legal sufficiency.

**Sponsors:** City Administrator

**Department:** Community Services

**Attachments:** [Hyattsville Arts Project Management Agreement -HCDC](#)  
[Arts Project exculp agreement](#)

**10.d) Zoning Variance Request V-35-20 - 3003 Lancer Place, Hyattsville**[HCC-137-FY21](#)

I move that the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals stating the City's support for variance request V-35-20, a request of (1) Five (5) feet front building line width, (2) 3% net lot coverage and (3) a waiver of the parking area location requirement to allow the applicant to obtain a building permit for the proposed construction of a driveway at the subject property at 3003 Lancer Place, Hyattsville.

**Sponsors:** City Administrator

**Department:** Community & Economic Development

**Attachments:** [Information for Hyattsville V-35-20](#)  
[City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11](#)

**10.e) Ultraviolet Disinfecting Solutions for City Buildings**[HCC-138-FY21](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement, not to exceed \$85,000, with Veteran LED to provide ultraviolet disinfecting solutions for the City Municipal building, the new DPW facility, and the park recreation building, upon the review and approval of the City Attorney.

**Sponsors:** City Administrator

**Department:** Public Works

**Attachments:** [Hyattsville Public Works Proposal 10-26-20](#)  
[Hyattsville Recreational Building Proposal 10-23-20 \(1\)](#)  
[Hyattsville Municipal Proposal 10-26-20](#)

**10.f) Prince George's County Zoning Rewrite: §27-05**[HCC-140-FY21](#)

I move the Council authorize the Mayor to send correspondence to the Prince George's County District Council as well as the M-NCPPC Planning Board, requesting amendments to proposed Section 27-05 section (B.i.) Alcohol production facility, small-scale and (B.iii) Off-site manufacturing of beer, to incorporate language as follows:

(i) The minimum area of the eating, drinking, and entertainment area of the alcohol production facility, small-scale, shall be 45 percent of the total square footage for the establishment, or a minimum of 1,500 square feet, whichever is greater, unless the building in which it is located is an adaptive reuse or the interior layout of the building makes compliance impracticable.

(iii) Off-site distribution of manufactured beer is allowed, as long as it is done from the rear of the building, and adequate loading and access for the activity is provided, unless the building in which it is located is an adaptive reuse or the exterior of the building makes compliance impracticable.

**Sponsors:** City Administrator

**Department:** Community & Economic Development

**Attachments:** [Memo - County Zoning Rewrite - Section 27 - 10.26.2020 Final](#)  
[CB-013-2018 - PART 27-5 - USE REGULATIONS - Pg 74](#)

**10.g) FY21 Budget Amendment - Prince George's County Tree ReLEAF Grant** [HCC-141-FY21](#)

I move that the Mayor and Council accept and appropriate \$9,000 from the Prince George's County Tree ReLEAF Grant for the planting of trees in the City of Hyattsville.

**Sponsors:** City Administrator

**Department:** Public Works

**Attachments:** [Hyattsville Tree ReLEAF 2020-signed](#)

**10.h) Implementing Participatory Budgeting** [HCC-142-FY21](#)

I move that the Mayor and Council establish an ad hoc advisory committee to develop recommendations for a plan to establish a participatory budgeting process beginning with the FY23 budget.

**Sponsors:** Hollingsworth

**Department:** Legislative

**10.i) FY21 Budget Amendment - Acceptance of Donation from Toyota of Bowie** [HCC-144-FY21](#)

I move that the Mayor and Council accept and appropriate \$9,000 from Toyota of Bowie to support food drive initiatives in the City.

**Sponsors:** City Administrator

**Department:** City Clerk

**11. Action Items (8:25 p.m. - 8:45 p.m.)****11.a) Municipal Building: First Floor Entry Renovation** [HCC-136-FY21](#)

I move that the Mayor and Council authorize the City Administrator to enter into a design/build agreement with Keller Construction Management for the renovation of the first-floor entryway at 4310 Gallatin Street at a cost not to exceed \$200,000. The contract agreement authorization is subject to the legal review and approval by the City Attorney.

**Sponsors:** City Administrator

**Department:** Public Works

**Attachments:** [Hyattsville City Bldg - Keller D-B proposal 2020 11-04 REVISED](#)

**11.b) Zoning Variance Request V-30-20 - 3545 Madison Place, Hyattsville** [HCC-139-FY21](#)

I move that the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals stating the City of Hyattsville, at this time, is not in support for Variance Request V-30-20, Variances of 5 feet front yard depth and a waiver of the parking area location requirement for the subject property 3545 Madison Place, Hyattsville. The correspondence shall communicate that the City encourages the applicant to resubmit its applications with revisions demonstrating coordination with the adjacent property and design to reduce the amount of impervious surface created on the property.

**Sponsors:** City Administrator

**Department:** Community & Economic Development

**Attachments:** [Memo - V-30-20](#)  
[Information for Hyattsville V-30-20](#)  
[City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11](#)

**12. Discussion Items (8:45 p.m. - 8:55 p.m.)****12.a) County Sectional Map Amendment (SMA): Clay Property Request for Support** [HCC-143-FY21](#)

Discussion Only

**Sponsors:** City Administrator

**Department:** Community & Economic Development

**Attachments:** [Clay CMA - City Council Memo - 11.16.20 Final](#)  
[Owner's Exhibit](#)  
[Community Meeting Details](#)  
[Zoning Reference Information](#)

**13. Council Dialogue (8:55 p.m. - 9:05 p.m.)****14. Community Notices and Meetings****14.a) Main City Calendar November 17 - December 7, 2020** [HCC-145-FY21](#)

N/A

**Sponsors:** City Administrator

**Attachments:** [Main City Calendar Nov 17 - Dec 7 2020 FINAL](#)

**15. Motion to Adjourn**



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## Agenda Item Report

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**File #:** HCC-146-FY21

11/16/2020

4.a)

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Submitted by: Sean Corcoran

Submitting Department: City Clerk

Agenda Section: Approval of the Minutes

**Item Title:**

**Approval of the Minutes**

**Suggested Action:**

I move that the Mayor and Council approve the minutes of the City Council meeting of November 2, 2020.

**Summary Background:**

Action summaries for Council meetings are posted to the City website within 48 hours of the meeting. Please see attached minutes

**Next Steps:**

Upon approval, approved minutes will be posted on the City's website.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend approval.

**Community Engagement:**

Minutes are posted to the City website.

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A



## REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, NOVEMBER 2, 2020 7:00 PM

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Candace Hollingsworth, Mayor  
Kevin Ward, W1, Council President  
Carrianna Suiter, W3, Council Vice President  
Bart Lawrence, W1  
Robert Croslin, W2  
Danny Schaible, W2  
Ben Simasek, W3  
Edouard Haba, W4  
Daniel Peabody, W4  
Joseph A. Solomon, W5  
Erica Spell Wolf, W5

Absent: None

Also present were the following City staff members:

Tracey E. Douglas, City Administrator  
Jim Chandler, Assistant City Administrator  
Ron Brooks, City Treasurer  
Deputy Chief Scott Dunklee, City of Hyattsville Police Department  
Lesley Riddle, Director of Public Works  
Vivian Snellman, Director of Human Resources  
Laura Reams, City Clerk  
Sean Corcoran, Deputy City Clerk  
Cheri Everhart, Recreation, Programs, and Events Manager  
Hal Metzler, Deputy Director of Public Works

### MEETING NOTICE:

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# REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD

## MONDAY, NOVEMBER 2, 2020 7:00 PM

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### 1. Call to Order and Council Roll Call

**Mayor Candace Hollingsworth** called the meeting to order at 7:06 p.m.

### 2. Pledge of Allegiance to the Flag

### 3. Approval of Agenda

#### AMENDMENT

1) **AMEND** language of action item 11.b), HCC-113-FY21 to read:

I move that the Mayor and Council approve a \$10,000 donation to Route One Community Cares (ROCC).

These funds shall be used to purchase meals from restaurants exclusively within the incorporated limits of the City of Hyattsville. Further, these meals will only be distributed at sites within the incorporated limits of the City of Hyattsville. At \$10 per meal, these funds will provide 1,000 meals for individuals in need directly from the City.

Funding will be made available from the unspent balance previously appropriated for the Hyattsville Pandemic Relief funding originally allocated to Employ Prince George's.

2) **AMEND** motion language in action item 11.a) to remove "...end".

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Ward
<b>SECONDER:</b>	Croslin
<b>AYES:</b>	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
<b>ABSENT:</b>	None

### 4. Approval of the Minutes

#### 4.a) Approval of the Minutes

[HCC-125-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Minutes\\_Oct 19, 2020 CM FINAL](#)

I move that the Mayor and Council approve the minutes of the City Council meeting of October 19, 2020.





**REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD**  
**MONDAY, NOVEMBER 2, 2020 7:00 PM**

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<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ward
<b>SECONDER:</b>	Haba
<b>AYES:</b>	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
<b>ABSENT:</b>	None

**5. Public Comment (7:10 p.m. – 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker**

Ward 2 resident, Jim Groves, addressed the Mayor and Council in support of a \$10K pandemic relief donation to Route One Community Cares (ROCC) expressing his appreciation for consideration for the item and stating that the measure is intended to provide meals for residents in need while partnering with Hyattsville's small businesses and being distributed exclusively within the incorporated limits of the City. Mr. Groves described the initiative as successful citing that nearly 10K individuals had been served by the effort and that more funding was being sought at the County level.

Ward 2 resident, Mary Morton, addressed the Mayor and Council in support of the donation to ROCC stating that her affiliate, St. Jerome's Café, had been supplying free lunch to the public every Thursday for the previous 20 years and reported that the charity had been working with ROCC to provide restaurant caliber food to those facing financial strife. Ms. Morton expressed her gratitude for the assistance of the City in making food sources and other resident assistance readily available.

City Clerk Laura Reams read written comments submitted by Ward 2 resident David Marshall expressing opposition to a proclamation recognizing Native American Heritage Month; opposition to Hyattsville Ordinance 2020-06 citing concerns about the need for public input prior to a decision and a resistance to changing traditional methods; opposition to the continuation of the 4629 Baltimore Avenue Lease questioning its value to the City relative to cost; and opposition to a \$10K donation to ROCC opining that it was an irresponsible use of tax payer funds and that it was unnecessary to exhaust all funds if there was not a viable, acceptable, target for which to allocate the outstanding balance.

**6. City Administrator Update (7:20 p.m. - 7:35 p.m.)**

City Administrator Tracey Douglas addressed the Mayor and Council with updates regarding events and programming in the City reporting that the previous Saturday staff had conducted "Trick or Treat O'Rama" which was successful in giving away under 800 gift bags for participants in celebration of Halloween. She commended staff on continually deriving new and different ways to engage residents.

Ms. Douglas advised that the following day, November 3, 2020, was national election day and that citizens would be able to cast their votes at 41 locations throughout the State and provided details regarding the voting and election process. She noted that City staff, including members of the Hyattsville Board of Supervisors of Elections (BOSE) would be on location to hand out beverages and snacks to those waiting in line.



## REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, NOVEMBER 2, 2020 7:00 PM

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Administrator Douglas reported that a food distribution event would take place the following day at noon and that the City was regularly able to receive 800 boxes of food per event in which about 650 boxes were distributed on site with the remainder being delivered to those in need in other areas throughout the City.

**Ward 4 Councilmember Edouard Haba** sought clarity regarding the associated times for the food distribution to which Ms. Douglas and Recreation, Events, and Programs Manager Cheri Everhart confirmed that volunteers should arrive at 9:00 a.m. and the event would commence at 12:00 p.m.

**Ward 5 Councilmember Joseph Solomon** inquired as to the allotted time that polling sites would accept ballots to which City Clerk Laura Reams responded that ballots would be accepted at all sites from 7:00 a.m. until 8:00 p.m. and that postmarked ballots would be accepted days after the closing of the polls.

### 7. **City Treasurer Update (7:35 p.m. - 7:40 p.m.)**

City Treasurer Ron Brooks relayed to the Mayor and Council that the previous meeting had provided much of the information available and that he would return to the Body at the following Council meeting scheduled for November 16, 2020 to lend more elaborate details regarding the City's financial position and the status of ongoing audits.

### 8. **Presentations (7:40 p.m. - 8:10 p.m.)**

#### **8.a) Clean Water Partnership: Nine Ponds Project**

**[HCC-116-FY21](#)**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

**[CWP 9 Pond Project Final 9.30.20](#)**

Presentation Only.

Director of Public Works, Lesley Riddle, introduced the item and provided a summary transferring the lead to Jan Kendrick of the Clean Water Partnership who provided details regarding the involved entities and previous meetings associated with the project.

The presentation was then led by Jason Mills, Senior Associate of Soltesz, who showed an illustrative document that reflected potential changes to the area upon the completion of the project. Mr. Mills stated that, after completion, the area would see a great decrease in the level of water flow due to stream restoration and widening from Belcrest Road to the rebuilt pond. He explained that they had a goal of completing the watershed improvement to create a well-established watershed condition between the two areas, improve water quality, and remove sediment and debris through the Clean Water Partnership.



## REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, NOVEMBER 2, 2020 7:00 PM

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Mr. Mills relayed some of the history of their collaboration with Corvias stating that their mission was to meet US Environmental Protection Agency (EPA) regulatory requirements to benefit the local community. He explained that they would also welcome the contributions of the Maryland Department of the Environment, Department of Permitting, Inspections, and Enforcement (DPIE) as well as the Army Corps of Engineers and WSSC to treat 190 acres of improved water mitigation.

**Ward 2 Councilmember Robert Croslin** raised questions regarding characteristics of the pond and the transplanting of trees and plant materials to which Mr. Mills responded that the area was evaluated and recommendations were made to move or remove the trees in a way that would be most beneficial to all interested parties, but acknowledged that there would be some overall tree loss. He added that there would be plate material on the edges of the pond with dense planting between the property line and center stream.

**Ward 3 Councilmember Ben Simasek** stated that continued rainfall similar to the recent flooding would be very dangerous to the project area without stormwater improvement and inquired as to what could be done to assist from a Council or legislative perspective to which Mr. Mills responded that it would be customized to withstand a 24 hour a day, 100 day storm, but added that the result of that recent storm was equivalent to a 100 year storm in the span of three (3) hours.

**Councilmember Simasek** referenced the nearby Landy project and expressed concern as to its possible jeopardization of the Nine Ponds project to which Mr. Mills assured that it would have no negative effect and that any influence between the two developments would prove to be improvements.

**Council Vice President Carrianna Suiter** requested elaboration on accessibility to pedestrians and the requirements of the County for off-site replacement of trees to which Mr. Mills replied that pedestrian access to the pond would be controlled by a split rail fence capable of protecting the area while being passive enough to allow access during an emergency. He continued that there would be a water shelf surrounding the pond of only six (6) to seven (7) inches of depth to prevent accidents or drowning as well as the standard signage and caution communications. Mr. Mills retorted that he would follow up with Ms. Suiter regarding the process and standards for off-site replacement of trees to ensure accuracy after conducting adequate research.

**Councilmember Haba** asked whether the land east of the development site for which a portion of land was being considered for a Park and Planning project would be affected by the Nine Ponds project to which Mr. Mills stated that the Nine Ponds project should have no direct effect on any adjacent land except for an overall reduction of flood potential for all nearby areas.

**Ward 2 Councilmember Danny Schaible** requested the statistics on the depth of the pond to which Mr. Mills responded that the pond depth ranged from 67.01' to 50.5' and in a high-volume event the water level could range from 67.01' to 74.99'.



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**Councilmember Croslin** asked whether the volume of water would attract more insects, specifically mosquitos and Mr. Mills explained that, in his experience, any depth of moving water greater than four (4) feet has not compelled the nuisance of additional insects, however, that was not the case in instances of standing water.

Mr. Mills and Ms. Kendrick provided information regarding communication and outreach for the public and Council to engage should they have any questions or comments.

### **8.b) Presentation of the West Hyattsville Transit District Development Plan Project** **[HCC-119-FY21](#)**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

[Memo - West Hyattsville TDDP Cover Memo - 10.27.20 WHQC Briefing\\_City Council HVL](#)

#### Presentation Only

Assistant City Administrator Jim Chandler addressed the Mayor and Council introducing Scott Rowe and Sara Benton on the Maryland National Capital Park and Planning Commission (MNCPPC) and provided details on the development project relaying that the Planning Committee had several previous discussions and meetings regarding the project.

Sara Benton addressed the Mayor and Council with an introduction of the teams compiled to carry out the project and showcased the sector plan area that consisted of portions of Hyattsville, Brentwood, and Mount Rainier. She described that the area was approximately 1,081 acres, bordered to the north by the Prince George's Plaza Transit District Overlay Zone (TDOZ), bordered to the south by Washington, DC, and fell within Planning Area 68 while surrounding the area designated for the 2006 West Hyattsville Transit District Development Plan (TDDP).

Ms. Benton displayed an illustrative document that showed the West Hyattsville – Queens Chapel jurisdictional boundaries and relayed the reasons for the project which included the replacement of the 2006 TDDP, changes made to zoning ordinances and evolving economic conditions which affected the area's general plan. She stated that the intentions for West Hyattsville were in accordance with the Plan Prince George's 2035 Approved General Plan.

Ms. Benton listed the primary objectives and goals of the project citing the identification and analysis of existing conditions, determining a new and attainable vision for the area considering feedback from the community, establishing policies and strategies for implementation, and finally, progressing the 2035 General Plan. Ms. Benton noted that the sector plan would take and implement recommendations for land use, economic growth and prosperity, transportation and mobility, the natural environment, housing and neighborhoods, community heritage, culture, and design, resident health, and public facilities.

She provided further detail regarding the sector plan elements describing that their team would assess input regarding the existing conditions from community focus groups, stakeholder interviews, and public events. Ms. Benton reiterated that the community would be essential in prioritization and the details that would go into each step of the project. She noted that there



## REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, NOVEMBER 2, 2020 7:00 PM

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were many challenges to navigate in order to reach their goal including those presented by the COVID-19 pandemic, bilingual outreach, overall feasibility, affordable housing, gradual transition to alternative means of transportation, and environmental considerations.

Ms. Benton provided insight as to the preferred timeline in which existing conditions would be examined in November 2020, followed by open house events, community workshops, focus groups and a final report expected to be delivered in July 2021. She stated that past focus group meetings and stakeholder meetings returned a great deal of interest and participation and that she and her team continued to develop methods of outreach to garner the attention of more members of the community.

**Councilmember Simasek** commented that he would like to see the Hyattsville riverfront incorporated as a public asset that connects residents from different areas and that he endorsed protecting and supporting local businesses that provide character to the area. Ms. Benton responded that she and her team were examining connectivity within the project and were further analyzing the northwest branch and other solutions.

**Councilmember Haba** requested elaboration about what affordable housing measures were being considered by the County to which Ms. Benton replied that although she did not have a direct answer, it was considered a priority and added that it was also important to find affordability solutions for long-time resident seniors who wanted to remain in the City.

**Ward 5 Councilmember Erica Spell Wolf** expressed her preference to see more pedestrian and bike-friendly aspects incorporated into the project to which Ms. Benton responded that it was a factor they were taking into consideration and they were using the Hyattsville transportation study as a resource.

**Councilmember Solomon** referenced the statistics from the kick-off party held and asked if there was data that reflected the participation broken down by English and Spanish speaking residents to which Ms. Benton explained that only six (6) Spanish speaking residents out of over 160 attended the kick-off event and that it was essential to develop better outreach strategies to reach more demographics. She stated that her team would be working with Parks and Recreation and would be open to working with the City of Hyattsville to better strategies and come up with new ways to reach more residents.

### 9. Proclamations (8:10 p.m. - 8:15 p.m.)

#### 9.a) Proclamation Recognizing Native American Heritage Month

[HCC-120-FY21](#)

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

[Native American Heritage Month 2020](#)

I move that Mayor and Council adopt a proclamation to declare November 2020 as Native American Heritage Month in the City of Hyattsville.



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**9.b) Proclamation Recognizing November 2020 as Municipal Government Works Month**

**[HCC-121-FY21](#)**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

**[Municipal Government Works Month 2020](#)**

I move that the Mayor and Council recognize November 2020 as Municipal Government Works Month in the City of Hyattsville.

**9.c) Proclamation Recognizing American Education Week**

**[HCC-122-FY21](#)**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

**[American Education Week 2020](#)**

I move that the Mayor and Council adopt a proclamation in honor of American Education Week, November 20 - 24, 2020.

**9.d) Proclamation Recognizing Veterans Day**

**[HCC-124-FY21](#)**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

**[Veterans Day Proclamation 2020](#)**

I move that the Mayor and Council proclaim November 11, 2020, to be Veterans Day in the City of Hyattsville.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ward
<b>SECONDER:</b>	Haba
<b>AYES:</b>	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
<b>ABSENT:</b>	None

**10. Consent Items (8:15 p.m. - 8:20 p.m.)**

**10.a) Removing Unjust Penalties in the Municipal Charter and Code - Imprisonment**

**[HCC-94-FY21](#)**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

I move that the Mayor and Council direct the City Attorney to remove all existing references to imprisonment or jail as a penalty for violations of the municipal charter and code.



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### **10.b) Hyattsville Ordinance 2020-06: Vote-by-Mail Election Procedures**

#### **HCC-97-FY21**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

[Chapter 8 Revisions 10.14.20 SC](#)

[Election Presentation July 20](#)

[Election Calendar 2021](#)

[2018 VBM Motion](#)

I move the Mayor and Council adopt Hyattsville Ordinance 2020-06, an ordinance whereby the City Council amends Chapter 8 of the Hyattsville Code to change the day of the election, provide for an all Vote-by-Mail election, update, reorganize, and refine Chapter 8 to improve its overall clarity and better define the City's election policies and procedures (SECOND READING & ADOPTION)

### **10.c) 2021 Council Regular & Budget Meeting Calendar**

#### **HCC-114-FY21**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

[2021 Council Meeting Calendar](#)

[Calendar of Budget Presentations FY22](#)

I move that the Mayor and Council adopt the 2021 Council Meeting Schedule and the FY-2022 Budget Meeting Schedule.

### **10.d) Continuation of Lease of 4629 Baltimore Avenue**

#### **HCC-115-FY21**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

[191022 - Contract - 4629 lease fully signed](#)

I move that the Mayor and Council authorize the City Administrator to negotiate and enter into an agreement to continue the lease of 4629 Baltimore Avenue for a period of six (6) months and authorize an expenditure not to exceed \$36,000 for the term of the lease, pending legal review.

### **10.e) Decommissioning and Surplus of Public Works Equipment**

#### **HCC-117-FY21**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

[201028 - memo - surplus items](#)

I move that the Mayor and Council authorize the decommissioning and disposal of the Public Works vehicles and equipment noted in the memo dated October 28th, 2020.



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**10.f) Zoning Variance Request: V-18-20 - 5004 38th Avenue, Hyattsville**

**[HCC-118-FY21](#)**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

[Memo - V-18-20](#)

[Information for Hyattsville V-18-20](#)

[City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11](#)

I move that the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals stating the City of Hyattsville's support for Variance Request V-18-20, a request of 2-foot side lot line setback and a request of 4-foot side-yard width consistent with the existing structure for the purpose of constructing a new rear addition to the residential structure at the subject property located at 5004 38th Avenue, Hyattsville.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ward
<b>SECONDER:</b>	Haba
<b>AYES:</b>	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
<b>ABSENT:</b>	None

**11. Action Items (8:20 p.m. - 8:50 p.m.)**

**11.a) Health Care, Prescription Drug, and Dental Care Rates for CY21**

**[HCC-129-FY21](#)**

**Sponsor:** City Administrator

**Co-Sponsor(s):** N/A

I move that the Mayor and Council approve the 2021 calendar year health insurance premium rates which have increased an average of 5% in all plans. To address the increase, the City will increase its flat rate contribution from \$399 to \$411 for individuals; from \$700 to \$722 for Individual plus one (1); and from \$910 to \$933 for individuals plus two (2) or more. This will result in the City responsible for approximately ½ of the increase and the employees responsible for the remaining amount. Employees' contributions per pay is approximately \$6 for single, \$11 for individual plus one (1), and \$15 for family. There is no change in the prescription drug plan, so the employee contribution remains unchanged. The increase in the Dental PPO and HMO Plans for employees per pay, is less than \$4 depending on their level of elected coverage and will be paid by the employees. ~~...end.~~

Director of Human Resources, Vivian Snellman, clarified that the employee contributions per pay was increased approximately \$6 for single, \$11 for individual plus one (1), and \$15 for family was in addition to the amount that was currently being charged to employees and the amounts were not singular.





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City Treasurer Ron Brooks supplemented that this was the first increase to the flat rates in three and a half (3.5) to four (4) years.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ward
<b>SECONDER:</b>	Haba
<b>AYES:</b>	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
<b>ABSENT:</b>	None

**11.b) Provide a \$10,000.00 Pandemic Relief Donation to Route One Community Cares**  
**[HCC-113-FY21](#)**

**Sponsor:** Schaible

**Co-Sponsor(s):** Simasek, Spell Wolf

[GRC&ROCC fact sheet](#)

[ROCC funding Request Sept 23 2020](#)

I move that the Mayor and Council approve a \$10,000 donation to Route One Community Cares (ROCC).

These funds shall be used to purchase meals from restaurants exclusively within the incorporated limits of the City of Hyattsville. Further, these meals will only be distributed at sites within the incorporated limits of the City of Hyattsville. At \$10 per meal, these funds will provide 1,000 meals for individuals in need directly from the City.

Funding will be made available from the unspent balance previously appropriated for the Hyattsville Pandemic Relief funding originally allocated to Employ Prince George's.

**Councilmember Schaible** addressed the Body with a summary of the item stating that the initiative was in partnership with Riverdale Community Cares and Hyattsville Community Development Corporation (CDC) that would provide fresh meals to those in need due to the COVID-19 health crisis. He explained that the program had already received more than \$17K from small donors.

**Councilmember Schaible** noted that in addition to contributions from small donors, the program had received \$10K from University Park, \$10K from College Park, and \$20K from Prince George's County. He expressed that it was of great benefit to residents and had garnered solid support to that point and cited two (2) distribution centers in the City of Hyattsville with a third pending, participating restaurants and restaurants that would potentially be included, and stated that the funds that would be provided by the City were a sum of unspent funds that would otherwise be returned to the general balance.

**Ward 4 Councilmember Daniel Peabody** inquired as to whether any of the proposed \$10K would be used for administrative fees or overhead cost and requested details regarding the degree to which City residents were in need referencing weekly food distributions and other charitable programs provided by the City. **Councilmember Schaible** responded that he was of the



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understanding that all those involved were volunteers and the entirety of the funds being requested would go directly to providing meals to residents. City Administrator Tracey Douglas added that City staff had been working through a vulnerability assessment to identify vulnerable areas within the City as well as areas with larger populations of residents who could benefit from charitable efforts and that, over time, they would be able to determine target areas. Recreation, Programs, and Events Manager Cheri Everhart noted that the focus had been primarily on seniors but a survey would be sent to all residents at the end of November and confirmed that approximately 90% of residents who took advantage of the food giveaways lived within the incorporated City limits.

**Councilmember Croslin** asked if any of the allocated funds were unspent and returned to which Ms. Douglas responded that Employ Prince George's (EPG) was likely to return about \$50K and Treasurer Ron Brooks replied that a report would be provided to the Body at the end of the week that would bring further clarity to the status of charitable funding. Assistant City Administrator Jim Chandler added that at that time data was not available to discern what money that had been appropriated for childcare had been spent or was to be returned.

**Councilmember Haba** expressed support for the motion commenting that he was grateful it could be done and reiterated its importance.

**Vice President Suiter** expressed her full support for the motion stating that she had seen the need for food and food drives firsthand and stressed the importance of using known and familiar locations for food distribution events.

**Councilmember Solomon** echoed the sentiments and support of his colleagues agreeing that there was an ongoing need for the City and asked Assistant City Administrator Jim Chandler to elaborate on the remaining balances to which Mr. Chandler responded that the veteran category and the general business fund had been exhausted, but there were still funds available for artists and childcare. Mr. Chandler continued that a report would be released that would reflect the up-to-date status of all funds and at that time potential reallocations would be discussed.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ward
<b>SECONDER:</b>	Haba
<b>AYES:</b>	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
<b>ABSENT:</b>	None

### 12. Discussion Items (8:50 p.m. - 9:10 p.m.)

#### 12.a) Implementing Participatory Budgeting

[HCC-99-FY21](#)

**Sponsor:** Hollingsworth

**Co-Sponsor(s):** N/A



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I move that the Mayor and Council establish an ad hoc advisory committee to develop recommendations for a plan to establish a participatory budgeting process beginning with the FY23 budget.

**Mayor Hollingsworth** introduced the legislation and provided a history and summary of the measure stating that participatory budgeting is a practice in which community members are responsible for the spending of a portion of the budget in ways that they deem fit. She further explained that the motion would allow for the creation of an ad hoc committee to provide recommendations for the Mayor and Council to consider as early as the FY23 budget process.

**Mayor Hollingsworth** went into further detail regarding the steps of the process in establishing a mechanism for participatory budgeting and described the ways in which community involvement would be conducted and how residents feedback would be considered and implemented.

**Councilmember Haba** expressed support for the motion and recommended that the individuals who make up the ad hoc committee consist of one (1) member of each sitting committee and two (2) members not associated with a committee from each ward.

**Mayor Hollingsworth** explained the rationale for the way the makeup of the committee would be established to which **Councilmember Haba** was supportive but asked that the language clearly state and provide for equity and perspective from all parts of the community.

**Councilmember Spell Wolf** requested further detail regarding the percentage of the overall budget that would be parsed for participatory budgeting or if there were any recommendations to which **Mayor Hollingsworth** replied that the advisory board would be responsible for deciding what amount would be focused on the measure and noted that the Council had the flexibility to approve all or part of the recommendations from the board and adjust aspects for the purpose and at the times in which they deemed fit.

**Councilmember Simasek** expressed his support for the item and stated he was interested to see how it would be implemented asking which responsibilities would fall on committee members and which would be the onus of staff to which **Mayor Hollingsworth** contemplated that the question had not been fully answered as of that time and that there was no reason resources couldn't be provided to the Body to gather sentiments from residents through informal surveys similar to what other committees had done previously.

**Councilmember Schaible** expressed his general support and thanked the Mayor and Body for the proposed process.

**Mayor Hollingsworth** asked the Body to consider the return of the measure at the following meeting and ensured that she would clarify the geographical diversity piece and include language that would allow the committee to receive resident input regarding how to design the process.



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### 12.b) Prince George's County Zoning Rewrite: §27-05

#### HCC-123-FY21

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Memo - County Zoning Rewrite - Section 27 - 10.26.2020 Final](#)

[CB-013-2018 - PART 27-5 - USE REGULATIONS - Pg 74](#)

#### Discussion Only

Assistant City Administrator Jim Chandler introduced the item that would consider minor text amendments to the zoning rewrite sector plan with the intention of clarifying the language to make it simple for the layperson to understand and to communicate a clear set of rules and an understanding of what regulations are applicable to businesses.

Mr. Chandler noted that some things were unclear regarding eating and drinking establishments as many of the buildings that housed businesses were close to 100 years old and were, therefore, under regulations adequate from that time that caused business owners concern about the updated zoning ordinance that could adversely affect their ability to operate.

Mr. Chandler stated that revised language had been provided to the Mayor and Council and would return for further discussion and consideration later that month.

### 13. Council Dialogue (9:10 p.m. - 9:20 p.m.)

**Councilmember Solomon** encouraged everyone to vote in the 2020 national election.

**Councilmember Spell Wolf** directed all participants and residents to vote.

**Councilmember Peabody** acknowledged election day and provided details on voting availability and remaining voting initiatives and events.

**Councilmember Haba** encouraged all to vote and thanked all who participated in the Ward 4 check-in.

**Councilmember Simasek** noted the upcoming Ward 3 check-in and stressed the importance of participation in the 2020 election and staying safe amid the health crisis.

**Councilmember Croslin** echoed the comments of his colleagues and asked that everyone who would be voting in person be safe and respectful of others' safety.

**Vice President Suiter** reiterated the directive to vote and provided information as to transportation resources that provided transfer to and from voting locations.

**Council President Kevin Ward** requested that everyone who can vote and also to have a plan to vote and encourage acquaintances and friends to vote. He thanked the Complete Count Committee for their efforts in the 2020 Census.



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**Mayor Hollingsworth** reminded all that obstacles remained for some voters citing intimidation, misinformation, and poor communication and provided details and resources to receive instruction on how to ensure that one's vote is received and recorded.

**14. Community Notices and Meetings**

**14.a) Main City Calendar November 3 - November 16, 2020**

[HCC-126-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Main City Calendar Nov 3 - Nov 16 2020 FINAL](#)

**15. Motion to Adjourn**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Croslin
<b>SECONDER:</b>	Suiter
<b>AYES:</b>	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
<b>ABSENT:</b>	None

The meeting adjourned at 9:19 p.m.

**ATTEST:**

**November 10, 2020**

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**Laura Reams, City Clerk**

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**Sean Corcoran, Deputy City Clerk**



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
www.hyattsville.org

## Agenda Item Report

**File #:** HCC-135-FY21

11/16/2020

6.a)

Submitted by: At the Request of the City Administrator  
Submitting Department: Community & Economic Development  
Agenda Section: Presentation

**Item Title:**

**Affordable Housing Action Plan**

**Suggested Action:**

Presentation only

**Summary Background:**

At its meeting in October 2020, the Enterprise Community Partners project team presented the City Council 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. The City Council then prioritized four housing needs that will serve as the focal point for its Housing Action Agenda:

1. Rental Assistance for low-income households (11)
2. Clear, consistent regulatory environment (7)
3. Property tax burden on homeowners (6)
4. Gap in homeownership rates by race and ethnicity (6)

*For the follow-up workshop to be conducted during the November 16 Council meeting, the City Council will be asked to reflect on the following questions for each of the four housing needs selected:*

- ***In ten years, how would we know that the City of Hyattsville was successful in addressing this need?***
  - ***What*** will you achieve? ***How*** will you know when success has been achieved?
  - What are the ***expectations***?
  - What ***knowledge, skills, or ability*** are needed to achieve this strategic priority? What ***resources*** are available? Are there any ***constraints***?
  - How does this priority relate to the City's ***broader vision***? the County's broader vision?
  - ***When*** would this strategic priority be accomplished? What ***milestones*** would show progress towards its achievement?

**Next Steps:**

Phase II Workshop is scheduled for December 21, 2020.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

For presentation.

**Community Engagement:**

Click or tap here to enter text.

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A

# Housing Action Agenda

Phase 1 Summary Report | Hyattsville, MD

Prepared by Enterprise Advisors  
Enterprise Community Partners, Inc.



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## 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.

## 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.

## 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 MWCOC 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/).

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.

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<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.

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.

## 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>

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<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

- 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.**

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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.

**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



## 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:

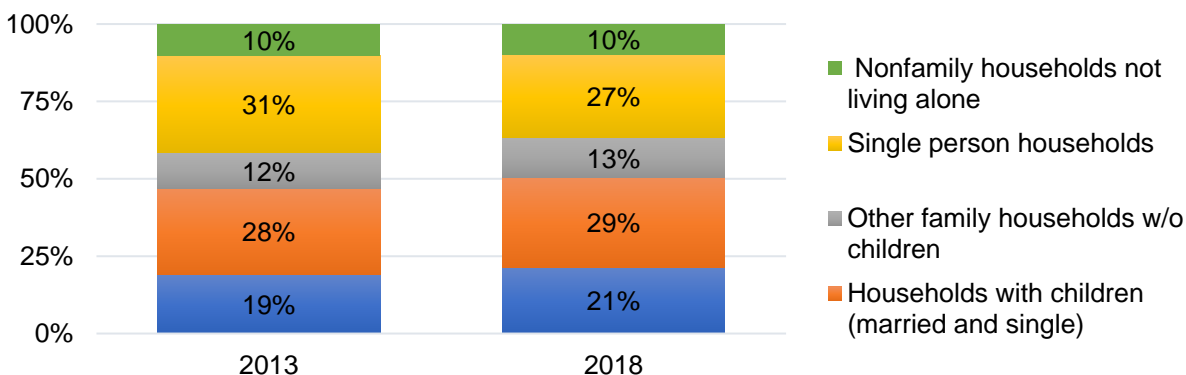
1. Need for more types of homes
2. Changing market conditions
3. Need for more housing affordability
4. Need for improved housing quality

### 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)**

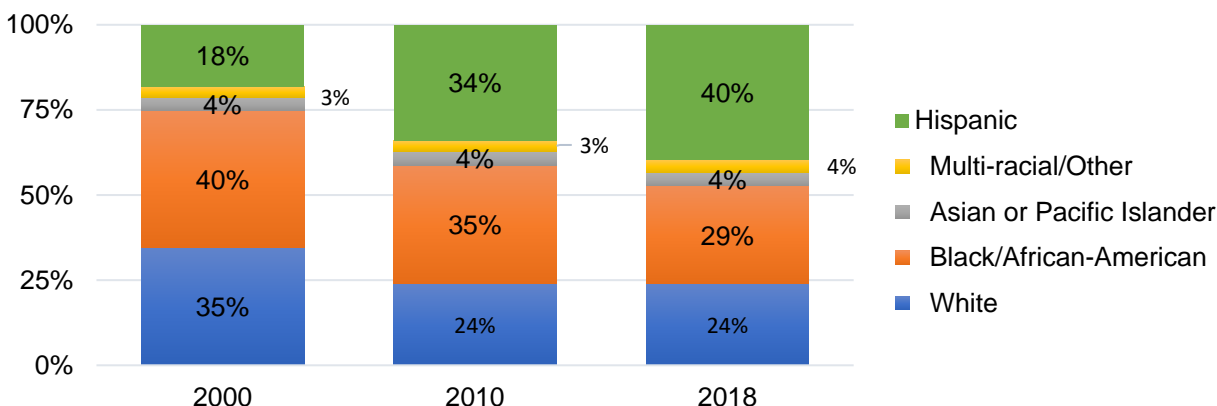


Source: 2009-2013 & 2014-2018, 5-Year American Community Survey 5-Year Estimate

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.

**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

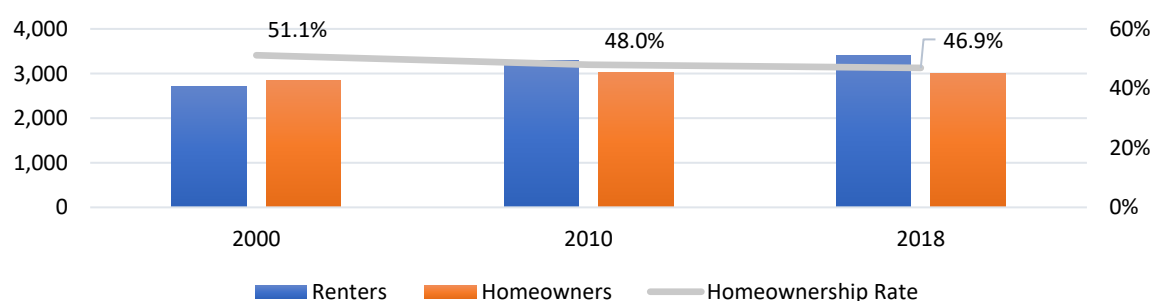
<sup>15</sup> Income Limits are based on FY 2020 Fair Market Rent (FMR) for the Washington-Arlington-Alexandria Area with the following AMIs, \$37,800 is the 30% AMI, \$63,000 is 50% AMI, \$79,600 is 80% AMI, and \$126,000 is 100% AMI.

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.

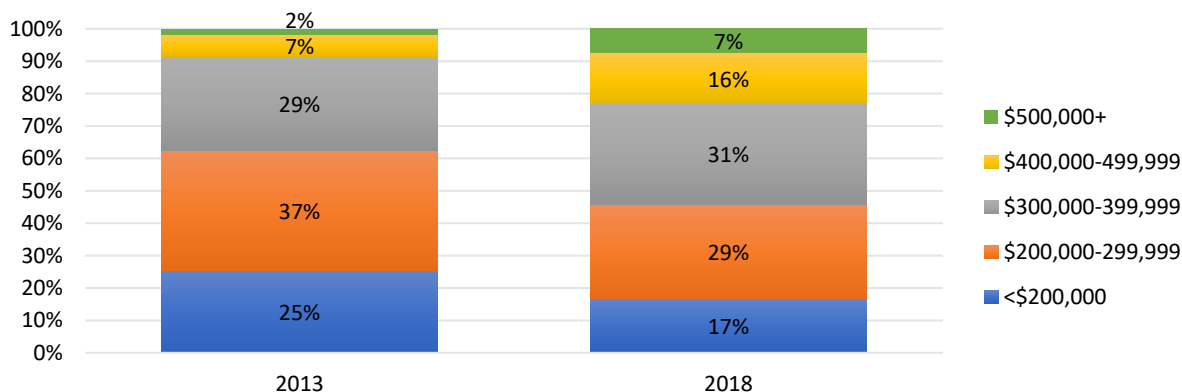
<sup>16</sup> Based on HUD's definition, renters live in all occupied housing units that are not owner occupied, whether they are rented or occupied without paying rent. Renters live in both units in multifamily properties and single-family homes for rent.

<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).

**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 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**

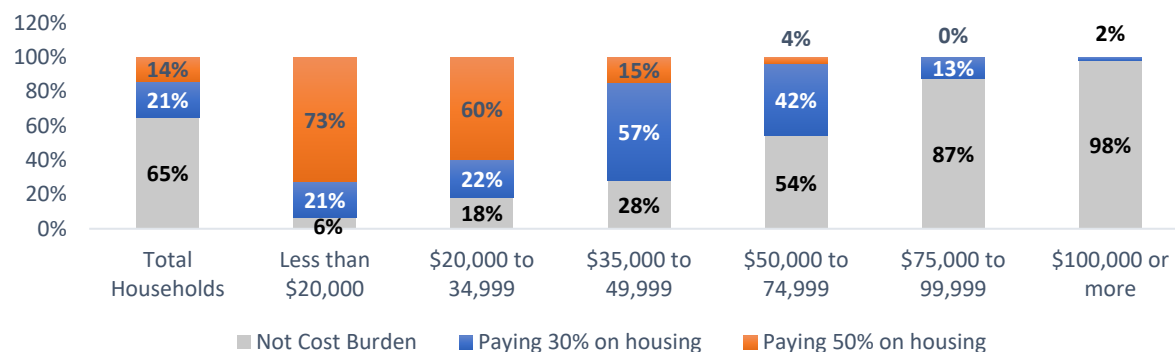
Cost-burden data suggest that many individuals and families are unable to afford a home without spending a large amount of their household income toward housing, especially with renters. The renter population is particularly vulnerable to rising prices, as over two out of five renter households are cost-burdened 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.

**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).

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

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

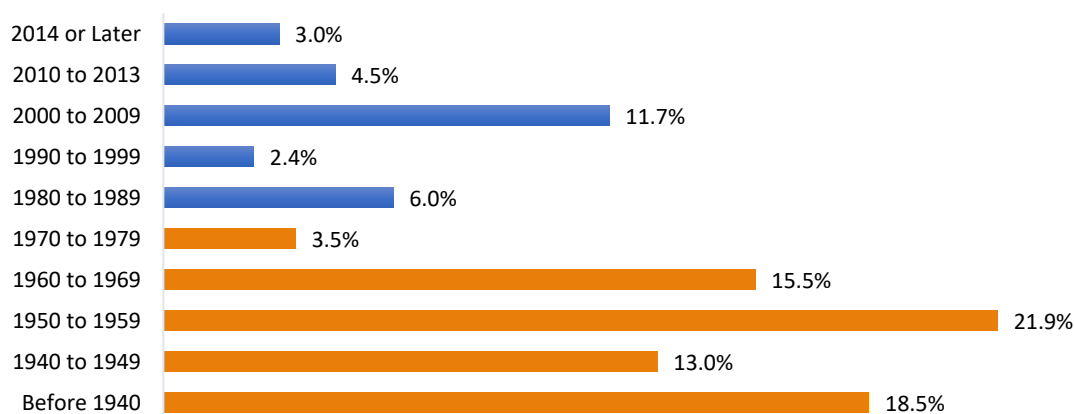
Most (72 percent) of the existing housing stock was built prior to 1980, suggesting a need for ongoing upkeep and modifications to support residents who want to age in place (see Figure 7). Almost one out of every four units (19 percent) of existing housing stock was built post-2000.

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 dividing 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.

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.

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<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](https://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).



## 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.

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



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)

- **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:

- **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.

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>

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<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).

## 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

	<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



	<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/>

(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/>



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

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.

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

	<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



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

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

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

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

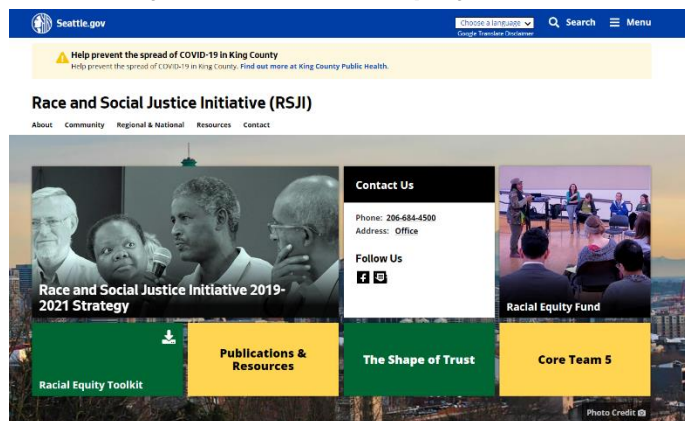
<sup>32</sup> <https://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx>

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

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

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)



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

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



## 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.

## 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

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

## 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

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.

## 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

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<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>.



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



23

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 on data findings.

## Poll and Survey Question #2

“Based on the presentation, what stood out to you, was new information, or was surprising?”

Out of the total 18 live responses received during the forum audience members were not surprised by the key issues highlighted in the presentation. Through interviews it was evident that anecdotally the City and residents recognize the shifts in demographics, market conditions, and housing costs. However, audience members were surprised by the extent of these shifts, particularly, the relationship between changes in the racial makeup of the city and sharp declines in lower priced rental units. Specifically, reductions in rental housing priced below \$1,000.

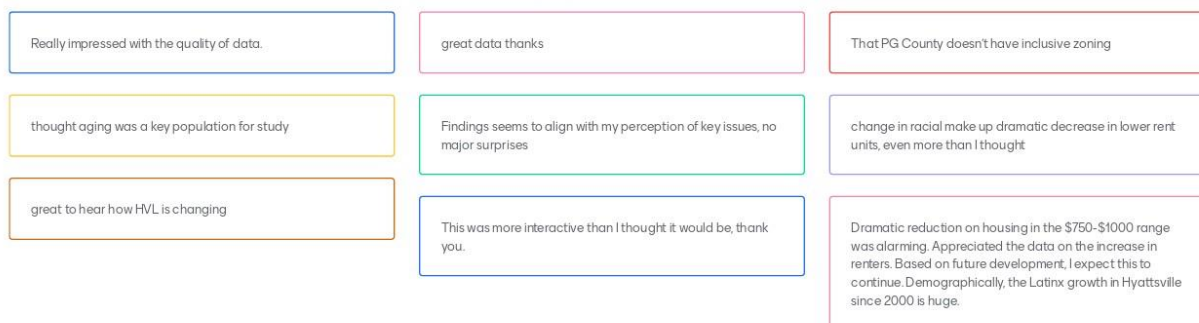
Direct quotes include:

- “Findings seem to align with my perception of key issues, no major surprises.”
- “Change in racial makeup dramatic decrease in lower rent units, even more than I thought.”
- “Dramatic reduction on housing in the \$750-\$1,000 range was alarming. Appreciated the data on the increase in renters. Based on future development, I expect this to continue. Demographically, the Latinx growth in Hyattsville since 2000 is huge.”
- “That PG County doesn’t have inclusive zoning.”
- “This was more interactive than I thought it would be, thank you.”
- “Really impressed with the quality of the data.”
- “Thought aging was a key population to study.”
- “Great to hear how HVL is changing.”



## 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.

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.

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<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](https://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.

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<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.

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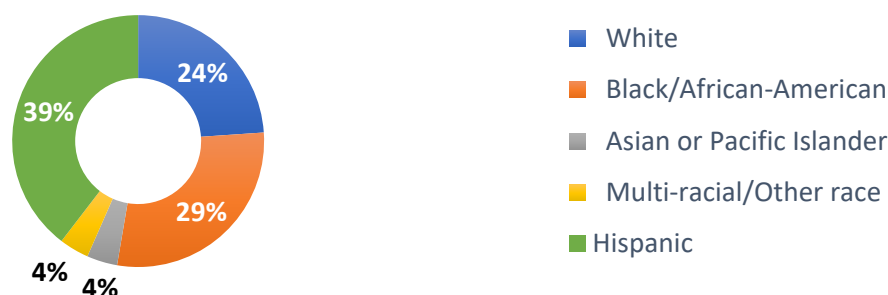
<sup>43</sup> 2014-2018 American Community Survey 5-Year Estimates

<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.

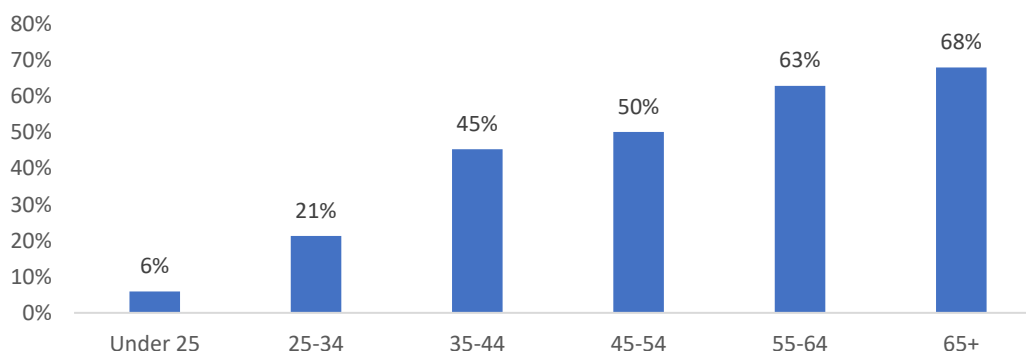
<sup>49</sup> <https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html>

<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.

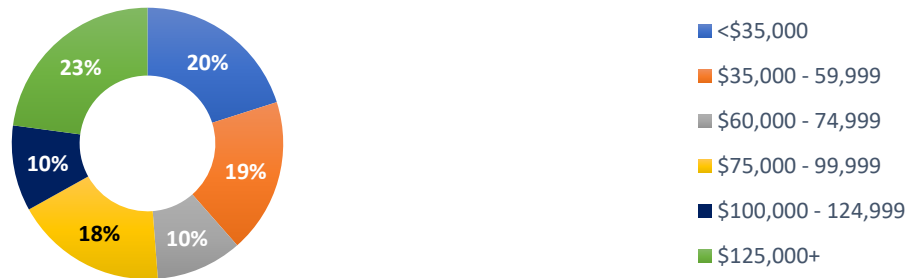
One out of every five households in Hyattsville has an annual income below \$35,000 (20 percent). Similar, 23 percent of Hispanic households had an annual income under \$35,000. Households making below \$37,800 are considered extremely low-income according to HUD-define income categories.<sup>53</sup>

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)**

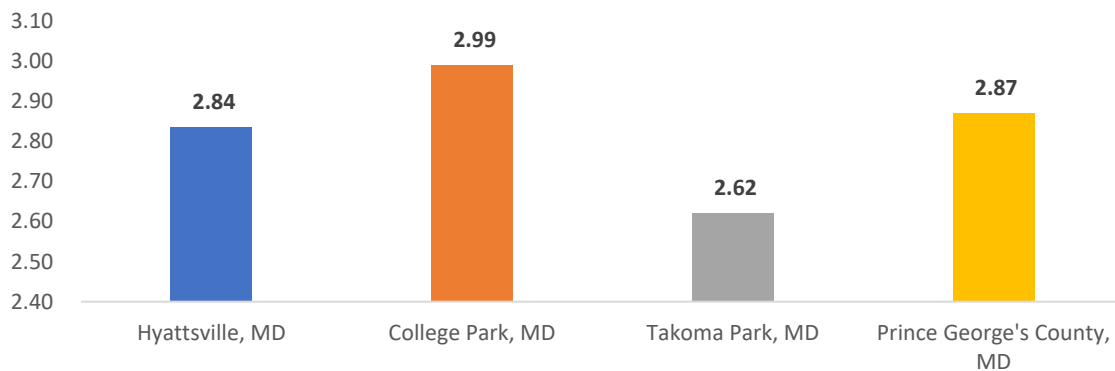


Source: 2014-2018, American Community Survey 5-Year Estimate, Table B19001

### 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 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.

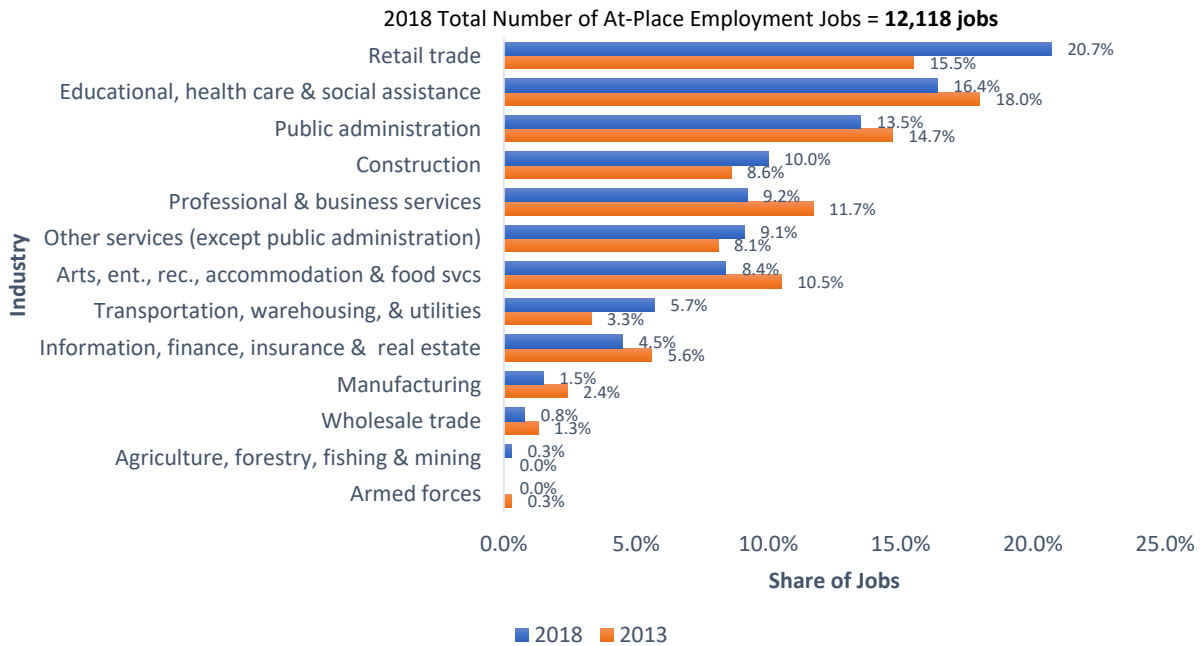
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<sup>55</sup> At-Place Employment represents all jobs, both full-time and part-time, within Hyattsville. This is considered Hyattsville's job base.

<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

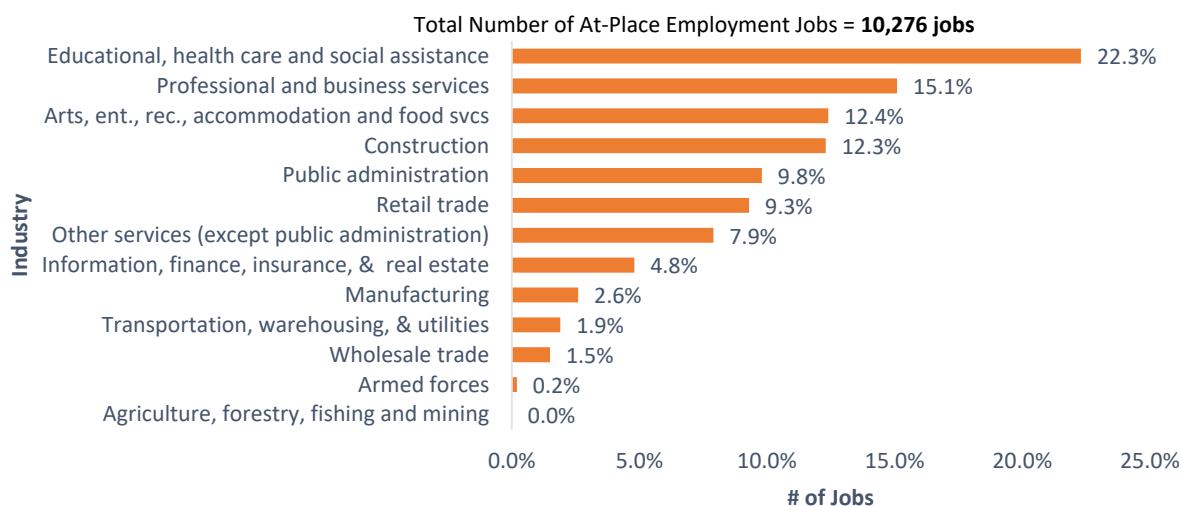
### Employment among Hyattsville's Residents

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>

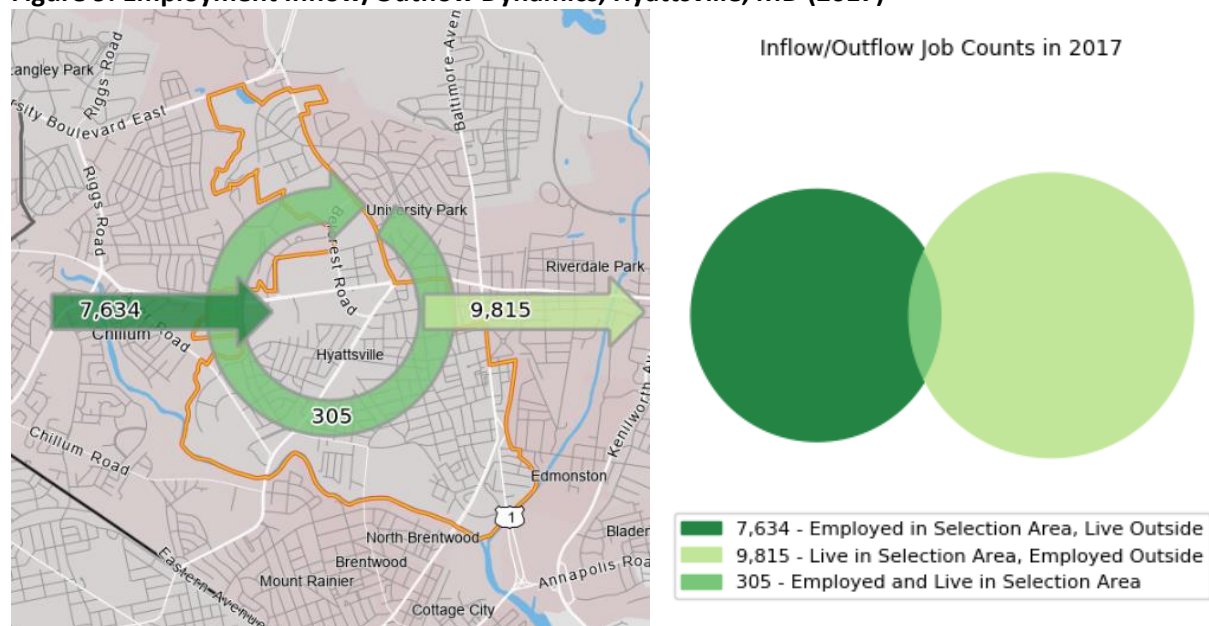
Source: 2014-2018, American Community Survey, 5-Year Estimate, Tables S2413

<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%.

### 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 mentioned 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 (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.



## 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).

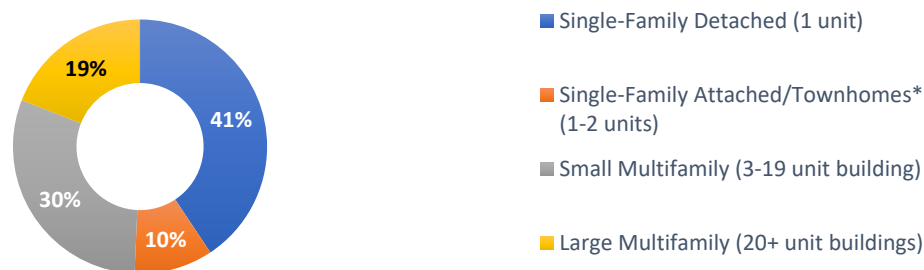
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<sup>63</sup> 2000 and 2010 U.S. Census Summary File 1; 2014-2018, American Community Survey 5-Year Estimate

<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.

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



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

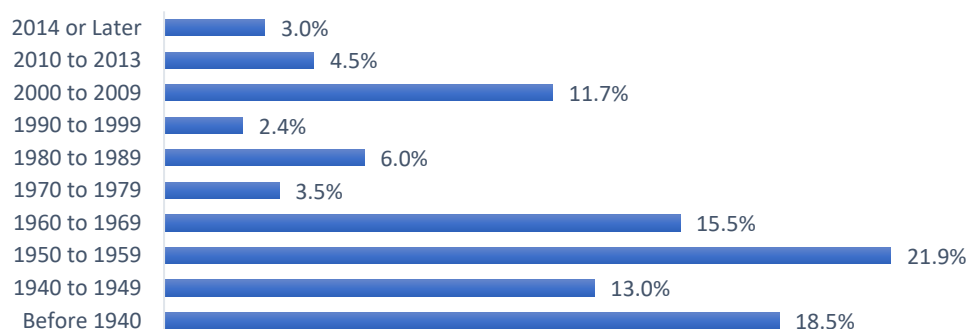
### Age of Structure

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

## Local Market Conditions

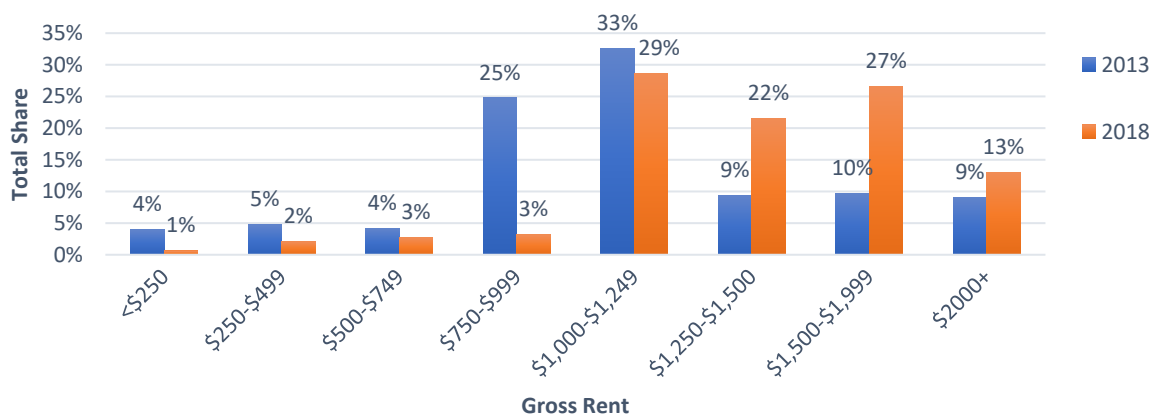
### Rental Market

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

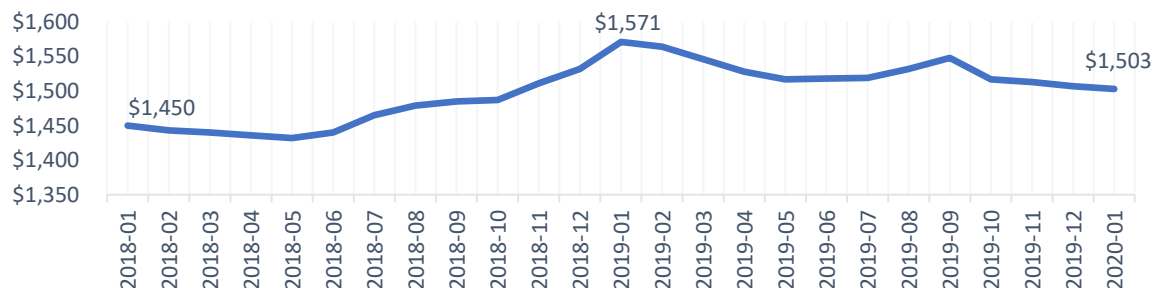
<sup>68</sup> These are 5-Year estimates, 2009-2013 covers the end of the foreclosure crisis and recession, where rental and home values were depressed throughout Prince George's County. Most likely these lower rental units may have shift towards a higher rent level, which could be a sign of market recovery.

<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.

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

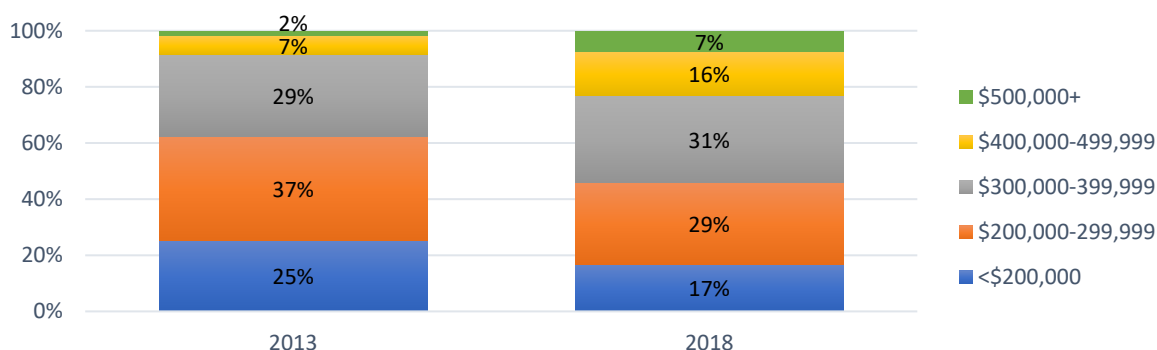
### Homeownership Market

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)**



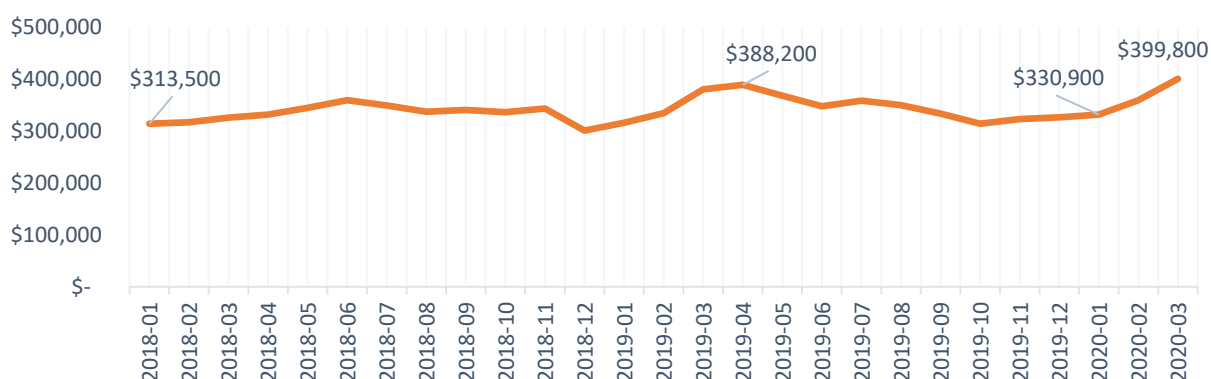
Source: 2009-2013 & 2014-2018, American Community Survey 5-Year Estimates, Table B25075

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

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

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).

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.

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<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

## Housing Affordability and Future Needs

### Housing Affordability

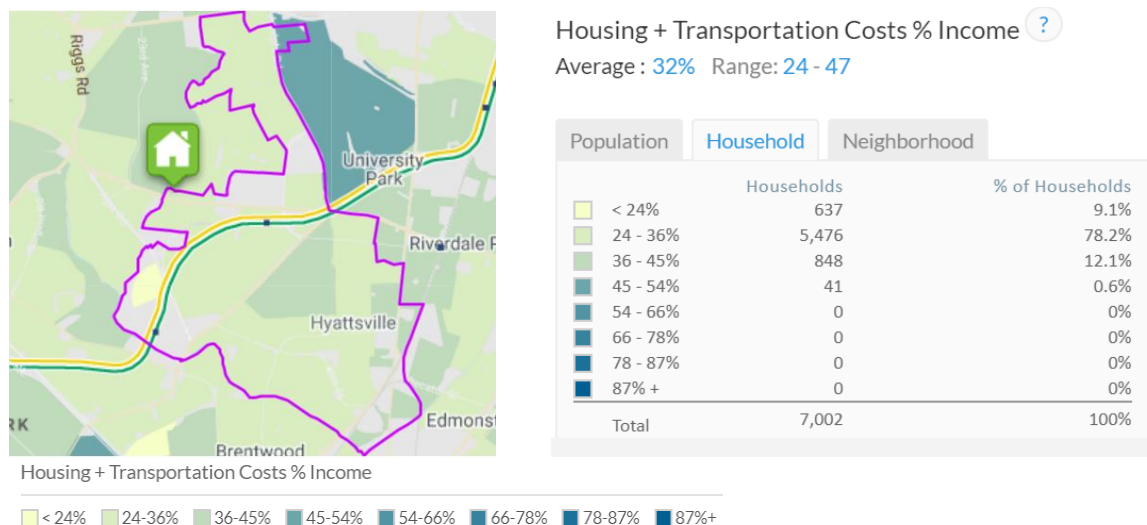
Housing affordability is traditionally measured using household income and monthly housing costs. The general accepted standard is that households should spend no more than 30 percent of their gross income on housing costs. When households pay more than 30 percent of their income on housing costs, they 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

### 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

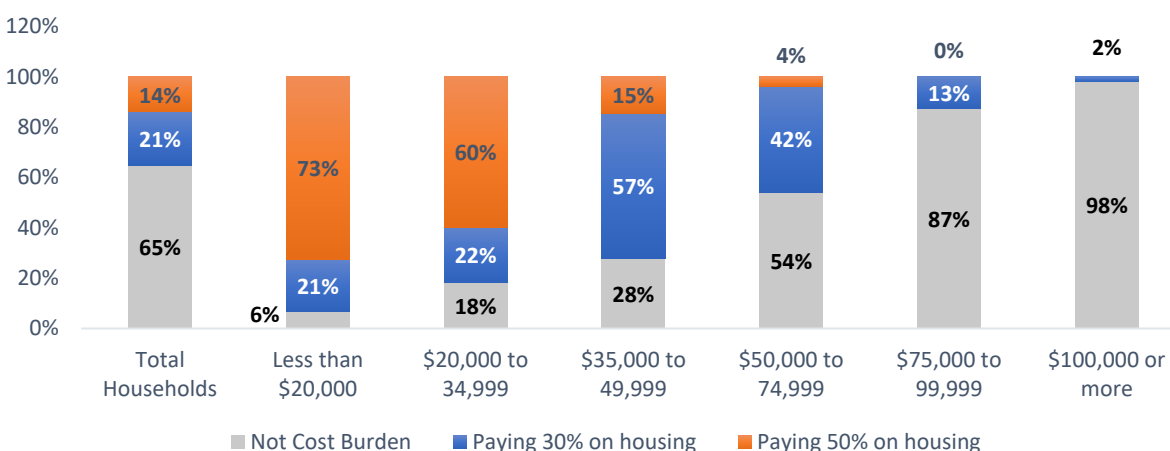
<sup>81</sup> Excludes households without a mortgage



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)

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

The Metropolitan Washington Council of Governments (MWCOC) 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 (MWCOC) 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 MWCOC'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 MWCOC 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.

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>

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/>.

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.

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/>.

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>

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<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>.



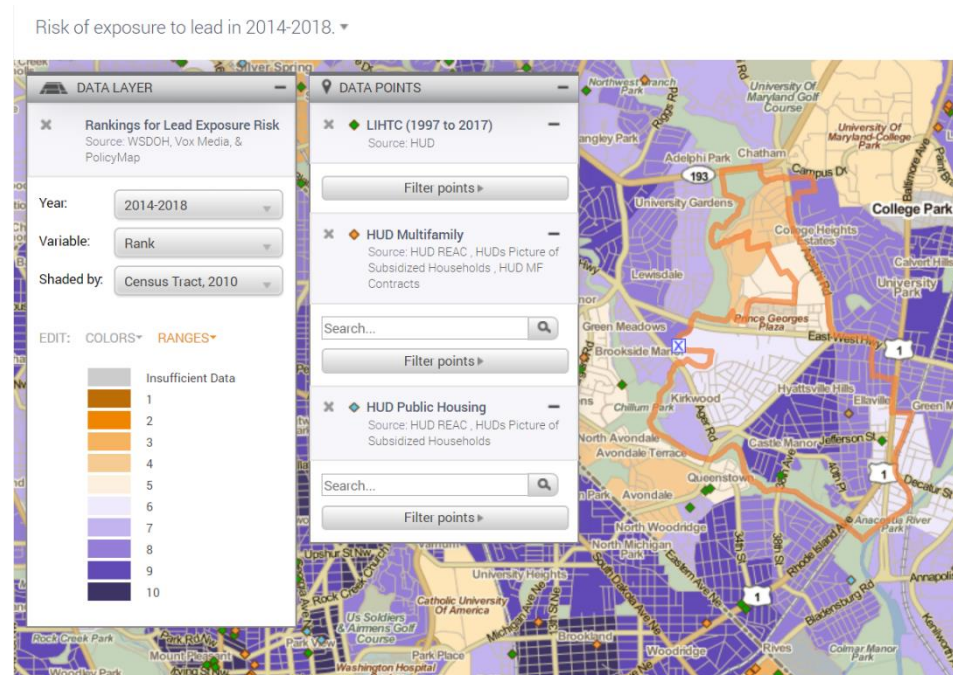
## Access to Opportunity

### 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)**



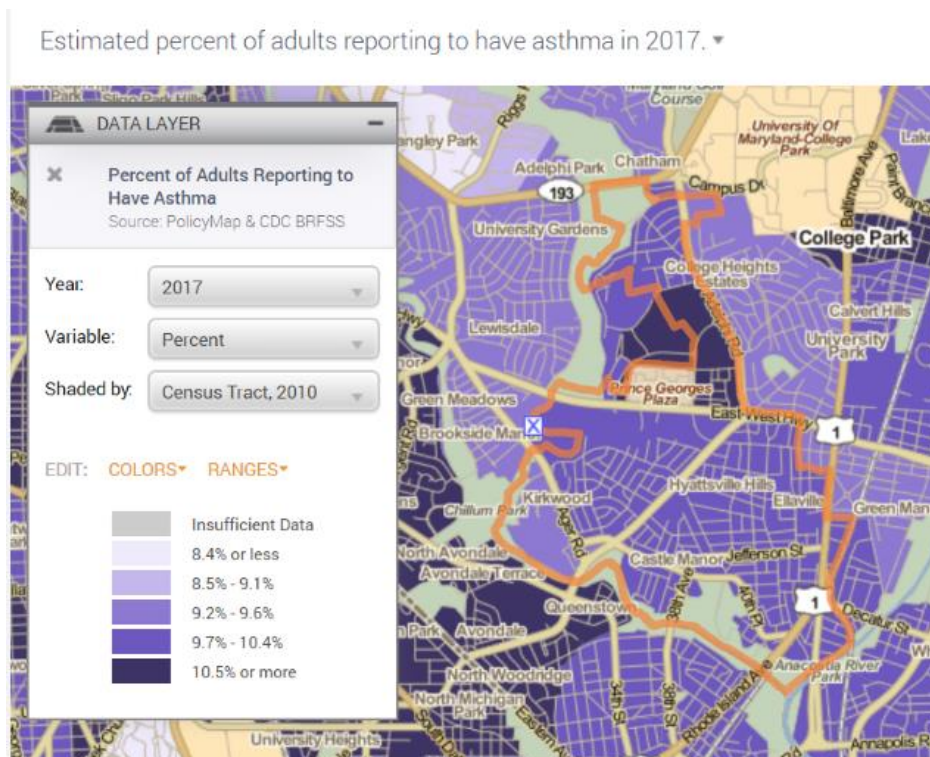
Sources: PolicyMap & CDC BRFSS

<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)



**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.

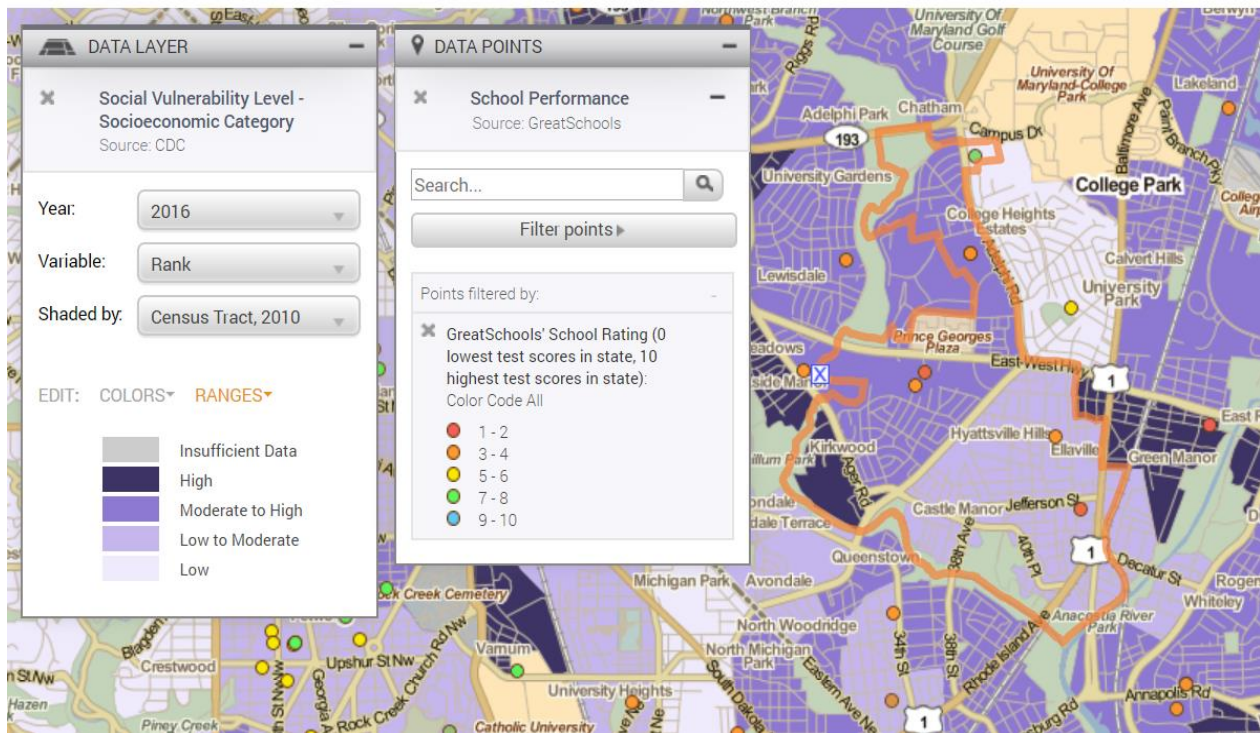
Areas with lower socioeconomic status puts residents at higher risk for inadequate housing, higher crime, or less access to health care.<sup>108</sup> Social vulnerability based on socioeconomic characteristics suggests a range of Census Tracts ranked from “Low to Moderate” to “High,” with a small part 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>

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

Socioeconomic status social vulnerability level as of 2016. ▼



Source: CDC

## 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

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**To:** City of Hyattsville Community and Economic Development Department

**From:** Enterprise Advisors

**Re:** Hyattsville's housing ecosystem

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### 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.

- 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

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<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>

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>

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<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/](https://www.brookings.edu/blog/the-avenue/2020/03/25/the-qualities-that-imperil-urban-places-during-covid-19-are-also-the-keys-to-recovery/).



**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>	<b>THREATS</b>

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

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,

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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/](https://www.brookings.edu/blog/the-avenue/2020/05/12/covid-19-is-already-affecting-the-washington-d-c-real-estate-market/).



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

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<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](https://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).

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.

- *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

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<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))

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

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

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

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

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.



- *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).

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<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>

- *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

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 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

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

(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.

<i>Projects</i>	<b><i>Local needs</i></b> <b><i>Which housing need(s) in Hyattsville is this policy, program, resource or project designed to address?</i></b>						
	<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

<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						

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<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



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<i>Projects</i>	<b><i>Tenure</i></b> <b><i>Does this program or project serve renters, homeowners, or both?</i></b>			<b><i>Assistance type (programs only)</i></b>	
	<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				

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<i>State, County, City Housing Tools</i>	<b><i>Tenure</i></b> <b><i>Does this program or project serve renters, homeowners, or both?</i></b>			<b><i>Assistance type (Programs only)</i></b>	
	<i>Renters</i>	<i>Homeowners</i>	<i>Renters &amp; homeowners</i>	<i>Direct</i>	<i>Indirect</i>
<b>Revitalization Tax Credit (City)</b>			X		
<b>Right-of-First Refusal (Sec. 13-1119)</b>			X		
<b>Deferred Land Sale</b>			X		
<b>Public Land Disposition (Section 2-111.01)</b>			X		
<b>Revitalization Tax Credit (County)</b>			X		
<b>Expedited approval process for TOD</b>			X		
<b>Housing Production Program</b>	X				X
<b>Pathway to Purchase Program</b>		X		X	
<b>Housing Choice Voucher Program</b>	X			X	
<b>Housing Choice Voucher Homeownership Program</b>		X		X	
<b>Moderate Rehabilitation Program</b>	X			X	
<b>Veterans Affairs Supportive Housing</b>	X			X	
<b>HOPWA/Homeless Rental Assistance</b>	X			X	
<b>Rental Allowance Program</b>	X			X	
<b>Housing Rehabilitation Assistance Program (HRAP)</b>		X		X	
<b>Rental Housing Program</b>	X				X
<b>Partnership Rental Housing Program</b>	X				X
<b>Maryland Mortgage Program</b>		X		X	
<b>Maryland Housing Rehabilitation Program</b>			X		X
<b>Rental Housing Works</b>	X				
<b>Maryland Affordable Housing Trust</b>			X		X

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<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		

<i>Projects</i>	<b><i>Population served</i></b> <b><i>Who is being served through existing policies, programs, or resources and new development?</i></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				

<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>
<b>Revitalization Tax Credit (City)</b>	X					
<b>Right-of-First Refusal (Sec. 13-1119)</b>		X				
<b>Deferred Land Sale</b>		X				
<b>Public Land Disposition (Section 2-111.01)</b>		X	X	X		
<b>Revitalization Tax Credit (County)</b>	X					
<b>Expedited approval process for TOD</b>	X					
<b>Independent Living Tax Credit</b>	X		X	X		
<b>Housing Production Program</b>		X				Up to 120% AMI
<b>Pathway to Purchase Program</b>		X				First-time homebuyer
<b>Housing Choice Voucher Program</b>		X				<50% AMI
<b>Housing Choice Voucher Homeownership Program</b>		X				<50% AMI first-time homebuyers
<b>Moderate Rehabilitation Program</b>		X				
<b>Veterans Affairs Supportive Housing</b>		X				Veterans earning <50% AMI
<b>HOPWA/Homeless Rental Assistance</b>		X				Persons at-risk of homelessness or persons with HIV/AIDS
<b>Rental Allowance Program</b>		X				
<b>Clean Energy Program</b>	X					Existing homeowners
<b>Housing Rehabilitation Assistance Program (HRAP)</b>		X				
<b>Rental Housing Program</b>		X				<80% AMI
<b>Partnership Rental Housing Program</b>		X		X		<50% AMI
<b>Maryland Mortgage Program</b>	X					
<b>Maryland Housing Rehabilitation Program</b>		X				
<b>Rental Housing Works</b>		X				

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<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					

<b>Prince George's County Housing Programs</b>	<b>Description</b>
<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,



	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.

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.

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.

<sup>i</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.

# 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

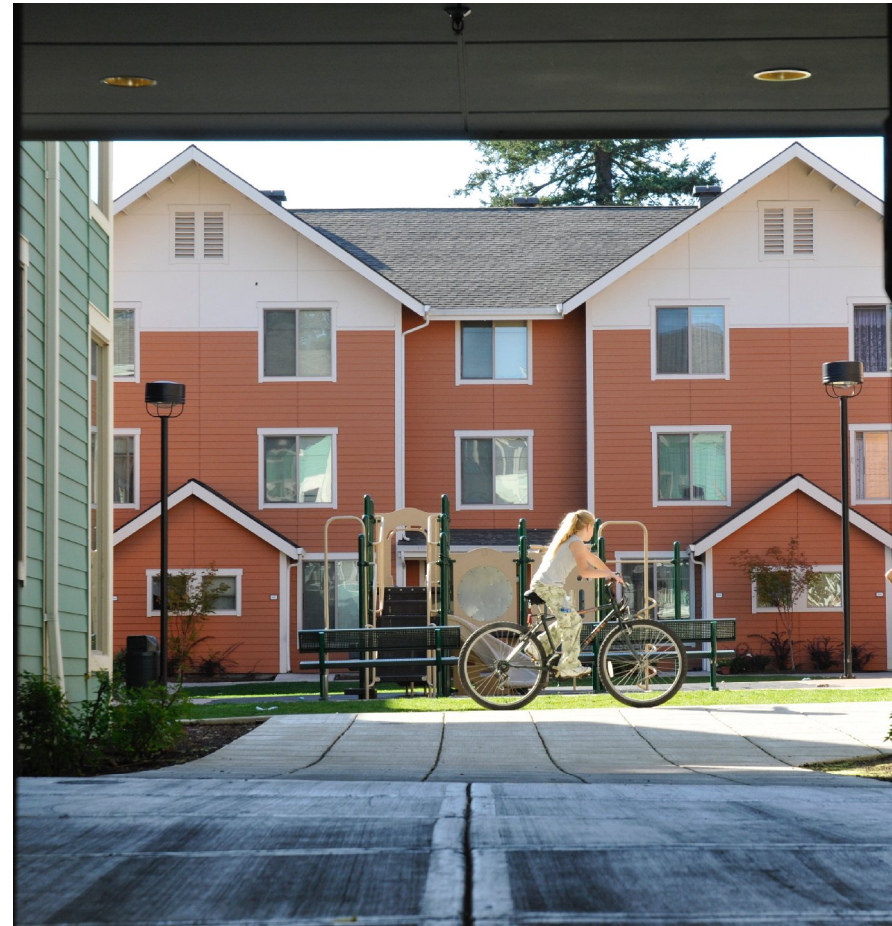




TONIGHT'S PRESENTATION

# 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



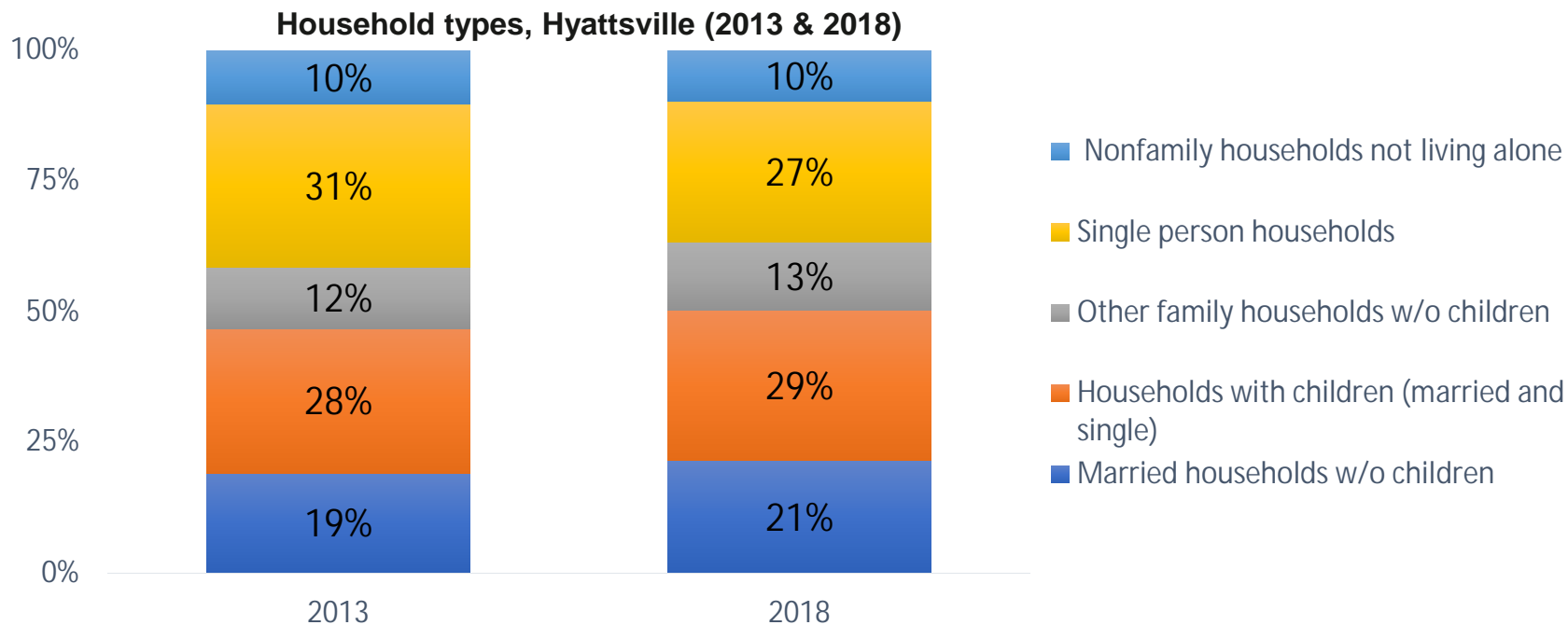
29%

HOUSEHOLDS WITH  
CHILDREN



27%

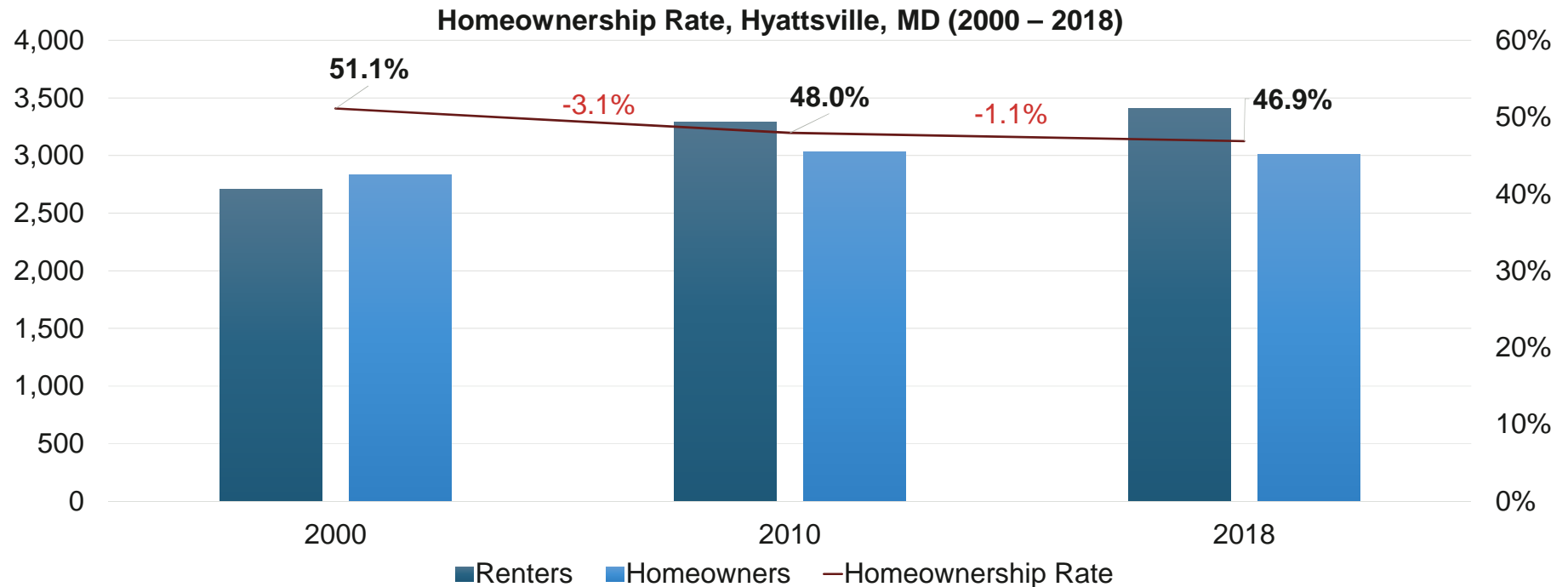
SINGLE-PERSON  
HOUSEHOLDS



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

## 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

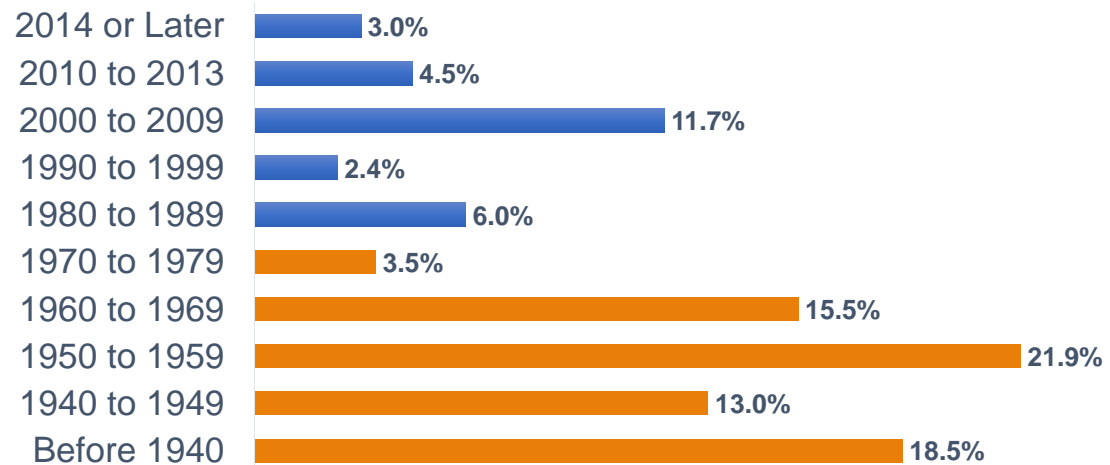
## KEY HOUSING FINDINGS

# 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.*



## HOUSING AND COMMUNITY DEVELOPMENT TOOLS

# 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

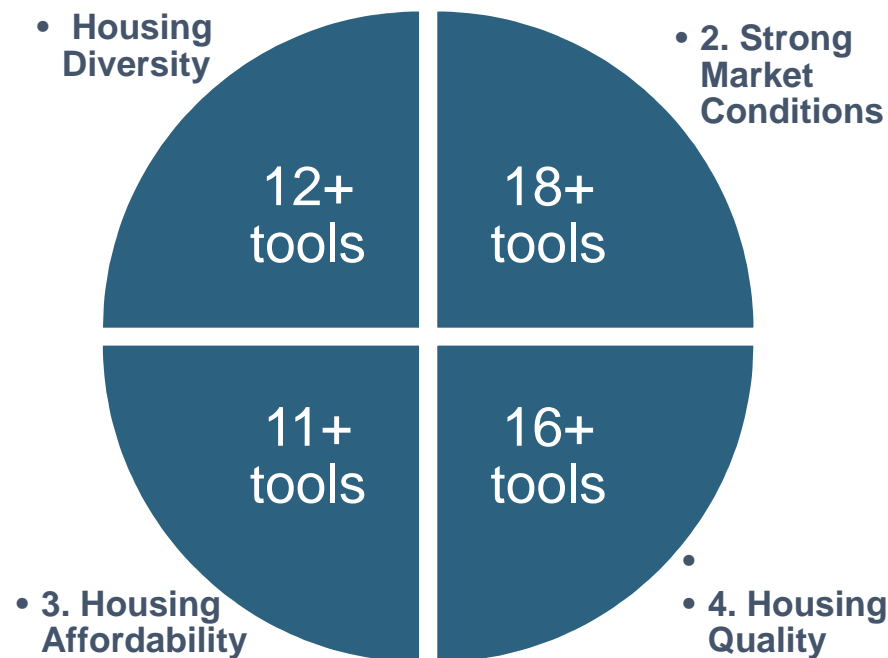
**Hyattsville has used four main tools for housing and community development:**

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)

## HOUSING AND COMMUNITY DEVELOPMENT TOOLS

# 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 PRACTICES 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!



# City of Hyattsville

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4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-134-FY21

11/16/2020

9.a)

---

Submitted by: Cindy Zork  
Submitting Department: Communications  
Agenda Section: Presentation

**Item Title:**  
**FY21 Strategic Communications Report**

**Suggested Action:**  
Presentation

**Summary Background:**

In Q1 of Fiscal Year 2021 the Communications team began work on a Strategic Communications Plan. Phase 1 of the plan analyzed the City's existing communications methods, current audience, and available data to set goals and metrics going forward. The information gathered is being compiled into a comprehensive communications plan to institutionalize and improve City communication practices.

The presentation covers data collected from January - June 2020, used as a baseline for setting goals for the rest of FY21.

**Next Steps:**

- A Community Communications survey has just been released and data collection will continue until December 15, 2020.
- A final strategic communications report will be completed in winter 2021, including an updated review of data from July - December.
- Data will continue to be analyzed and goals adjusted annually during the 2nd and 4th quarters of the fiscal year.

**Fiscal Impact:**  
N/A

**City Administrator Comments:**  
For presentation.

**Community Engagement:**  
The Strategic Communications Plan will be posted on the City's website when complete.

**Strategic Goals:**  
Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

**Legal Review Required?**  
N/A



# City of Hyattsville

## Communications Report

FY 2021





LAURA REAMS

Communications Director



CINDY ZORK

Communications Manager



BRAYAN PEREZ

Communications Coordinator

# Our Team







The City of Hyattsville aims to be a trusted source of information, utilizing diverse communications methods that are consistent, engaging, and accessible.





# 2021 Communications Plan



## ANALYSIS

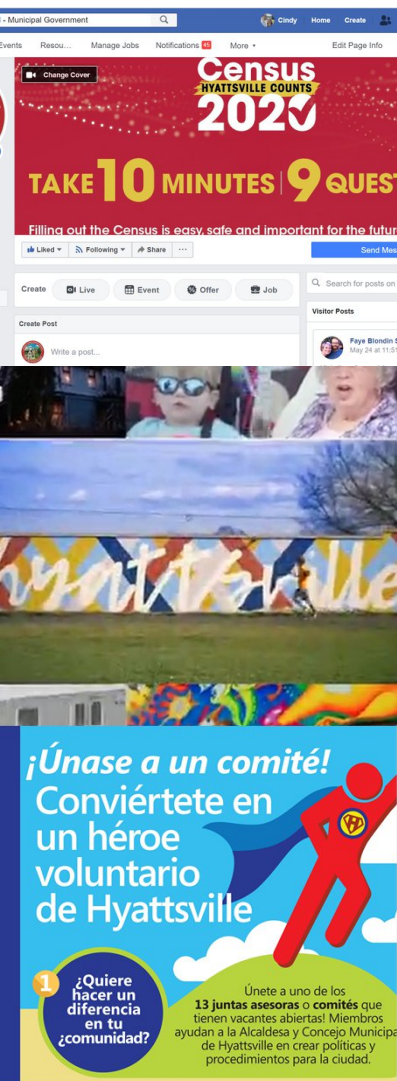
Review current data from digital communications (FY Q3 2020 v. FY Q4 2020), interview department leaders & conduct a community survey.

## IDENTIFY SUCCESSES & AREAS FOR IMPROVEMENT

Set goals and strategies for FY 2021

## MEASURE

Re-evaluate data against baselines bi-annually



# OVERVIEW

## Methods of Communication

### DIGITAL COMMUNICATIONS

Social media: Facebook, Instagram, Twitter

NotifyMe email & text message system

Community run list serves: HOPE, Hyattsville Aging in Place, West Hyattsville, & University Hills Community Association

City of Hyattsville cable channel & video production

City staff signature block

### PHYSICAL COMMUNICATIONS

Hyattsville Reporter, mailed to 8,392 households monthly

City of Hyattsville insert in the Hyattsville Life & Times, mailed to 7,330 households and 550 businesses monthly

DPW flyer distribution, placed in City waste receptacles on an as needed basis

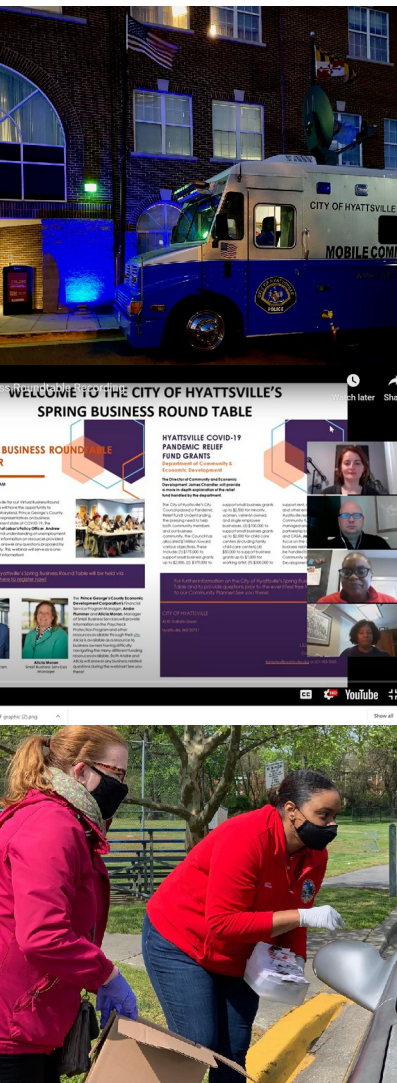
Other flyer distributions, as needed

LED Signage

Big Belly trash cans

Bus shelters, Metro & Mall at Prince George's ad purchases





# OVERVIEW

## Ad-Hoc Communications

### PRESS RELEASES

Archived at [hyattsville.org/pressroom](https://hyattsville.org/pressroom)

### EMAIL DISTRIBUTION LISTS

Maintained by each department, includes council & committee members, clergy & school contacts, business contacts, apartment managers, etc. Used on an as needed basis.

### CODE RED EMERGENCY ALERT SYSTEM

Primarily used by HCPD, with 27 notices shared via text during Q3 & Q4 FY 2020  
Robo-calling technology available for urgent communications



# Website views

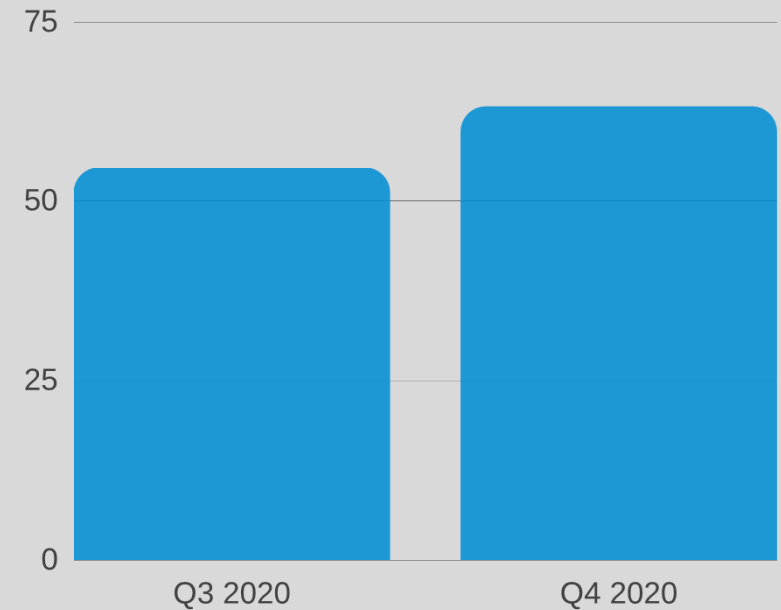
Number of views Q3 v. Q4 FY 2020

Q3: 54.6k

Q4: 63.1k

Top 3 pages Q3: Homepage, Calendar,  
Pay Parking Tickets

Top 3 pages Q4: Homepage, COVID-19,  
Camp Online



# Social media followers

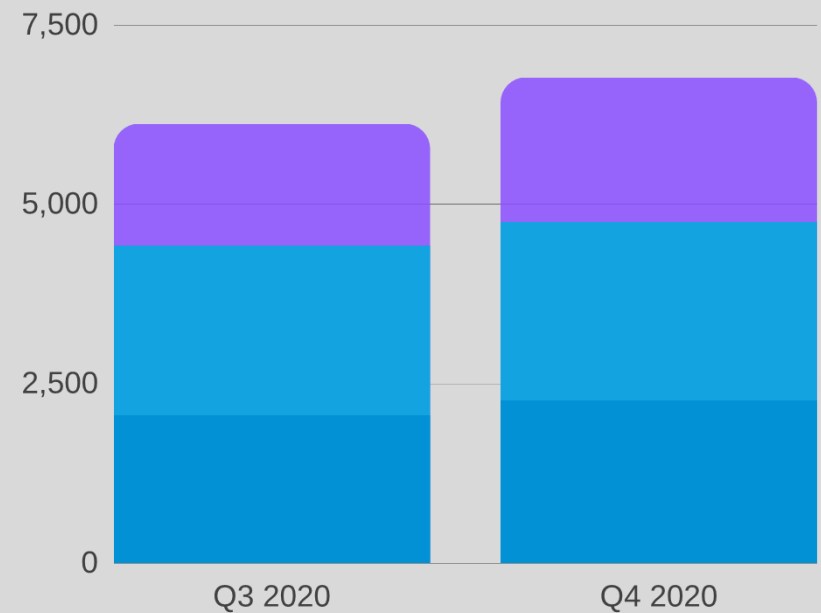
Number of followers Q3 v. Q4 FY 2020

Facebook: 2265 | 9.8% increase

Twitter: 2487 | 5.6% increase

Instagram: 2008 | 18.3% increase

Total across all platforms: 6,670



# Notify Me

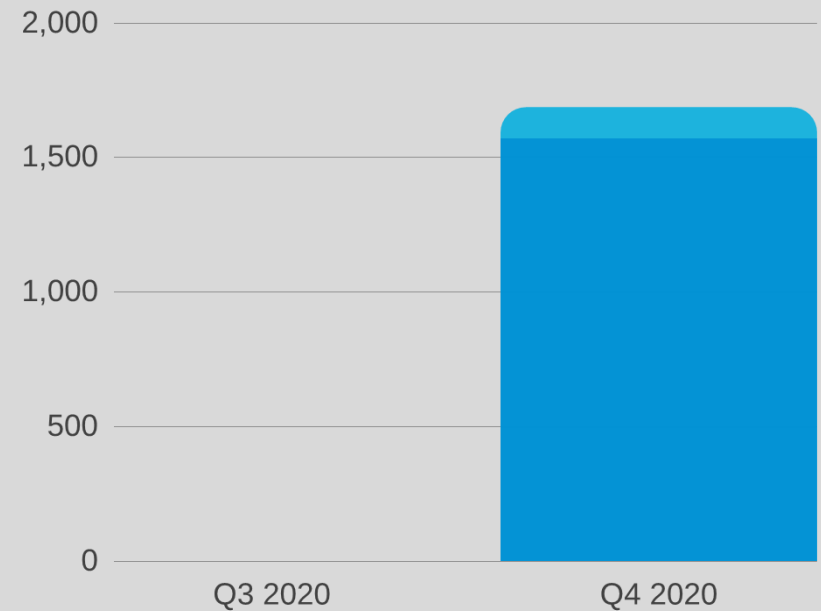
Number of subscribers Q3 v. Q4  
FY 2020

English language subscribers:  
1569

Spanish language subscribers:  
114

Total subscribers: 1,683

No data available to compare  
quarters at this time



# Community list serves

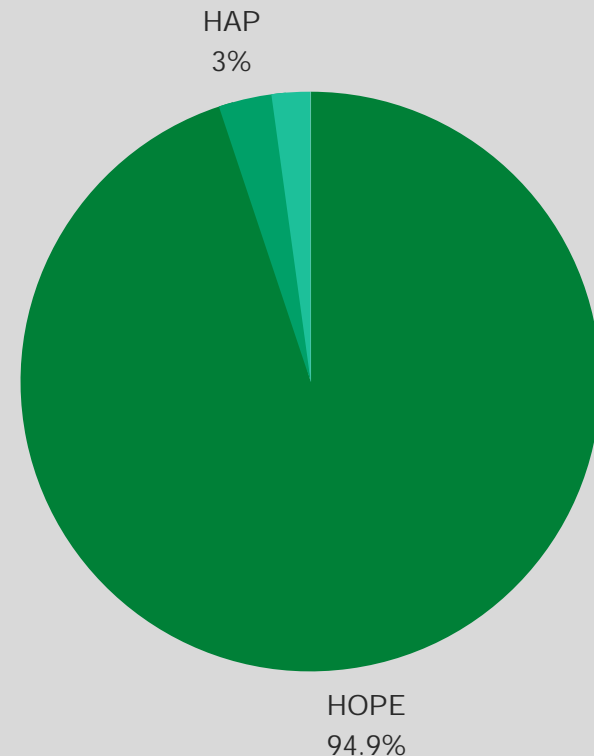
Total subscribers as of Q1 FY 2021

HOPE: 1,929

Hyattsville Aging in Place: 60

University Hills Community Association: 44

West Hyattsville: n/a



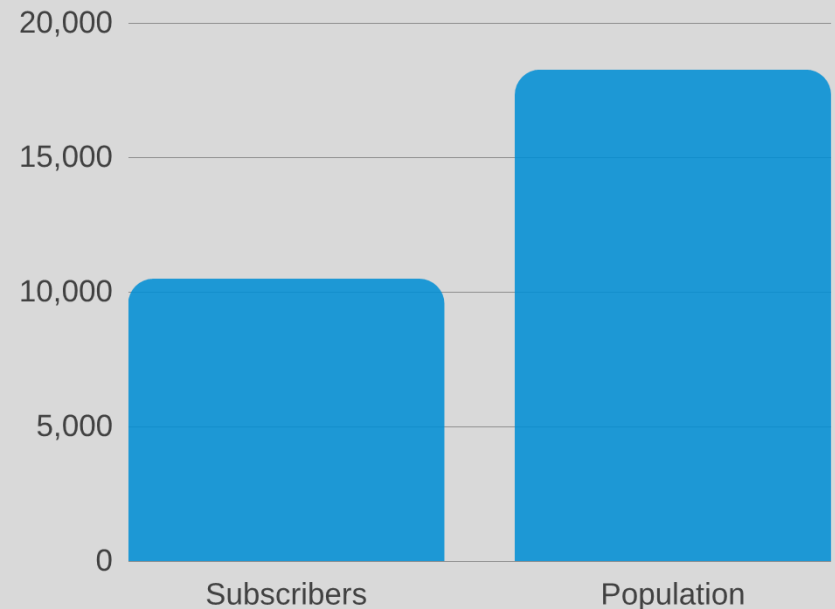
# Subscribers v. Population

Total subscribers as of Q4 FY  
2020, population estimate from  
US Census Bureau 2018 data

Subscribers: 10,476

Population: 18,243

Does not account for duplicate  
subscriptions

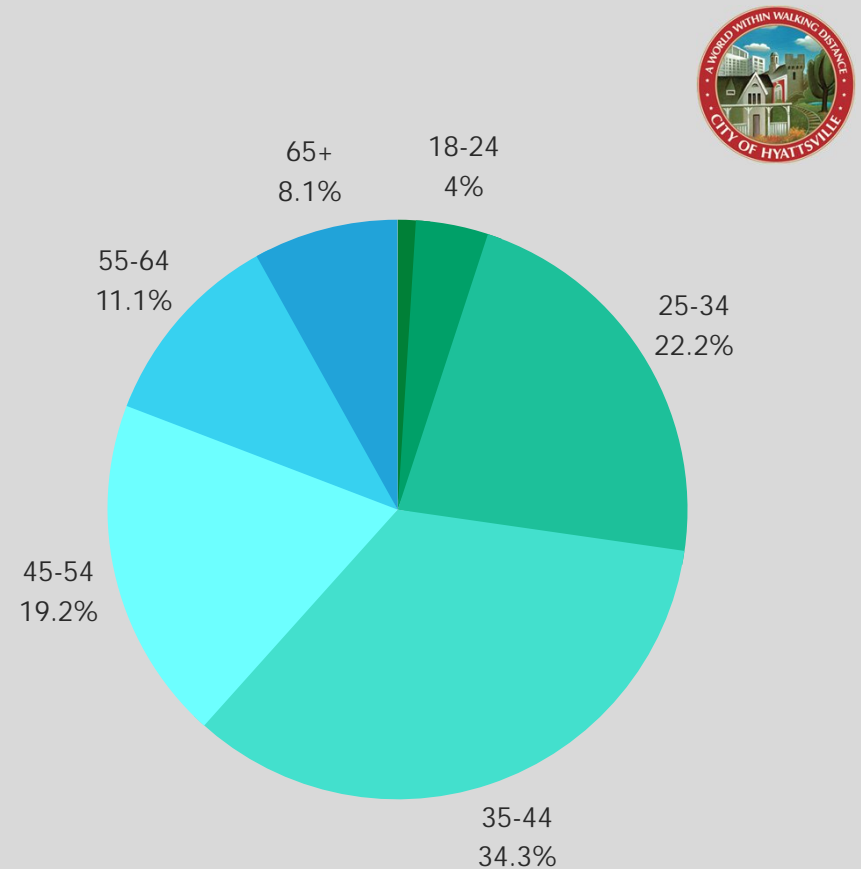




# Social media demographics: Age

Totals as of Q4 FY 2020

Data available from Facebook & Instagram



# Social media number of posts

Number of posts Q3 v. Q4 FY 2020

Facebook: 240 | 145% increase

Twitter: 280 | 175% increase

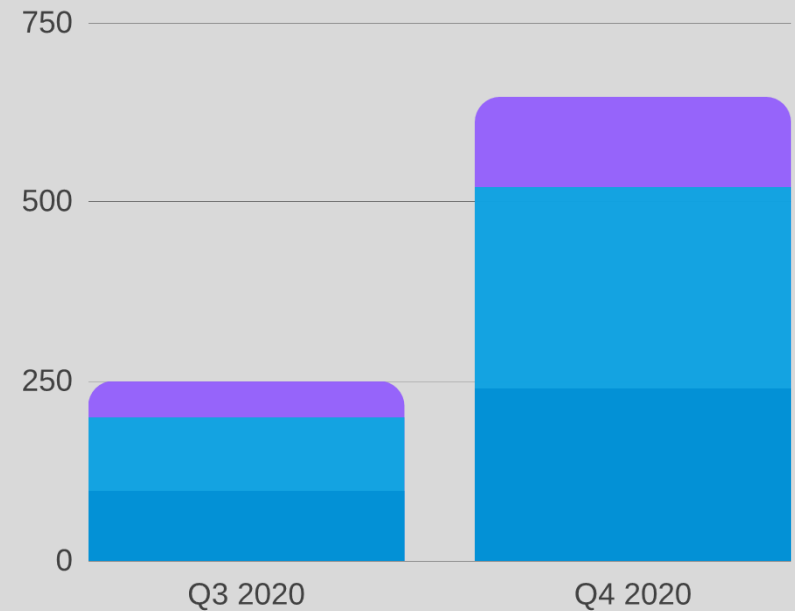
Instagram: 125 | 150% increase

Average daily posts

Facebook: 4

Twitter: 4.5

Instagram: 2



# NotifyMe number of posts

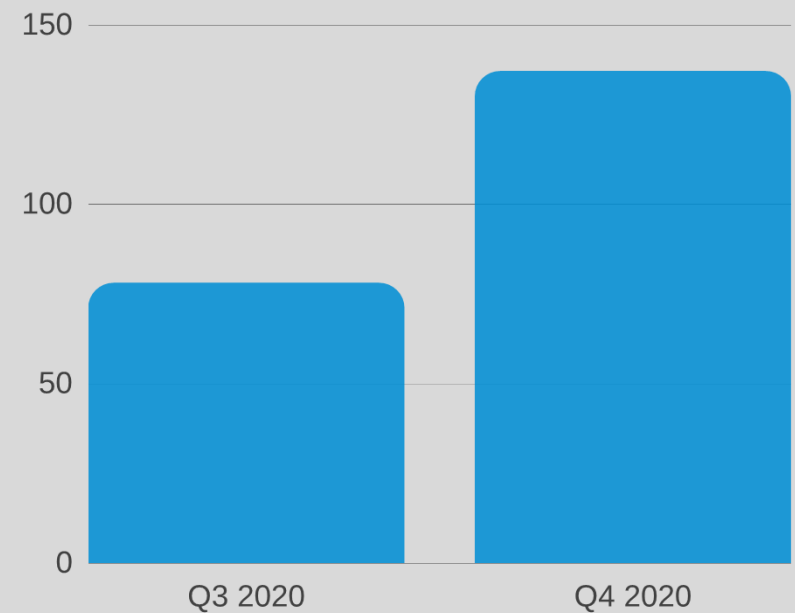
Number of emails/text messages sent Q3 v. Q4 FY 2020

Q3: 78 posts

Q4: 137 posts

215 total posts (each post is sent in both English & Spanish)

Average daily posts: 3.5



# Social media engagements

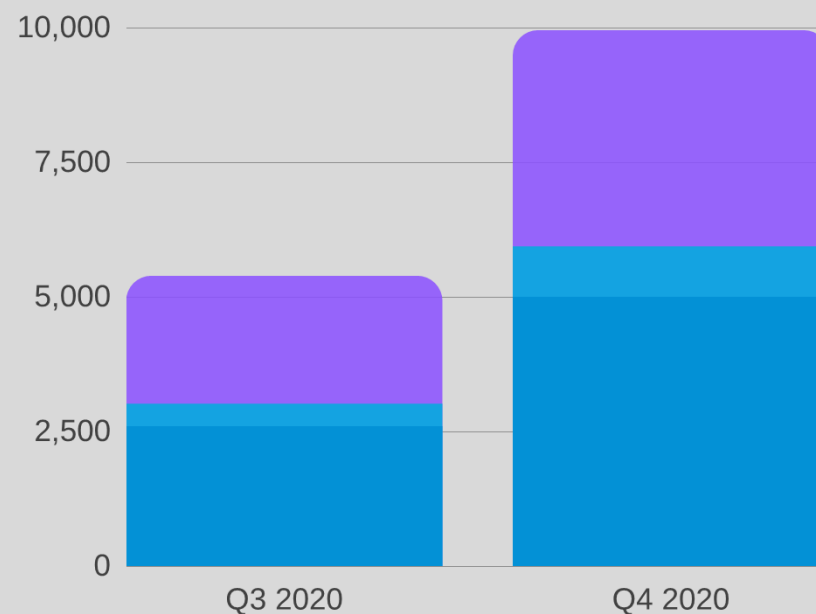
Aggregate of post likes, shares & comments  
Q3 v. Q4 FY 2020

Facebook: 5010 | 93% increase

Twitter: 924 | 121% increase

Instagram: 4014 | 69% increase

Total across all platforms: 9,948



# Video Views

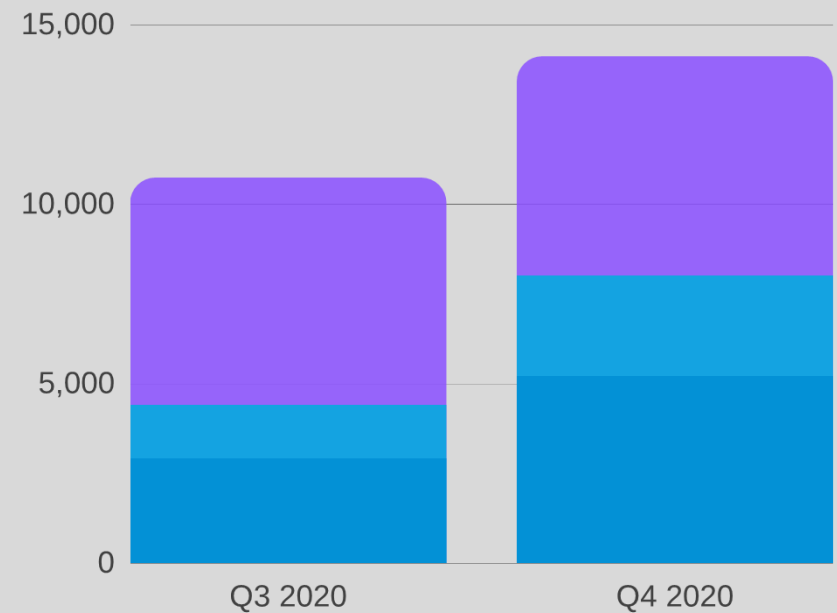


Video views/impressions Q3 v. Q4 FY 2020

Facebook: 5208 | 44% increase

YouTube: 2800 | 87% increase

Total across all platforms: 14,111





# Insights



## SOCIAL MEDIA LEADS THE PACK

Social media & listserves continue to be the most robust avenues for communication; NotifyMe lags in subscribers. Using conservative estimates, we are reaching less than half the City's population using all forms of digital communication.

## AUDIENCE DIVERSITY NEEDED

We are solidly reaching those in the 35-44 age range, but lacking youth and senior subscribers. Spanish language subscribers also seem to be lacking in comparison to the overall population. New strategies are needed to address these audience types.

## VISUAL POSTS PERFORM BEST

Social media followers and engagement are growing significantly. Most engaging content varies by platform, but visual and people based communications perform the best. Tagging key partners also increases exposure to new audiences.

# FY 2021 Goals & Strategies



## INCREASE & DIVERSIFY AUDIENCES

Explore avenues for increasing subscribers to NotifyMe, and use community outreach to identify new tools/methods that might be needed to reach underserved and youth populations.

## MODERNIZE THE CITY'S WEBSITE

The City's website is in need of an update to better support increases in digital communications and operations. The City is eligible for a free upgrade through web host CivicPlus.

## IMPROVE INTERNAL COMMUNICATIONS

Build awareness across departments and standardize City communications strategies through increased brand awareness, templates, and staff communications ambassadors.



# Next steps



## COMPLETE COMMUNITY SURVEY

Survey in progress until  
December 15

## FINALIZE COMMUNICATIONS REPORT

Data from the communications  
survey will be used to finalize  
goals and recommendations in  
the Communications Report,  
with estimated completion in  
early 2021.

## BEGIN TRACKING ACTION ITEMS

Track action items and report  
on progress in Summer 2021







LAURA REAMS

Communications Director



CINDY ZORK

Communications Manager



BRAYAN PEREZ

Communications Coordinator

JONATHAN ALEXANDER

Cable Operations Supervisor



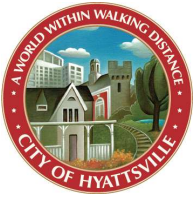
MATT CARL

Video Coordinator



Thank you!





# City of Hyattsville

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(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-130-FY21

11/16/2020

10.a)

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Submitted by: Michelle Dunklee  
Submitting Department: Police Department  
Agenda Section: Consent

**Item Title:**

**FY21 Budget Amendment: Acceptance of Donation for K9 Car Kennel (Police Facility Dog, Nola)**

**Suggested Action:**

I move that the Mayor and Council accept and appropriate a donation in the amount of \$2,345.10 from the Washington DC Community Youth Foundation, Inc. for the purchase and installation of a K9 car kennel for Nola V, the Police Department Facility Dog.

**Summary Background:**

The Washington DC Community Youth Foundation, Inc. donates to programs that address assisting children with reading development and social skills. Nola will assist children who have had traumatic events that have occurred in their life. She will also be incorporated in a Drug Abuse Resistance Education (DARE) classes. For FY21, the Washington DC Community Youth Foundation, Inc., donated \$2,345.10 to the Hyattsville City Police Department for the purchase and installation of a K9 car kennel for Nola.

**Next Steps:**

Upon Mayor and Council acceptance and approval of the donation, the Police Department will proceed with acceptance.

**Fiscal Impact:**

\$2,345.10

**City Administrator Comments:**

Recommend Support.

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



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## Agenda Item Report

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**File #:** HCC-131-FY21

11/16/2020

10.b)

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Submitted by: Cheri Everhart  
Submitting Department: Community Services  
Agenda Section: Consent

**Item Title:**

**Distribution Agreement with Capital Area Food Bank**

**Suggested Action:**

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with the Capital Area Food Bank for the weekly receipt and distribution of non-perishable food boxes through December 20, 2020, upon the review and approval of the City Attorney for legal sufficiency, in support of the City's efforts to provide food to families in need during COVID-19.

**Summary Background:**

Since May of 2020, the City has been coordinating with County Council Member Deni Taveras to provide food to families in need during COVID-19. The Capital Area Food Bank has been delivering 990 boxes of non-perishable food to the Park on a weekly basis to support these efforts. With the assistance of staff and volunteers, the boxes are provided to families who drive through or walk into the Park. This agreement will continue this service through December 20, 2020, providing the Capital Area Food Bank has boxes for weekly distribution. The boxes contain such items as canned fruits & vegetables, shelf stable milk, cereal, juice, tuna fish and peanut butter, and are provided at no charge to the City or the recipients.

**Next Steps:**

Execute agreement with Capital Area Food Bank.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend support.

**Community Engagement:**

This program is one of community engagement.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

Pending



## COVID-19 Response Distribution Partner Agreement

\_\_\_\_\_  
Name of Food Pantry or Food Service Organization

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP Code

\_\_\_\_\_  
Distribution Address (If different then above. Please include Address, City, State and Zip)

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Contact Person

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Website Address

\_\_\_\_\_  
Additional Contact Person

\_\_\_\_\_  
Days of Food Distribution

\_\_\_\_\_  
Hours of Food Distribution

The Distribution Partner agrees to comply with all provisions of the Agreement, Regulations, and any amendments thereto, and all instructions, record keeping requirements, policies and procedures issued in connection therewith. Specifically, the Distribution Partner agrees to adhere to the following requirements:

1) Provide adequate facilities for the handling and storage of all donations and properly safeguard them against theft, spoilage or other loss. Donations cannot be sold, exchanged or otherwise disposed of without approval of the Capital Area Food Bank (CAFB)

### District of Columbia

4900 Puerto Rico Avenue, NE, Washington, DC 20017

CAPITALAREAFOODBANK.ORG CAPITALAREAFOODBANK @FOODBANKMETRODC @CAPITALAREAFOODBANK

### Virginia

6833 Hill Park Drive, Lorton, VA 22079

MEMBER OF  
**FEEDING  
AMERICA**



- 2) Accept only the amount of donations that can be stored without waste.
- 3) Agree that all items are accepted in “as is” condition and adhere to any additional donor stipulations.
- 4) Maintain a record of household served.
- 5) Not charge any individual for donations received.
- 6) Safely and properly handle the donated goods, which conforms to all Local, State and Federal regulations.
- 7) Permit representatives of CAFB to inspect donations in storage; or the facilities used in handling storage and distribution; and to review or audit all records at any reasonable time.
- 8) Submit all reports required by CAFB. Failure to file timely reports may be a basis for suspension or cancellation of this agreement.
- 9) Notify CAFB of any intention to change the Distribution Partner’s location and/or distribution schedule. Any changes not approved by CAFB may result in termination of this Agreement.
- 10) The Distribution Partner is responsible to CAFB for any improper distribution or use of donations, or for any loss of or damage to donations, or for any loss of or damage to donations caused by their fault or negligence. CAFB will take action to obtain restitution in connection with claims for improper distribution, use or loss of, or damage to, donated foods.
- 11) Not engage in discrimination in the provision of service against any person because of race, color, citizenship, religion, sex, national origin, ancestry, age, marital status, disability, sexual orientation including gender identity, unfavorable discharge from the military or status as a protected veteran, in accordance with all applicable State and Federal laws.
- 12) Maintain all records pertaining to this Agreement for a period of not less than three (3) years after all matters pertaining to this Agreement (i.e.-audit, settlement of audit exceptions, disputes) are resolved in accordance with applicable Federal and/or State laws, regulations, and policies except as may otherwise be specific in this Agreement.

**District of Columbia**

4900 Puerto Rico Avenue, NE, Washington, DC 20017

 CAPITALAREAFOODBANK.ORG  CAPITALAREAFOODBANK  @FOODBANKMETRODC  @CAPITALAREAFOODBANK

**Virginia**

6833 Hill Park Drive, Lorton, VA 22079

MEMBER OF  
**FEEDING  
AMERICA**



13) Distribution Partners that qualify to distribute for CAFB to households must: (a) distribute to households fairly and equitably on a “first come, first served” basis; (b) to the extent possible, provide same size households with similar amounts of donations; and (c) recipients may refuse any items they do not need.

#### EFFECTIVE PERIOD OF AGREEMENT

This agreement shall become effective on the date executed and approved for a **period of 90 days (through ~~December~~September 2020)**. CAFB may terminate this Agreement immediately upon receipt of evidence that the terms and conditions of this Agreement have not been fully complied with by the Distribution partner. Any termination of this Agreement shall be in accordance with applicable laws and regulations. Upon any termination, the Distribution partner agrees to comply with instructions of the Food Bank ~~in regard~~ to regarding the transfer of all donated product remaining in its possession or control.

**By signing below, the authorized representative of the Distribution Partner confirms that Distribution Partner is accepting and agrees to abide by all terms of this agreement.**

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (must be signed by an organization representative that has the authority to execute this agreement)

#### **District of Columbia**

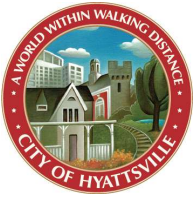
4900 Puerto Rico Avenue, NE, Washington, DC 20017

CAPITALAREAFOODBANK.ORG CAPITALAREAFOODBANK @FOODBANKMETRODC @CAPITALAREAFOODBANK

#### **Virginia**

6833 Hill Park Drive, Lorton, VA 22079

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[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-132-FY21

11/16/2020

10.c)

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Submitted by: Cheri Everhart  
Submitting Department: Community Services  
Agenda Section: Consent

**Item Title:**

**Agreement with HYCDC: Design and Installation of Signage at Jim Henson Courtyard**

**Suggested Action:**

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with the Hyattsville Community Development Corporation (HYCDC) for the design and installation of informational signage at the Jim Henson Courtyard at the Park, upon the review and approval of the City Attorney for legal sufficiency.

**Summary Background:**

In July of 2016, through collaboration with the Jim Henson Legacy Foundation, the City installed a concrete planter and benches in the Park courtyard commemorating Jim Henson's early work and his connection with the Hyattsville area. The intent of the signage is to provide more information on Jim Henson and the characters depicted on the planter/sculpture. The Hyattsville Community Development Corporation has been provided full funding in the amount of \$3,000 from the Jane Henson Foundation for the design and installation of signage for the courtyard to be completed with input and approval from both the Jane Henson Foundation and the City.

**Next Steps:**

Execute Contract

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend support.

**Community Engagement:**

This program is one of community engagement.

**Strategic Goals:**

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

**Legal Review Required?**

Pending



## **ARTS PROJECT MANAGEMENT AGREEMENT THE CITY OF HYATTSVILLE**

This **ARTS PROJECT MANAGEMENT AGREEMENT** (“Agreement”) is entered into this \_\_\_\_ day of November 2020 by and between the City of Hyattsville (hereinafter referred to as the “City”) and the Hyattsville Community Development Corporation (hereinafter referred to as the “CDC”) (collectively referred to hereinafter as the “Parties”).

**WHEREAS**, the City is a municipal corporation formed under the laws of the State of Maryland; and

**WHEREAS**, the CDC is a private non-profit 501(C)(3) corporation organized located in the State of Maryland with a mission to spur economic development, improve the quality of community life in the Hyattsville area, and to revitalize commercial areas in the community; and

**WHEREAS**, the City, through the sponsorship of the Jane Henson Foundation, wishes to provide high-quality, accessible interpretive signage to enhance the Jim Henson Courtyard in Magruder Park, which is located within the City of Hyattsville; and

**WHEREAS**, the City requires CDC, on its behalf, to select an artist and to oversee the said artists’ design, implementation, and installation of interpretive signage for the Jim Henson Courtyard at Magruder Park (hereinafter referred to as the “Project”).

**NOW, THEREFORE**, for and in consideration of the covenants contained herein, the parties do hereby mutually agree as follows:

### **1.0. CDC’s Duties and Responsibilities.**

It is agreed that the CDC will have the following duties and responsibilities:

**1.1** CDC shall select an artist to implement the Project, subject to the City’s approval in writing.

**1.2** CDC shall identify and recommend locations in which the signs should be placed and communicate these locations to the City for its approval.

**1.3** CDC shall provide other necessary specifications to the City regarding the procurement and installation of signage suitable for permanent outdoor public display.

**1.4** CDC shall develop and provide to the City provisions or specifications regarding the City’s future ownership and maintenance of such signage, subject to the City’s approval.

**1.5** CDC shall provide the City with an outline detailing the method through which it will select any artwork that will be placed on the signage, subject to the City’s approval.

**1.6** CDC shall draft contracts with any artists it has selected, and the City has approved,



concerning the relationship between CDC and such artists. Any selection of artists or contract entered into between CDC and said artists shall be subject to the City's approval in writing.

**1.7** CDC shall be responsible for obtaining all necessary permits required to complete the Project and ensuring compliance with said permits throughout the performance of its duties under this Agreement.

**1.8** CDC shall design and oversee any installation activities performed by it, contracted artists, or other subcontractors.

**1.9** CDC shall be responsible for administering payments to any artists and subcontractors it has selected to assist it throughout the Project.

**1.10** CDC shall maintain prompt communication with the City.

**1.11** CDC agrees that it will begin the Project immediately starting on the date of execution of this Agreement, unless there are coronavirus restrictions that prohibit design or installation of the signage until a later date. Any changes to the Project or extensions of the deadline must be requested in advance and are subject to the City's approval in writing.

**1.12** In rendering the services described herein to the City, CDC agrees to the following:

**1.12.1** CDC shall select any artists required to produce such signage and manage any contractual relationships between it and said artists upon receiving the City's consent to such relationship in writing.

**1.12.2** CDC shall be responsible for the technical completeness, sufficiency, and accuracy of all documents proposed by the CDC.

**1.12.3** CDC shall promptly report to the City any problems or issues arising out of or concerning the Project or the performance of its duties under this Agreement.

## **2.0. City's Duties and Responsibilities.**

The City shall perform the following in connection with CDC's participation in the Project:

**2.1** The City shall, in exchange for the services referenced in Section 1, pay to CDC a one-time payment in the amount of Three Thousand US Dollars and Zero Cents (\$3,000.00).

**2.2** The City shall provide information to CDC regarding its requirements for the Project and agrees to cooperate to the fullest extent possible with CDC throughout the duration of the Project.

## **3.0. Cancellation.**

**3.1** CDC agrees that it shall not be excused from performance hereunder except in the

case of emergency and/or illness and/or government order relating to the coronavirus. In the case of any cancellation, CDC will provide the City notice thereof as early as possible and shall cooperate with the City in scheduling a future date for the performance of its duties under this Agreement in accordance with the terms hereof, if requested by the City.

**3.2** In the event of cancellation by the CDC, CDC shall refund the City any payment made under Section 2 less any reasonable costs incurred by CDC. If CDC cancels the Agreement without engaging in any work, CDC shall refund the full amount to the City.

#### **4.0. Promotion and Copyrights.**

**4.1** The Parties agree that the signage itself, which will be located on City property, will exclusively be the property of the City.

**4.2** The Parties acknowledge that all designs, logos, patterns, or composition incorporated into such signage shall be the property of any artists responsible for the creation of such designs and/or artwork. The Parties agree that such artists will be permitted to license the use of any such design, logos, patterns, or compositions.

**4.2** The City shall grant to CDC the right to use and reproduce images of the signage developed and installed within the City for the CDC's own purposes and benefit, without cost and further permission.

#### **5.0. Independent Contractor.**

**5.1** CDC is an independent contractor to the City and shall not be deemed an employee of the City for any purpose whatsoever. CDC shall have the ability to select the means, manner, and method of performing the services contracted for, unless specifically referenced herein as being subject to the City's approval. In doing so, CDC agrees to adhere to the policies and procedures established by the City, to use their best efforts to promote the interest of the City, and to give the City the full benefit of its experience, knowledge, and skills. Neither party, nor such party's members, directors, officers, employees, or agents, shall bind or make any commitment on behalf of the other party. Accordingly, with respect to the services covered by this Agreement, the Parties each acknowledge and agree that CDC will not be treated as an employee for purposes of the Federal Insurance Contributions Act, the Social Security Act, the Federal Unemployment Tax Act, federal and state income tax withholding, state unemployment taxes, State Workers' Compensation Insurance, and similar laws covering the employer-employee relationship. CDC further acknowledges that it is solely responsible for the payment of any state or federal income tax or self-employment tax; and that they understand their responsibilities with respect to the payment of these taxes. The Parties agree that by virtue of this provision of services under this Agreement, CDC, their employees, agents and assigns shall not be entitled to any benefits provided by the City, including life insurance, death benefits, accident or health insurance, qualified pension or retirement plans or other employee benefits.

#### **6.0. Contact Information.**

The designated contact for the City of Hyattsville:

Tracey Douglas  
City Administrator, City of Hyattsville  
4310 Gallatin Street  
Hyattsville, MD 20781  
(301) 985-5021  
[tdouglas@hyattsville.org](mailto:tdouglas@hyattsville.org)

The designated contact for Hyattsville CDC:

Stuart Eisenberg,  
Hyattsville CDC  
4314 Farragut Street  
Hyattsville, MD 20781  
(301) 683-8267  
[eisenberg@hyattvillecdc.org](mailto:eisenberg@hyattvillecdc.org)

## **7.0. Certifications.**

**7.1** CDC, and the individual executing this Agreement on CDC's behalf, warrants it has not employed or retained any person, partnership, corporation, or other entity, other than a bona fide employee or agent working for it, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, partnership, corporation or other entity, other than a bona fide employee or agent, any fee or other consideration contingent on making this Agreement.

## **8.0. Indemnification.**

**8.1** CDC shall indemnify, hold harmless and defend the City, its officials, agents, employees, successors, and assigns against and with respect to any and all losses, damages, suits, claims, judgments, and expenses whatsoever, hereinafter referred to as "losses," including without limitation costs of investigation, litigation and reasonable attorney's fees, arising directly or indirectly from the negligent performance of the services required under this Agreement by CDC, its officers, employees, agents, contractors, or consultants. The foregoing shall apply, without limitation, to losses of all types.

**8.2** CDC shall be considered for all purposes of this Agreement as an independent contractor, shall not be an agent of the City, and shall have no right or authority to enter into any agreements or otherwise bind the City or create any obligations on behalf of the City with other parties whatsoever. Nothing contained in this Agreement will be construed to create the relationship of employer and employee, principal and agent, partnership or joint venture, or any other fiduciary relationship.

**8.3** This Section shall survive the termination of this Agreement.

## **9.0. Set Off.**

**9.1** In the event that CDC shall owe an obligation of any type whatsoever to the City at any time during the term hereof, or after the termination of the relationship created hereunder, the City shall have the right to offset any amount so owed CDC against any compensation due to CDC for the provision of goods and services covered by the terms of this Agreement.

#### **10.0. Successors and Assigns.**

**10.1** The Parties bind themselves, their partners, successors, assigns, and legal representatives to this Agreement and to the partners, successors, assigns, and legal representatives of such other party with respect to all covenants of this Agreement. Neither party shall assign, sublet, or transfer its interest, including, but not limited to, the proceeds thereof, in this Agreement without the written consent of the other party, such consent may not be unreasonably delayed, withheld, or conditioned.

#### **11.0. Records and Audit.**

**11.1** CDC shall maintain books, records, documents and other evidence directly pertinent to costs, estimates and performance under this Agreement and any Federal, State or local rule or regulation, in accordance with accepted professional practice, appropriate accounting procedures and practices. The City, or any of its duly authorized representatives, shall have access to such books, records, documents, and other evidence for the purpose of inspection, audit and copying at its request. CDC will provide proper facilities for such access and inspection.

**11.2** Records referenced under subsection 11.1. above shall be maintained and made available during performance under this Agreement and until five (5) years from the effective date of this Agreement. In addition, those records that relate to any dispute or litigation, or the settlement of claims arising out of such performance, or costs or items to which an audit exception has been taken shall be maintained and available until five (5) years after the date of resolution of such dispute, litigation, claim or exception.

#### **12.0. Applicable Law.**

**12.1** The laws of the State of Maryland, excluding conflicts of law rules, shall govern this Agreement as if this Agreement were made and performed entirely within the State of Maryland. Any suit to enforce the terms hereof or for damages or other relief as a consequence of the breach or alleged breach hereof shall be brought exclusively in the courts of the State of Maryland in Prince George's County, and the Parties expressly consent to the jurisdiction thereof and waive any right that they have or may have to bring such elsewhere.

#### **13.0. Miscellaneous.**

**13.1** The recitals above are hereby incorporated into this Agreement.

**13.2** If any term or provision of this Agreement or its application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remaining terms and

provisions of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

**13.3** All representations, warranties, covenants, conditions and agreements contained herein which either are expressed as surviving the expiration and termination of this Agreement or, by their nature, are to be performed or observed, in whole or in part, after the termination or expiration of this Agreement shall survive the termination or expiration of this Agreement.

**13.4** This Agreement represents the entire Agreement between the City and CDC, and this Agreement supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the duly authorized representatives of the City and CDC.

**13.5** All section and paragraph captions, marginal references, and table of contents in this Agreement are inserted only as a matter of convenience, and in no way amplify, define, limit, construe, or describe the scope or intent of this Agreement nor in any way affect this Agreement.

**13.6** CDC is not now, and shall not so long as this Agreement remains in effect, engage in the development, research, testing, evaluation, production, maintenance, storage, transportation, and/or disposal of nuclear weapons or their components, or the sale of merchandise produced by companies so involved. CDC's Certification of Non-Involvement in the Nuclear Weapons Industry is attached to and made a part of this Agreement.

**13.7** CDC agrees that it will comply with all applicable laws in the performance of its duties under this Agreement.

**13.8** CDC assures the City that, in accordance with applicable law, it does not, and agrees that it will not, discriminate in any manner on the basis of race, color, religious creed, ancestry, national origin, age, sex, marital status, disability, the presence of children, source of income, sexual orientation or gender identification.

**13.9** Neither the City nor CDC has made any representations or promises with respect to this Agreement except as herein expressly set forth.

**13.10** The neuter, feminine, or masculine pronoun when used herein shall each include each of the other genders and the use of the singular shall include the plural.

**13.11** This Agreement shall not be construed in favor of or against either party based on the fact that it was drafted by the City.

**13.12** The waiver of any breach of this Agreement shall not be held to be a waiver of any other or subsequent breach. Any waiver by the City of a requirement of this Agreement, including without limitation, any requirement that a notice be made in writing or that a notice or submission be made within a certain time, shall not operate as a waiver of the same or any other requirement

of this Agreement, in any other circumstance or at any other time.

**13.13** This Agreement may be executed electronically and in counterparts. All such counterparts will constitute the same contract and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by e-mail and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter.

**IN WITNESS WHEREOF**, the City and CDC have executed this Agreement as of the date first written above.

Witness:

City of Hyattsville:

By: \_\_\_\_\_

By: \_\_\_\_\_

Tracey Douglas  
City Administrator

Witness:

Hyattsville CDC:

By: \_\_\_\_\_

By: \_\_\_\_\_

Stuart Eisenberg

**City of Hyattsville  
Release and Waiver of Liability,  
Assumption of Risk and Indemnity Agreement**

IN CONSIDERATION of being permitted to work or participate in an arts project on property belonging to the City of Hyattsville, through agreement with Hyattsville Community Development Corporation, \_\_\_\_\_ (hereinafter referred to as "Contractor") for him/herself or personal representatives, heirs, assigns, and next of kin:

1. HEREBY RELEASES, WAIVES, DISCHARGES, AND COVENANTS NOT TO SUE the Releasees, hereby defined as City of Hyattsville including its officials, agents, employees, or assigns, as well as any sanctioning or administrative organizations or any affiliated entities thereof FROM ALL LIABILITY TO THE UNDERSIGNED, his/her personal representatives, employees, assigns, heirs, and next of kin, FOR ANY AND ALL LOSS OR DAMAGE AND ANY CLAIM OR DEMANDS THEREFORE ON ACCOUNT OF INJURY TO THE PERSON OR PROPERTY OR RESULTING IN DEATH OF THE UNDERSIGNED ARISING OUT OF OR RELATED TO THE PROJECT, WHETHER CAUSED BY THE NEGLIGENCE OF THE RELEASEES OR OTHERWISE.

2. HEREBY AGREES TO INDEMNIFY AND SAVE AND HOLD HARMLESS the Releasees thereof FROM ANY LOSS, LIABILITY, DAMAGE, OR COST INCLUDING BODILY INJURY OR PROPERTY DAMAGE, they may incur arising out of Contractor's presence or participation in the Project, WHETHER CAUSED BY THE NEGLIGENCE OF THE RELEASEES OR OTHERWISE.

3. HEREBY ASSUMES FULL RESPONSIBILITY FOR ANY RISK OF BODILY INJURY, DEATH, OR PROPERTY DAMAGE arising out of or related to the Project WHETHER CAUSED BY THE NEGLIGENCE OF RELEASEES or otherwise.

4. HEREBY acknowledges that the ACTIVITIES THAT MAY BE REQUIRED UNDER THE PROJECT MAY BE DANGEROUS and involve the risk of serious injury and/or death and/or property damage. Each of the undersigned also expressly acknowledges that INJURIES RECEIVED MAY BE COMPOUNDED OR INCREASED BY NEGLIGENT RESCUE OPERATIONS OR PROCEDURES OF THE RELEASEES.

5. HEREBY agrees that this Release and Waiver of Liability, Assumption of Risk, and Indemnity Agreement extends to all acts of negligence by the Releasees, INCLUDING NEGLIGENT RESCUE OPERATIONS and is intended to be as broad and inclusive as is permitted by the laws of the State of Maryland and that if any portion of this agreement is held invalid, it is agreed that the remaining provisions shall continue in full force and effect.

I HAVE READ THIS RELEASE AND WAIVER OF LAIBILTIIY, ASSUMPTION OF RISK, AND INDEMNITY AGREEMEENT, FULLY UNDERSTAND ITS TERMS, UNDERSTAND THAT I HAVE GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, AND HAVE SIGNED IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO ME AND INTEND MY SIGNATURE TO BE COMPLETE

AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE GREATEST EXTENT  
ALLOWED BY LAW.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

DRAFT





# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-137-FY21

11/16/2020

10.d)

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Submitted by: At the Request of the City Administrator  
Submitting Department: Community & Economic Development  
Agenda Section: Consent

**Item Title:**

Zoning Variance Request V-35-20 - 3003 Lancer Place, Hyattsville

**Suggested Action:**

I move that the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals stating the City's support for variance request V-35-20, a request of (1) Five (5) feet front building line width, (2) 3% net lot coverage and (3) a waiver of the parking area location requirement to allow the applicant to obtain a building permit for the proposed construction of a driveway at the subject property at 3003 Lancer Place, Hyattsville.

**Summary Background:**

The applicant, Anuj Christian, has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate an existing condition and to obtain a building permit for the proposed driveway. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(d)(Table III) states each lot shall have a minimum width of 65 feet measured along the front building line.
- Section 27-442(c)(Table II) states not more than 30% of the net lot area shall be covered by buildings and off-street parking.
- Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling.

**Next Steps:**

The City Council's communication will be submitted to the Prince George's County Board of Zoning Appeals for its consideration.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Staff recommends the City Council support the applicant's variance request of five (5) feet front building line width as it is an existing condition of the property which cannot feasibly be altered.

Staff recommends the City Council support the applicant's variance request of 3% net lot coverage as Staff does not anticipate any major issues with the minimal lot usage overage.

Staff recommends the City Council support the applicant's variance request for a waiver of the parking area location requirement. The proposed placement of the driveway is not standard, however physical barriers and the configuration of neighboring properties make the proposed location the only logical option for a driveway on the subject property. To

the left of the dwelling, there is a larger tree which would need to be removed in order to accommodate a driveway. To the right of the dwelling, the neighboring property has a driveway along their property boundary.

As per the City of Hyattsville Zoning Variance Policy, Staff believes the granting of this variance remedies that which creates a significant hardship on the property-owner.

**Community Engagement:**

The subject property has been posted, per the requirements of the Board of Zoning Appeals George's County Board of Zoning Appeals.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



Zoning and Administrative

County Administration Building, Room L-200  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
(301) 952-3220



BOARD OF APPEALS

**(USE BLACK INK ONLY)****PLEASE READ ALL INSTRUCTIONS****BEFORE FILLING OUT APPLICATION**

Received Stamp —

HEARING DATE Nov 4, 20**APPLICATION FOR A VARIANCE****(If variance is being applied for due to receipt of a Violation Notice, a copy of the notice is required.)**

For assistance in completing questions below, see corresponding paragraphs on *Instructions to Applicants*, which is designed to help you fill out this form.

Owner(s) of Property Anuj Yashwanthbhai Christian  
(AS SHOWN ON DEED)  
Address of Owner(s) 3003 Lancer PL  
City Hyattsville State MD Zip Code 20782  
Telephone Number (home) \_\_\_\_\_ (cell) 404-808-1518 (work) \_\_\_\_\_  
E-mail address: anujchristian@gmail.com

**Location and Legal Description of the Property involved:**

Street Address 3003 Lancer PL  
City Hyattsville MD 20782  
Lot(s) 19 Block F Parcel \_\_\_\_\_  
Subdivision Name Queen's Chapel Manor

**Professional Service:**

► Engineer ► Contractor ► Architect: (if different from above): (circle one)

Name: None Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Attorney representing applicant: (If applicable)**

Name: None Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

Association Name(s) & Address(es) (Homeowners/Citizens/Civic and/or Community):

Name: None

Address: \_\_\_\_\_

Municipality (Incorporated City/Town)

Name Hyattsville

What will be or has been constructed on the property which has required a variance? \_\_\_\_\_

Proposed Driveway 20' x 20'

Has a Violation Notice / Stop Work Order /Correction Notice been issued to the Property Owner regarding this property?


No ☒ Yes \_\_\_\_\_ Date Issued: \_\_\_\_\_ Violation Notice No. # \_\_\_\_\_

Inspector's Name: \_\_\_\_\_

Do you need the services of a foreign language interpreter at your hearing? (\$30.00 fee required)

Yes \_\_\_\_\_ No ☒

Foreign Language: \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Owner/Attorney

Amyj Yashwantbhai Christian  
Printed Name

**IMPORTANT:**

Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing.

Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-229 through 27-234 of the County Zoning Ordinance and/or the Board's website at <http://pgccouncil.us/>.

\*\*\*FOR OFFICE USE ONLY\*\*\*

Filing Fee Paid: \$ 200

CK/M.O. # 26035935355

By: Anuj Yashwantbhai Christian  
3003 Lancer place  
Hyattsville, MD 20782

Sign Posting Fee Paid: \$ 30

CK/M.O. # 26035935377

By: Anuj Yashwantbhai Christian  
3003 Lancer Place  
Hyattsville, MD 20782

Translation Services: \$ \_\_\_\_\_

CK/M.O. # \_\_\_\_\_

By: \_\_\_\_\_

Re-advertisement: \$ \_\_\_\_\_

CK/M.O. # \_\_\_\_\_

By: \_\_\_\_\_

Property Zone:	<u>R-55 (One-Family Detached Residential)</u>
Overlay Zone:	<u>_____</u>
Previous Activity: I.e.: Variance, PB Action,	
Violation Notice #: Yes <input type="radio"/> No <input checked="" type="radio"/>	

Variance(s) required:

\_\_\_\_\_

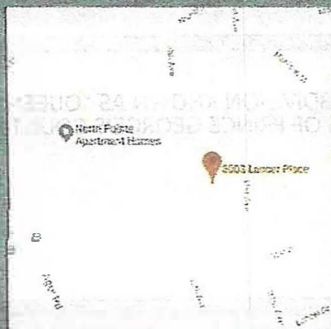
\_\_\_\_\_

\_\_\_\_\_



**Realty Title Services, Inc.**  
*"Committed To Your Satisfaction"*

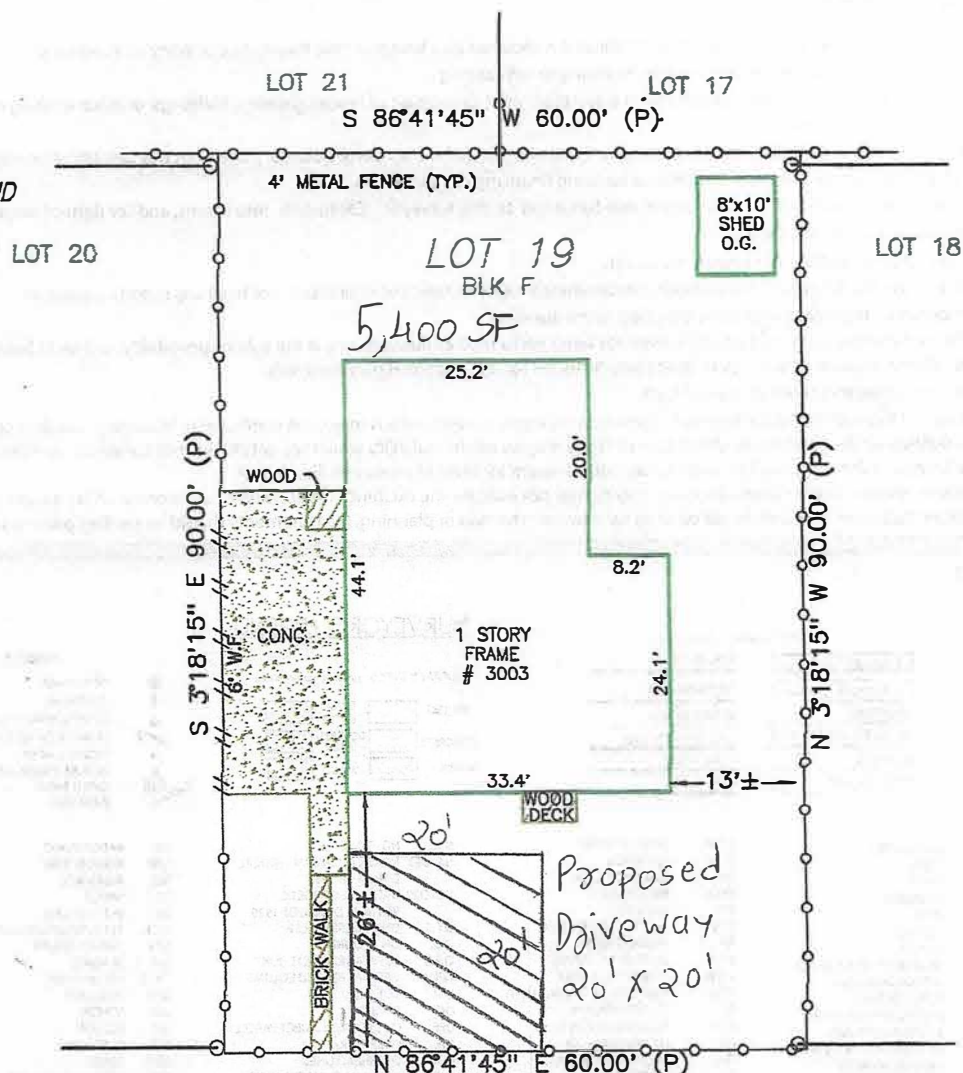
14770 COLUMBIA PIKE, SUITE 200 | SILVER SPRING, MD 20901 | 301-439-7859



HYATTSVILLE, MARYLAND 20782

FIELD WORK DATE: 5/21/2018

**REVISION HISTORY:** (REV.0 5/22/2018)



*This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.*



EXPIRES 1-14-2019

LANCER PLACE  
(MADISON STREET)  
(50' R/W)



GRAPHIC SCALE (In Feet)  
1 inch = 20' ft.

ACCURACY=3'±

EXH. # 2  
V-35-20

POINTS OF INTEREST:  
NONE VISIBLE

DATE: 05/22/18

POWERED BY:

**SELLER:** RODOLFO CRUZ

**CERTIFIED TO:**  
ANUJ CHRISTIAN: RTS

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS  
IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE  
SURVEYING WORK REFLECTED IN IT.


[www.surveystars.com](http://www.surveystars.com)

**EXACTA**  
MARYLAND SURVEYORS  
o: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535  
www.exactamd.com

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.



203





EXH. # 4 (A-C)  
V-35-20











# LOT COVERAGE WORKSHEET

NET LOT SIZE

5,400 SQUARE FEET

30 % LOT COVERAGE ALLOWED

1,620 SQUARE FEET

STRUCTURE/PARKING

MEASUREMENTS

SQUARE FOOTAGE

HOUSE

20 x 25.2  
24.1 x 33.4

504  
805 > 1,309

GARAGE/CARPORT

DRIVEWAY

20 x 20

400

PORCH/SUNROOM

SHED(S)

8 x 10

80

ADDITION(S)

OTHER:

TOTAL LOT COVERAGE

1,789

TOTAL % NET LOT COVERAGE

EXH. # 10

33 %

TOTAL % OVER NET LOT COVERAGE

V-35-20

3 % (169 S.F.)



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772  
TELEPHONE (301) 952-3220

## NOTICE OF VIRTUAL HEARING

Date: October 20, 2020

Petitioner: Anuj Christian

Appeal No.: V-35-20

Hearing Date: WEDNESDAY, NOVEMBER 4, 2020, AT 6:00 P.M. EVENING

Place: Virtual Hearing

Appeal has been made to this Board for permission to validate an existing condition (front building line) and obtain a building permit for the proposed driveway on R-55 (One-Family Detached Residential) property known as Lot 19, Block F, Queens Chapel Manor Subdivision, being 3003 Lancer Place, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

The specific violation resides in the fact that Zoning Ordinance Section 27-442(d)(Table III) prescribes that each lot shall have a minimum width of 65 feet measured along the front building line. Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Section 27-120.01(c) prescribes that no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling. Variances of 5 feet front building line width, 3% net lot coverage and a waiver of the parking area location requirement were requested.

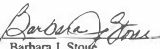
Virtual hearing on this Appeal is set for the time and place stated above. ~~Petitioner or counsel representing Petitioner should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel licensed to practice in the State of Maryland at any hearing before the Board. Any non-attorney representative present at the hearing on behalf of the Petitioner (or any other person or entity) shall not be permitted to advocate.~~

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board. In order to give verbal testimony during the virtual hearing, you must register with the Board of Appeals at least 5 days prior to the virtual hearing. Please call 301-952-3220 to register or visit the Board's website to register. No additional speakers will be allowed to give testimony unless registered with the Board. Please also visit the Board of Appeals website for Virtual Hearing Instructions and procedures at <http://orgcouncil.usBOA>.

If inclement weather exists on hearing date, please contact the office to ascertain if hearing is still scheduled.

BOARD OF ZONING APPEALS

By:

  
Barbara J. Stojak  
Administrator

cc: Petitioner  
Adjoining Property Owners  
Park and Planning Commission  
City of Hyattsville

EXH. # 11  
V-35-20

208

V-35-20  
ANUJ CHRISTIAN  
3003 LANCER PLACE  
HYATTSVILLE MD 20782

V-35-20  
BRENDA GREENE  
5721 30TH AVENUE  
HYATTSVILLE MD 20782

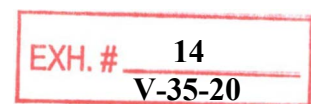
V-35-20  
RIGOBERTO PEREZ  
MARIA ROMERO  
5718 31ST AVENUE  
HYATTSVILLE MD 20782

V-35-20  
TOMAS SAVARIA  
3005 LANCER PLACE  
HYATTSVILLE MD 20782

V-35-20  
STEPHEN SPRINGER  
3001 LANCER PLACE  
HYATTSVILLE MD 20782

V-35-20  
YOHANNA & JOHANA HERNANDEZ  
3002 LANCER PLACE  
HYATTSVILLE MD 20782

V-35-20  
CITY OF HYATTSVILLE  
ECONOMIC REVIEW  
4310 GALLATIN STREET  
HYATTSVILLE MD 20781



## *City of Hyattsville Zoning Variance Policy Statement and Variance Process –*

The Mayor and Council adopted the following City of Hyattsville Policy and Process for Zoning Variance Requests: City of Hyattsville Zoning Variance Policy Statement:

The City of Hyattsville affirms the role of the Prince George's County Planning Board zoning authority and "the purposes, intent, standards and design criteria set forth in the Zoning Ordinance and appropriate County policies."

The City of Hyattsville affirms the current zoning policy within the City limits and as a matter of policy does not support zoning variances as a normal business practice.

The City's support of a zoning variance ordinarily be granted only after the Mayor and City Council acknowledge that the granting of a variance:

1. remedies a unique situation that zoning did not anticipate;
2. remedies that which creates a significant hardship on the property-owner that can be documented and clearly demonstrated;
3. will result in benefits to the residents and improve the quality of the environment of the City.

Citizens requesting such support shall submit:

1. current plat of site with all existing conditions;
2. photos of all existing site conditions;
3. scale plans and elevations of existing conditions and proposed changes
4. narrative description of the proposed changes, specifics of the zoning variance requirements and an explanation of how the zoning variance request responds to:
  - a. a unique situation that zoning did not anticipate;
  - b. a significant hardship on the property owner
  - c. benefits to the residents and improve the environment of the City

The City shall as a matter of policy provide letters of support for residents to document a "non conforming lot" as part of the normal permitting process for projects complying with all other aspects of zoning regulations, unless the matter at hand is the certification of a non-conforming use on a non-conforming lot. The standard for the support of the certification of a non-conforming use on a non-conforming lot would revert to the instant aforementioned requirements for City support of a zoning variance.

The City will not support variance requests for additional lot coverage when the intention of the request is to add off-street parking on the lot, except in extraordinary circumstances

### City of Hyattsville Zoning Variance Process

Requests for zoning variances shall be processed by the Office of Code Enforcement and reviewed by the staff for technical issues. The Office of Code Enforcement shall determine if the request complies with all of the requirements of City of Hyattsville Zoning Variance Policy or to document a "non conforming lot". The Supervisor shall then issue a report for the City Administrator citing one of the following "Actions":



- A. The request for the City's support of the zoning variance does not comply with City's policy, Do Not Recommend Approval
- B. The request for the City's support of the zoning variance does comply with City's policy, Recommend Approval - Zoning Variance
- C. The request for the City's support of the zoning variance does comply with City's policy for "non conforming lots", Recommend Approval - Non Conforming Lot

The City Administrator shall review the Office of Code Enforcement Supervisor's Report and determine which of the following actions is applicable and execute accordingly:

- A. Do Not Recommend Approval - The City Administrator shall draft a letter detailing the City's opposition for the proposed request for a zoning variance for the Mayor's consideration and signature. The City letter opposing the proposed request for a zoning variance shall be placed on the Consent Items Agenda for approval by the City Council.
- B. Recommend Approval - Zoning Variance - The City Administrator shall forward the Office of Code Enforcement Supervisor's Report for the proposed request for a zoning variance to the (Planning Committee for review and comment along with any other City staff comments) the Mayor and City Council for action.
- C. Recommend Approval - Non Conforming Lot - The City Administrator shall draft a letter detailing the City's support for the proposed request for a zoning variance for a "non conforming lot" to the Mayor for his review and signature. The City letter supporting the proposed request for a zoning variance shall be placed on the Consent Items Agenda for approval by the City Council.

**Adopted by the Mayor and Council on February 13, 2006**

**Amended by the Mayor and Council on October 3, 2011**



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-138-FY21

11/16/2020

10.e)

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Submitted by: Hal Metzler  
Submitting Department: Public Works  
Agenda Section: Consent

**Item Title:**

**Ultraviolet Disinfecting Solutions for City Buildings**

**Suggested Action:**

I move that the Mayor and Council authorize the City Administrator to enter into an agreement, not to exceed \$85,000, with Veteran LED to provide ultraviolet disinfecting solutions for the City Municipal building, the new DPW facility, and the park recreation building, upon the review and approval of the City Attorney.

**Summary Background:**

Veteran LED provides evaluations and multiple solutions for ultraviolet disinfecting of public spaces. Each building has a custom combination of systems to provide the most effective ultraviolet disinfecting with the latest products available.

**Next Steps:**

Complete the contract and install the disinfecting solutions.

**Fiscal Impact:**

\$85,000

**City Administrator Comments:**

Recommend Support.

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A





## Hyattsville Public Works Building

4633 Arundel Place Hyattsville, MD 20781



### Germicidal UVC Lighting and Air Purification Proposal


**GOAL:** A safe work environment and meeting place

**STRATEGIES:**

- > *Air purification*
- > *Germicidal UV lighting proven to eliminate airborne bacteria and viruses*
- > *Enhanced filtration systems*



## TECHNOLOGIES:

	<p><b>Wall Mount Air Purifier with Ionization and UV Lamp</b></p> <p>(28) units to be installed throughout multiple rooms and smaller areas in the one story building. Controlled via handheld remote or touch panel on front of unit.</p>
<p>The unit is wall-mounted and uses 2 small fans to continually cycle air up through the front of the unit and out through the top of the unit. Inside the unit is a MERV 13 filter and an 8.5-watt UV-C germicidal irradiation lamp. The units will eliminate airborne bacteria, viruses, and harmful pollutants quickly without exposing occupants to UV-C rays. Filters would be changed every 90 days. Bulbs have a five-year life span</p>	
	<p><b>High Occupancy Air Purifier</b></p> <p>(7) units to be installed in larger areas throughout the building. Controlled via WiFi enabled app, handheld remote.</p>
<p>The unit is wall-mounted and uses a small fan to continually cycle air up through the bottom of the unit and out through the top of the unit. Inside the unit are multiple layers of MERV 13 filters and four 45-watt UV-C germicidal irradiation lamps. The units will eliminate airborne bacteria, viruses, and harmful pollutants quickly without exposing occupants to UV-C rays. Filters would be changed yearly, inspected and cleaned quarterly. Bulbs have a one-year life expectancy.</p>	



**VETERAN LED**  
LIGHTING AND ENERGY DESIGN

[www.VLED.energy](http://www.VLED.energy)



**VETERAN LED**  
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## Quotation

**DATE** 10/23/2020  
**Quotation #** GUVAP-019

**Quotation For:**  
Name

Tara George/Hal Metzler

*Quotation valid until:* 11/7/2020

Street Address  
City, ST ZIP Code

4310 Gallatin St  
Hyattsville, MD 20781

Prepared By	QUOTE NUMBER	Project Name	SHIP VIA	F.O.B. POINT	TERMS
DMA	GUVAP-019	Hyattsville Public Works Building	TBA	LA	TBA

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
28	8.5W Wall Mount Air Purifier	\$ 269.00	N	\$ 7,532.00
7	220W High Occupancy Air Purifier - WiFi Capable	\$ 1,669.00	N	\$ 11,683.00
112	Filter for 8.5w - Change every 3 months	\$ 19.99	N	\$ 2,238.88
28	Bulbs for 220w High Occ - Change yearly	\$ 49.99	N	\$ 1,399.72
14	Filter for 220w High Occ- Change yearly	\$ 49.99	N	\$ 699.86
1	Shipping to 20781	\$ 675.00	N	\$ 945.00
1	Labor	\$ 4,765.00	N	\$ 4,765.00
<b>TOTAL</b>				\$ 29,263.46

### Customer Approval of this Quotation

_____	_____	_____	_____
NAME	SIGNATURE	TITLE	DATE

**INSTALLATION SCOPE OF WORK:** To install air purifiers, not to exceed 80% ampacity of circuit.



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[www.VLED.energy](http://www.VLED.energy)



**VETERAN LED**  
LIGHTING AND ENERGY DESIGN

**CHRIS RAWLINGS, CEM®** | Chief Efficiency Officer  
117 S. 14th St. Suite 305 Richmond, VA 23219

**C:** 757-355-1622 | **O:** 804-562-8606

**W:** [www.vled.energy](http://www.vled.energy)





## Hyattsville Recreational Building

4633 Arundel Place Hyattsville, MD 20781



### Germicidal UVC Lighting and Air Purification Proposal


**GOAL:** A safe work environment and meeting place

**STRATEGIES:**

- > *Air purification*
- > *Germicidal UV lighting proven to eliminate airborne bacteria and viruses*
- > *Enhanced filtration systems*



## TECHNOLOGIES:

	<p><b>High Occupancy Air Purifier</b></p> <p>(3) units to be installed in throughout two neighboring rooms in the single story the building. Controlled via WiFi enabled app, handheld remote.</p>
<p>The unit is wall-mounted and uses a small fan to continually cycle air up through the bottom of the unit and out through the top of the unit. Inside the unit are multiple layers of MERV 13 filters and four 45-watt UV-C germicidal irradiation lamps. The units will eliminate airborne bacteria, viruses, and harmful pollutants quickly without exposing occupants to UV-C rays. Filters would be changed yearly, inspected and cleaned quarterly. Bulbs have a one-year life expectancy.</p>	



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LIGHTING AND ENERGY DESIGN

[www.VLED.energy](http://www.VLED.energy)



**VETERAN LED**  
LIGHTING AND ENERGY DESIGN

## Quotation

**DATE** 10/23/2020  
**Quotation #** GUVAP-018

**Quotation For:**  
Name

Tara George/Hal Metzler

*Quotation valid until:* 11/7/2020

Street Address  
City, ST ZIP Code

4310 Gallatin St  
Hyattsville, MD 20781

Prepared By	QUOTE NUMBER	Project Name	SHIP VIA	F.O.B. POINT	TERMS
DMA	GUVAP-018	Hyattsville Recreational Building	TBA	LA	TBA

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
3	220W High Occupancy Air Purifier - WIFI Capable	\$ 1,669.00	N	\$ 5,007.00
12	Bulbs for 220w High Occ - Change yearly	\$ 49.99	N	\$ 599.88
6	Filter for 220w High Occ- Change yearly	\$ 49.99	N	\$ 299.94
1	Shipping to 20781	\$ 125.00	N	\$ 125.00
1	Labor	\$ 715.00	N	\$ 715.00
<b>TOTAL</b>				<b>\$ 6,746.82</b>

### Customer Approval of this Quotation

_____	_____	_____	_____
NAME	SIGNATURE	TITLE	DATE

**INSTALLATION SCOPE OF WORK:** To install air purifiers, not to exceed 80% ampacity of circuit.

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LIGHTING AND ENERGY DESIGN

[www.VLED.energy](http://www.VLED.energy)



**VETERAN LED**  
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## Hyattsville Municipal Building

4310 Gallatin St. Hyattsville, MD 20781



### Germicidal UVC Lighting and Air Purification Proposal

**GOAL:** A safe work environment and meeting place

**STRATEGIES:**

- > *Air purification*
- > *Germicidal UV lighting proven to eliminate airborne bacteria and viruses*
- > *Enhanced filtration systems*





## TECHNOLOGIES:



### **Wall Mount Air Purifier with Ionization and UV Lamp**

(54) units to be installed throughout multiple rooms and areas in the three story facility. . Controlled via handheld remote or touch panel on front of unit.

The unit is wall-mounted and uses a small fan to continually cycle all of the air up through the bottom of the unit and out through the top of the unit. Inside the unit are multiple layers of MERV 13 filters and a 8.5 watt UV-C germicidal irradiation lamp. The units will eliminate airborne bacteria, viruses, and harmful pollutants quickly without exposing occupants to UV-C rays.



### **High Occupancy Air Purifier**

(11) units to be installed in larger areas throughout the building. Controlled via WiFi enabled app or handheld remote. (2) units to be mounted to **mobile carts** to provide flexibility of air sanitation needs

The unit is wall-mounted and uses a small fan to continually cycle air up through the bottom of the unit and out through the top of the unit. Inside the unit are multiple layers of MERV 13 filters and a 220 watt UV-C germicidal irradiation lamp. The units will eliminate airborne bacteria, viruses, and harmful pollutants quickly without exposing occupants to UV-C rays.





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LIGHTING AND ENERGY DESIGN

[www.VLED.energy](http://www.VLED.energy)



**VETERAN LED**  
LIGHTING AND ENERGY DESIGN

## Quotation

**DATE** 10/23/2020  
**Quotation #** GUVAP-011

**Quotation For:**  
Name

Tara George/Hal Metzler

*Quotation valid until:* 11/7/2020

Street Address  
City, ST ZIP Code

4310 Gallatin St  
Hyattsville, MD 20781

Prepared By	QUOTE NUMBER	Project Name	SHIP VIA	F.O.B. POINT	TERMS
DMA	GUVAP-011	Hyattsville Municipal Building	TBA	LA	TBA

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
54	8.5W Wall Mount Air Purifier	\$ 269.00	N	\$ 14,526.00
11	220W High Occupancy Air Purifier	\$ 1,669.00	N	\$ 18,359.00
216	Filter for 8.5w - Change every 3 months	\$ 19.99	N	\$ 4,317.84
44	Bulbs for 220w High Occ - Change yearly	\$ 49.99	N	\$ 2,199.56
22	Filter for 220w High Occ- Change yearly	\$ 49.99	N	\$ 1,099.78
2	Portable Stands For 220W High Occ Air Purifiers	\$ 135.00	N	\$ 270.00
1	Shipping to 20781	\$ 945.00	N	\$ 945.00
1	Labor	\$ 5,790.00	N	\$ 5,790.00
<b>TOTAL</b>				<b>\$ 47,507.18</b>

### Customer Approval of this Quotation

\_\_\_\_\_  
NAME SIGNATURE TITLE DATE

**INSTALLATION SCOPE OF WORK:** To install air purifiers, not to exceed 80% ampacity of circuit.

(804) 562-8606



117 S. 14<sup>th</sup> St. Suite 305 – Richmond, VA 23219



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
www.hyattsville.org

## Agenda Item Report

**File #:** HCC-140-FY21

11/16/2020

10.f)

Submitted by: At the Request of the City Administrator  
Submitting Department: Community & Economic Development  
Agenda Section: Consent

**Item Title:**

**Prince George's County Zoning Rewrite: §27-05**

**Suggested Action:**

I move the Council authorize the Mayor to send correspondence to the Prince George's County District Council as well as the M-NCPPC Planning Board, requesting amendments to proposed Section 27-05 section (B.i.) Alcohol production facility, small-scale and (B.iii) Off-site manufacturing of beer, to incorporate language as follows:

(i)The minimum area of the eating, drinking, and entertainment area of the alcohol production facility, small-scale, shall be 45 percent of the total square footage for the establishment, or a minimum of 1,500 square feet, whichever is greater, unless the building in which it is located is an adaptive reuse or the interior layout of the building makes compliance impracticable.

(iii) Off-site distribution of manufactured beer is allowed, as long as it is done from the rear of the building, and adequate loading and access for the activity is provided, unless the building in which it is located is an adaptive reuse or the exterior of the building makes compliance impracticable.

**Summary Background:**

The Prince George's County Council and Maryland-National Capital Park & Planning Commission are scheduled to host a Joint Public Hearing to consider the County Zoning Rewrite and Sectional Map Amendments. As part of this hearing, the bodies will consider testimony from the public. The text below outlines both background information as well as Staff's recommended comments to be communicated during the Joint Public Hearing if adopted by Council.

The Prince George's County's Zoning Rewrite includes a focus on reducing the need for legal interpretation of regulatory terms and definitions. In its effort to eliminating the regulatory grey area subject to interpretation, the updated zoning ordinance will eliminate the term 'non-conforming use' and apply best practices specific to the regulation of alcohol through §27-05 - Eating or Drinking Establishment Uses.

**Next Steps:**

The City's written correspondence will be submitted to the District Council for its consideration.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend Support.

**Community Engagement:**

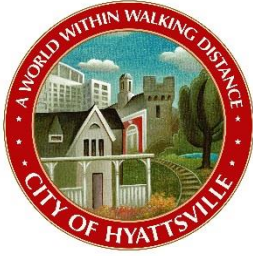
The Prince George's County Council and Maryland-National Capital Park & Planning Commission had been scheduled to host a Joint Public Hearing on November 19<sup>th</sup> to consider the County Zoning Rewrite and Sectional Map Amendments. Due to an increase in COVID-19 positive case rates, the hearing has been postponed and a new date has not been published. The City will provide oral testimony at the time in which the hearing is held.

**Strategic Goals:**

Goal 2 - Ensure the Long-Term Economic Viability of the City

**Legal Review Required?**

N/A



## Memo

To: City Council  
CC: Tracey Nicholson, City Administrator  
From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development  
Kate Powers, City Planner  
Date: October 26, 2020  
Re: Prince George's County Zoning Rewrite – Sectional Map Amendment

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### Detailed Summary

On November 19, 2020, the Prince George's County Council and Maryland-National Capital Park & Planning Commission are scheduled to host a Joint Public Hearing to consider the County Zoning Rewrite and Sectional Map Amendments. As part of this hearing, the bodies will consider testimony from the public. The text below outlines both background information as well as Staff's recommended comments to be communicated during the Joint Public Hearing if adopted by Council.

### Definitions of Part-27-5 – Eating or Drinking Establishment Uses

The Prince George's County's Zoning Rewrite includes a focus on reducing the need for legal interpretation of regulatory terms and definitions. In its effort to eliminating the regulatory grey area subject to interpretation, the updated zoning ordinance will eliminate the term 'non-conforming use' and apply best practices specific to the regulation of alcohol through §27-05 – Eating or Drinking Establishment Uses.

### Conforming Uses

Current land-use regulations allow for the "grandfathering" of uses, where "non-conforming" uses are permitted if in existence prior to the adoption of applicable land-use regulations. As an example, if a gas station existed in a transit-district, prior to the adoption of that transit-district, the gas station use would be permitted to continue to operate and would be designated as a 'permitted non-conforming' use. The new Countywide Map Amendment does not include this same terminology as it relates to existing businesses. Instead, legally existing business uses that were previously considered "non-conforming" will be deemed "conforming" at the time of amendment adoption and the rights to continue operation will run concurrent with the property. Taking the gas station example, this establishment existing at the time of the new zoning ordinance would be deemed a 'conforming' use, as opposed to a 'permitted non-conforming' use per current regulations.

City staff is supportive of the County's methodology to eliminate non-conforming use language and incorporation of 'conforming uses', however it is Staff's opinion that the elimination of 'non-conforming use' language requires specificity regarding the continuation of existing uses and adaptive reuse of existing structures.

#### **§27-05 – Eating or Drinking Establishment Uses**

City staff acknowledges M-NCPPC's intention behind the new proposed definitions and understands that the new regulations will not retroactively apply to existing permitted business uses. However, there is considerable concern that there may be unintended consequences due to uncodified intent, or that language to remain open to legal and/or administrative interpretation, resulting in negative impacts to existing businesses that possess a valid Use & Occupancy (U&O) permit.

In an effort to clarify the County's intent and for the purposes of reducing the possibility of misinterpretation of intent, Staff is requesting the City Council consider the adoption of a request to the Prince George's County Council for the following modifications to language. The intent of the additional language is to (1.) utilize language already included in section 27-05 B(ii) and (2.) apply that language to other applicable sections of §27 -05. Proposed revisions to the pending language are provided in **red**:

##### **(A) Any Eating or Drinking Establishment Use:**

(i) If the establishment includes drive-through service, it also shall comply with the accessory use standards in Section 27-5203(b)(4), Drive-Through Service.

##### **(B) Alcohol production facility, small-scale**

(i) The minimum area of the eating, drinking, and entertainment area of the alcohol production facility, small-scale, shall be 45 percent of the total square footage for the establishment, or a minimum of 1,500 square feet, whichever is greater, **unless the building in which it is located is an adaptive reuse or the interior layout of the building makes compliance impracticable.**

(ii) The establishment shall have building façade fenestration/transparency through vision glass, doors, or active outdoor spaces along a minimum of 50 percent of the length of the building side that fronts the street, unless the building in which it is located is an adaptive reuse, the building makes compliance impracticable, or if the building is a County historic site or within a County historic district and this minimum standard would conflict with direction given by the Historic Preservation Commission acting under Subtitle of the County Code.

(iii) Off-site distribution of manufactured beer is allowed, as long as it is done from the rear of the building, and adequate loading and access for the activity is provided, **unless the building in which it is located is an adaptive reuse or the exterior of the building makes compliance impracticable.**

(iv) Crushing and fermentation operations are managed in such a way that by-products are contained and disposed of in a way that does not result in spill-over impacts on adjacent property, public spaces, or public rights-of-way.

(v) Outdoor storage is prohibited.

##### **(C) Catering or Food Processing for Off-Site Consumption**



(i) This is permitted as an accessory to a place of worship, private club or lodge, or or private school subject to the issuance of a use and occupancy permit and other permits as may be necessary.

(ii) All catering and food processing activities shall occur within a facility duly authorized for commercial food preparation.

**(D) Shared Commercial Kitchen**

(i) Shared commercial kitchens shall be approved by the Prince George's County Department before a use and occupancy permit may be issued.

(ii) Shared commercial kitchens may only be permitted in Residential zones if the subject property also includes a place of worship, private school, private club or lodge, or indoor recreation facility.

If adopted by the City Council at its meeting on November 16, 2020, City staff will submit written and oral testimony at the Joint Public Hearing for the Sectional Map Amendment (SMA) scheduled for November 19, 2020.

1	the conference or seminar sponsors or	31	building, and adequate loading and access for
2	participants).	32	the activity is provided.
3	<b>(5) Eating or Drinking Establishment Uses</b>	33	<b>(iv)</b> Crushing and fermentation operations are
		34	managed in such a way that by-products are
4	<b>(A) Any Eating or Drinking Establishment Use</b>	35	contained and disposed of in a way that does not
5	<b>(i)</b> If the establishment includes drive-through	36	result in spill-over impacts on adjacent property,
6	service, it also shall comply with the accessory	37	public spaces, or public rights-of-way.
7	use standards in Section 27-5203(b)(4), Drive-	38	<b>(v)</b> Outdoor storage is prohibited.
8	Through Service.	39	<b>(C) Catering or Food Processing for Off-Site</b>
9	<b>(B) Alcohol production facility, small-scale</b>	40	<b>Consumption</b>
10	<b>(i)</b> The minimum area of the eating, drinking, and	41	<b>(i)</b> This is permitted as an accessory to a place of
11	entertainment area of the alcohol production	42	worship, private club or lodge, or private school
12	facility, small-scale, shall be 45 percent of the	43	subject to the issuance of a use and occupancy
13	total square footage for the establishment, or a	44	permit and other permits as may be necessary.
14	minimum of 1,500 square feet, whichever is	45	<b>(ii)</b> All catering and food processing activities shall
15	greater.	46	occur within a facility duly authorized for
16	<b>(ii)</b> The establishment shall have building façade	47	commercial food preparation.
17	fenestration/transparency through vision glass,	48	<b>(D) Shared Commercial Kitchen</b>
18	doors, or active outdoor spaces along a	49	<b>(i)</b> Shared commercial kitchens shall be approved
19	minimum of 50 percent of the length of the	50	by the Prince George's County Health
20	building side that fronts the street, unless the	51	Department before a use and occupancy permit
21	building in which it is located is an adaptive re-	52	may be issued.
22	use, the building makes compliance	53	<b>(ii)</b> Shared commercial kitchens may only be
23	impracticable, or if the building is a County	54	permitted in Residential zones if the subject
24	historic site or within a County historic district	55	property also includes a place of worship, private
25	and this minimum standard would conflict with	56	school, private club or lodge, or indoor
26	direction given by the Historic Preservation	57	recreation facility.
27	Commission acting under Subtitle 29 of the		
28	County Code.		
29	<b>(iii)</b> Off-site distribution of manufactured beer is		
30	allowed, as long as it is done from the rear of the		

**(6) Personal Service Uses**

**(A) Dry-Cleaning or Laundry Drop-Off/Pick-Up Establishment**

- (i) If the establishment includes drive-through service, it also shall comply with the accessory use standards in Section 27-5203(b)(4), Drive-Through Service.

**(B) Model Studio**

- (i) Outdoor displays or advertising shall be limited to one (1) business sign, as provided for in Section 27-61506(a), Permanent Real Estate Identification Sign;
- (ii) The proprietor, owner, or personnel of the establishment shall prohibit access to the premises by any person who is not yet eighteen (18) years old; and
- (iii) The proposed use will not tend to create a nuisance for other uses on the subject property, or for adjacent properties or neighborhood residents, because of traffic, parking problems, noise, or lights on the subject property, and the hours of operation of the use.

**(7) Recreation/Entertainment Uses**

**(A) Arena, Stadium, or Amphitheater**

- (i) Sufficient traffic management systems shall be in place during stadium events to assure safe and reasonable access to residential neighborhoods in the area for residents and emergency vehicles.

**(B) Nightclub or Entertainment Establishment**

- (i) A nightclub or entertainment establishment shall not be located within 500 feet of the RSF-95 Zone or any zone having more stringent intensity and dimensional standards than the RSF-95 Zone.
- (ii) In the CGO district, approval of a nightclub as a special exception is required if the nightclub includes music and patron dancing after 12:00 A.M., except that a nightclub that has a gross floor area of at least 2,500 square feet, has a valid Dance Hall license issued before July 1, 2016, and has a valid Class BLX license issued by the Board of License Commissioners for Prince George's County pursuant to Title 26, Alcoholic Beverages Article, Annotated Code of Maryland, shall be a permitted use, subject to conformance with the hours of operation established pursuant to the Class BLX license issued for the use.

**(C) Racetrack, Pari-mutuel**

A pari-mutuel racetrack (for horse racing) may be permitted, subject to the following:

- (i) The subject property shall contain at least one hundred (100) contiguous acres;
- (ii) A racetrack may be used for any of the following:
- (aa) Temporary living accommodations, such as trailer pads, mobile homes, and utility hookups, which are used during the permitted racing season by employees, horsemen, owners, or other persons employed in connection with the racetrack,



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-141-FY21

11/16/2020

10.g)

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Submitted by: Hal Metzler  
Submitting Department: Public Works  
Agenda Section: Consent

**Item Title:**  
**FY21 Budget Amendment - Prince George's County Tree ReLEAF Grant**

**Suggested Action:**

I move that the Mayor and Council accept and appropriate \$9,000 from the Prince George's County Tree ReLEAF Grant for the planting of trees in the City of Hyattsville.

**Summary Background:**

Staff was recently notified that the Prince George's County Department of the Environment selected the City of Hyattsville to receive a grant in the amount of \$9,000 to assist the City in planting up to 76 trees.

**Next Steps:**

Accept and appropriate the grant funds.

**Fiscal Impact:**

\$9,000

**City Administrator Comments:**

Recommend Support.

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 2 - Ensure the Long-Term Economic Viability of the City

**Legal Review Required?**

N/A

# PRINCE GEORGE'S COUNTY GOVERNMENT

## DEPARTMENT OF THE ENVIRONMENT SUSTAINABLE INITIATIVES DIVISION

FROM: Carole Barth *CAB*

DATE: Sept. 18, 2020

TO:	<u>DATE OUT</u>	<u>INITIALS</u>
(1) <u>Mary Abe</u>	<u>09/21/20</u>	<u>MMABe</u>
(2) <u>Dawn Hawkins-Nixon</u>	<u>10/14/20</u>	<u>DAN</u>
(3) <u>Shirley Posten</u>	<u>10/21/2020</u>	<u>sdp</u>
(4) <u>Joe Gill</u>	<u>10/21/2020</u>	<u>jpg/sdp</u>

RE:

- |                          |                              |
|--------------------------|------------------------------|
| ( ) For Your Information | ( ) Please Reply             |
| ( ) For Your Comments    | ( ) Please Note and Return   |
| ( ) For Your Approval    | ( ) Please Discuss with Me   |
| (X) For Your Signature   | ( ) Please Prepare Reply for |
| ( ) For Immediate Action | Signature of <u>County</u>   |
|                          | <u>Executive</u>             |
| ( ) Please Handle        | ( ) Per Our Conversation     |
| ( ) Please Advise        | ( ) Recommendation           |

### REMARKS:

The City of Hyattsville has requested approval of the attached Tree ReLEAF Application to support the planting of 76 native trees at a cost of \$9,000.00. They have met the match requirement through planting costs, materials and volunteer hours. This planting effort is part of a larger project funded through a Stormwater Stewardship grant. Utilizing Tree ReLEAF funds for this tree planting on City land will enable Hyattsville to plant more residential trees with the Stewardship grant, for a total of 186 trees. This effort assists in carbon sequestration, community greening and air quality goals.

Prepared by:  
Candice Williams



Rushern L. Baker, III  
County Executive

# THE PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

### EXECUTIVE ORDER

NO. 47 - 2011

October 5, 2011

**WHEREAS**, Section 402 (8) of the Prince George's County Charter provides that the County Executive shall sign or cause to be signed on the County's behalf various instruments; and

**WHEREAS**, Council Bill 106-1992, Prince George's County Woodland Conservation and Tree Preservation Policy Document, Part 6, directs that monies collected as mitigation shall be placed in a Department of Environmental Resources' fund to be used for tree planting in Prince George's County; and

**WHEREAS**, it is appropriate to delegate to the Director of the Department of Environmental Resources the authority to sign all ReLeaf Grant Agreements;

**NOW, THEREFORE, IT IS HEREBY ORDERED**, that the Director of the Department of Environmental Resources is forthwith given all authority necessary to sign on the County's behalf the following documents:

Prince George's County ReLeaf Grant Agreements not exceeding \$10,000 each in a form previously approved by the Office of Law.

A handwritten signature in black ink, appearing to read "Rushern L. Baker, III".

Rushern L. Baker, III  
County Executive

# PRINCE GEORGE'S COUNTY TREE ReLEAF GRANT APPLICATION



Return this completed document to:

**Department of the Environment**  
Sustainability Division  
1801 McCormick Drive, Suite 500  
Largo, Maryland 20774  
**ATTN: Carole Barth**  
[cabarth@co.pg.md.us](mailto:cabarth@co.pg.md.us)

ID: FOR INTERNAL USE ONLY

The following information is required of all applicants prior to funding. Additional sheets may be attached. Applications must be submitted on 8½" x 11" white paper. Planting maps should be at a scale that is readable and legible. Submit one copy of the grant application and supporting materials. More information is available in the Sustainability Division section on the Department of Environment Website: <http://www.princegeorgescountymd.gov/457/Tree-Releaf-Grant-Program>.

Date: 6/30/20 Grant Amount Requested: \$17,450.00 ~~\$9,000.00~~ <sup>\$9,000.00</sup> <sub>by</sub>  
Week of Nov 9<sup>th</sup> 2020 Rain Date: Week of Nov 16<sup>th</sup>

Name of Organization or Municipality: City of Hyattsville

Official Address: 4310 Gallatin Street

Lesley Riddle LRiddle@hyattsville.org 301-985-5000  
Official Contact Name E-mail address Daytime Phone Number

DAWN TAFT dtaft@hyattsville.org 240-487-0290  
Project Coordinator/Primary Contact E-mail address Daytime Phone Number

Robert Shaut rshaut@caseytrees.org 301-633-2339  
Planting Supervisor E-mail address Daytime Phone Number

DAWN TAFT dtaft@hyattsville.org 240-487 0290  
Party Responsible for Maintenance E-mail address Daytime Phone Number

Casey Trees rshaut@caseytrees.org 301-633-2339  
Nursery Supplier E-mail address Daytime Phone Number



Angela D. Alsobrooks  
County Executive



\* Trees must be planted between October 1 and May 1.

Rev. 11/6/19





## 1 PROJECT SUMMARY

76 Street Trees

State the address and describe the location(s) where the tree planting will take place and how many trees will be planted. Please include a vicinity map showing the location within the community or municipality and a diagram of where you plan to plant the trees obtained through this grant. At a minimum, the diagram should show the general location of the trees by type. \*\*

List the species, size, type (balled & burlapped or containerized) and quantity using the table below as an example of the format to follow. Information can be provided on a separate sheet. Trees and shrubs must be native. This table can be combined with the itemized tree budget (see #7).

QUANTITY AND TREE TYPE

QUANTITY	SPECIES TO BE PLANTED	SIZE (diameter)	TYPE
5	Black Gum	2 inches	Balled

## 2 MAINTENANCE PLAN

Provide a plan for watering, pruning, tree wrap removal and dead tree replacement. The maintenance plan must be implemented for a minimum of two (2) years.

## 3 MISS UTILITY

Has MISS UTILITY been contacted? YES ☐ NO ☒

Will contact 1 week prior to planting

## 4 PROJECT OBJECTIVES

Clearly state project objectives. For example, state the purpose of the planting and the benefits of the project. (Please include as separate attachment)

## 5 ARE ANY PERMIT(S) REQUIRED AS PART OF THIS PROJECT?

YES ☐

NO ☒

If yes, please provide the status of such permits.

## 6 WRITTEN COST ESTIMATE

The applicant must submit three written cost estimates from landscape nurseries for the plant material. Each estimate must be signed by an authorized representative. All bids should include a one (1) year guarantee, furnished by the supplier, on all trees and shrubs. NOTE: Trees and shrubs must be native plants.

## 7 ITEMIZED TREE BUDGET

Provide an itemized tree budget which includes the species, the size and type (balled & burlapped or containerized). Please indicate whether any of the trees will be used as a match. Information should be provided on a separate sheet. See the example provided at the end of the application.

\*\* Trees will be planted according to the Prince George's County Landscape Manual.



## 8 VOLUNTEER HOURS

Provide a list of volunteer services that includes number of volunteers, hours and the service they are providing. Please include this information as a separate attachment. Volunteer time is valued at \$25 per hour.

## 9 OVERALL ITEMIZED BUDGET

List the expenditures and match in an itemized budget and include it as a separate attachment. The overall itemized budget must include the total number of trees from your itemized tree budget.

Grant requests for civic, community and homeowner associations may not exceed \$5,000 per project. Grant requests for municipalities may not exceed \$10,000 per project. Funds may be spent on trees, shrubs, soil preparation, protective fencing and mulch. Costs per plant including soil amendment, gator bags and other expenditures cannot exceed \$150 per tree. Funds will be disbursed to the applicant after project completion and in accordance with an approved application. Funds are available on a first-come basis. Receipts and proof of payment are required as supporting documentation for the disbursement of grant funds.

Financial assistance is in the form of a 50-50 match grant. This means that for every Tree ReLEAF grant dollar an equal match (cash or in-kind) must be provided by the applicant. The total project value is 100 percent with 50 percent from grant dollars and 50 percent from match (applicant). Match dollars can be in the form of cash and/or the cash value of donated goods and services. Budget examples are provided at the end of this application.

Applications for Tree ReLEAF funds must be signed by the landowner where the trees are to be planted. Homeowner associations must provide proof of ownership. By signing below you are authorizing approval. The applicant agrees to:

- Implement the above-described project consistent with this agreement and the County Tree ReLEAF Grant Application criteria.
- Allow the County to inspect the plantings and assess tree survivability within a year of the planting and then every three years thereafter.

Applicants are strongly encouraged to use the PGCTreeTRAK App to document the location of each tree that is planted.

**Note:** Prince George's County assumes no responsibility or liability for claims, suits, damages, costs, replacements, losses or expenses which arise from or are connected with the organization's or municipality's tree planting program.

Applicant Signature

Title

Date

*Carole Ann Barth*

Program Coordinator | Department of the Environment

*Joseph P. Gill*

Joe Gill, Director | Department of the Environment

## Tree Re-Leaf Grant 2020

### City of Hyattsville

#### Item 1 Project Summary

The City aims to increase the overall tree canopy, educate residents on the impacts of stormwater and educate and encourage better maintenance practices for the long-term sustainability of private and public trees.

Through the Tree Releaf Grant in conjunction with the Chesapeake Bay Stormwater Stewardship Grant, Hyattsville will be partnering with the Department of the Environment with assistance from The Anacostia Watershed Society, Defensores de la Cuenca - "Watershed Defenders", Casey Trees, the Hyattsville Tree Board and the Environment Committee to plant 76 trees on City property and an additional 110 trees on residential property. This grant will also cover training of 10 Master Watershed Stewards (providing additional stormwater practices in our City through individual Steward Capstone projects) through the Anacostia Watershed Society and; provide education on tree care , stormwater pollution, the important role trees play in the management of stormwater and ways we can support clean water individually and as a community. Lastly through volunteer observations we aim to provide scientific data that may help to validate climate change models or help researchers understand how climate change affects different tree species.

Education on Stormwater pollution is extremely important and can have a major impact on the health of our local waterways, the Chesapeake Bay and ultimately our personal health and wellbeing. With this in mind and the fact that approximately 1/3 of the Hyattsville population is of Latino/Hispanic descent, Hyattsville will be one of the first to work with the Department of the Environment to provide the majority of our workshops in both English and Spanish. We anticipate that these translated workshops will support similar programs in the future.

Selected as the vendor of choice Casey Tree can provide all species requested without substitution and of a larger caliper. Additionally, Casey "trees" are grown in bags. This provides a much better root base, drastically reducing the probability of girdling roots and ultimately a much healthier tree with a better survival rate.

Attached is a list of the first 67 trees to be planted. Note: Species and location may change if any utility issues arise.

## 2020 Tree Planting Maintenance Schedule Tree ReLEAF Grant 2020

**Project Location :** Various Locations throughout the City of Hyattsville

**Person/entities responsible for project maintenance:**

Hyattsville DPW Dawn Taft or designated representative

Description	Method	Frequency	Time Of Year
Structural Inspection/Maintenance Pruning	Visual / misc. pruning equipment	At installation, as needed and at 2, 5, 10 yrs	Spring/Fall
Watering: Year 1 Year 2	Tree diaper Tree diaper	Weekly	Summer
Weeding:	By Hand	as needed	Spring/Fall

### NOTES:

The City of Hyattsville warrants all trees for one full growing season and will replace as needed.

Tree Diapers are made to hold moisture and disperse when needed. Additional watering will be provide by parks staff using a 100 gallon tank/trailer.

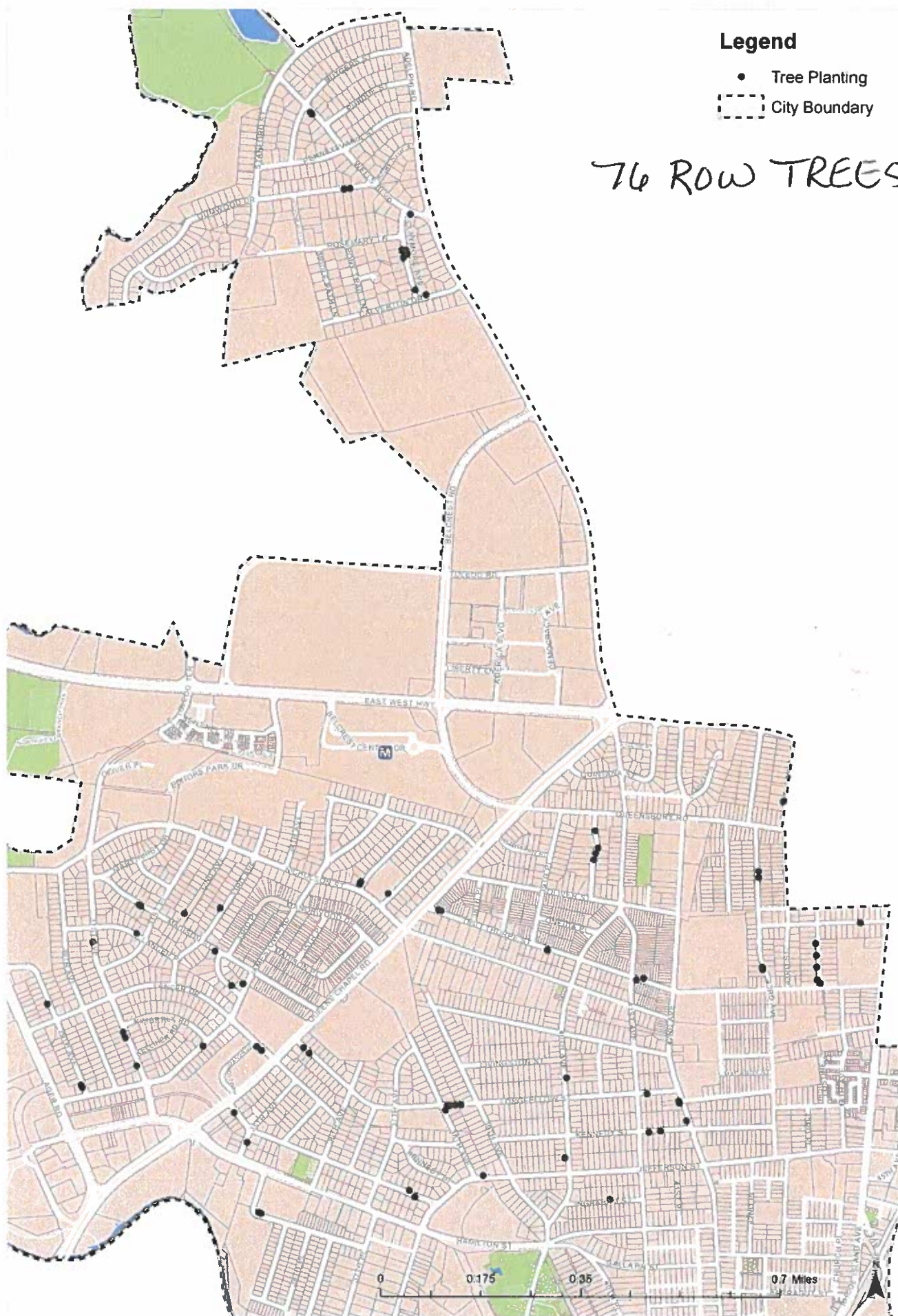
No chemical fertilizers or pesticides will be used on woody plants/shrubs or trees.



# Legend

- Tree Planting
- City Boundary

76 ROW TREES



## Hyattsville Tree Releaf Planting 2020

76 Native Trees

Work Type	Address	Street	On Str
Nyssa sylvatica "Wildfire"	5704 29TH AVE	29TH AVE	20782
Tilia americana	5602 31ST AVE	31ST AVE	20782
Nyssa sylvatica "Wildfire"	5614 31ST AVE	NO DATA	20782
Ulmus americana "Jefferson"	5616 31ST AVE	NO DATA	20782
Quercus bicolor	5718 31ST AVE	NO DATA	20782
Quercus phellos	5802 32ND AVE	NO DATA	20782
<b>Cercis candaensis</b>	<b>5816 33RD AVE</b>		<b>20782</b>
Princess"	5403 35TH AVE	NO DATA	20782
Celtis occidentalis	5900 36TH AVE	36TH AVE	20782
Quercus bicolor	5900 36TH AVE	36TH AVE	20782
Tilia americana	5901 36TH AVE	37TH AVE	20782
Celtis occidentalis	5611 38TH AVE	LONGFELLOW ST	20781
Cercis candaensis	5611 38TH AVE	NO DATA	20781
Nyssa sylvatica "Wildfire"	5611 38TH AVE	LONGFELLOW ST	20781
Quercus bicolor	5611 38TH AVE	LONGFELLOW ST	20781
Quercus phellos	5504 40TH AVE	40TH AVE	20781
Cercis candaensis	5703 40TH AVE	40TH AVE	20781
<b>Cercis candaensis</b>	<b>6107 40TH AVE</b>	<b>40TH AVE</b>	<b>20782</b>
<b>Ostrya virginiana</b>	<b>6109 40TH AVE</b>	<b>40TH AVE</b>	<b>20782</b>
Ostrya virginiana	6111 40TH AVE	40TH AVE	20782
Carpinus caroliniana	6115 40TH AVE	40TH AVE	20782
grandiflora "Autumn brilliance"	5600 42ND AVE	replace dead tree	20781
Carpinus caroliniana	5604 42ND AVE	42ND AVE	20781
Princess"	5604 42ND AVE	NO DATA	20781
Cercis candaensis	6004 43RD AVE	43RD AVE	20781
Ostrya virginiana	6004 43RD AVE	43RD AVE	20781
Cercis candaensis	6111 43RD AVE	43RD AVE	20781
grandiflora "Autumn brilliance"	6111 43RD AVE	43RD AVE	20781
Nyssa sylvatica "Wildfire"	6204 43RD ST	NO DATA	20781
Quercus phellos	6001 44TH AVE	44TH AVE	20781
grandiflora "Autumn brilliance"	6002 44TH AVE	44TH AVE	20781
Cercis candaensis	6006 44TH AVE	44TH AVE	20781
Cercis candaensis	6010 44TH AVE	44TH AVE	20781
Cercis candaensis	6014 44TH AVE	44TH AVE	20781
Nyssa sylvatica "Wildfire"	6900 CALVERTON DR	CALVERTON DR	20782
Quercus coccinea	6900 CALVERTON DR	CLAYMORE AVE	20782
<b>Ostrya virginiana</b>	<b>7110 CLAYMORE AVE</b>	<b>CLAYMORE AVE</b>	<b>20782</b>
<b>princess"</b>	<b>7111 CLAYMORE AVE</b>	<b>NO DATA</b>	<b>20782</b>
Cercis candaensis	7112 CLAYMORE AVE	NO DATA	20782
Nyssa sylvatica "Wildfire"	7112 CLAYMORE AVE	CLAYMORE AVE	20782
<b>Cercis candaensis</b>	<b>7113 CLAYMORE AVE</b>	<b>CLAYMORE AVE</b>	<b>20782</b>
Quercus coccinea	3600 GALLATIN ST	NO DATA	20782

Quercus bicolor	3319 GUMWOOD DR	GUMWOOD DR	20782
Quercus bicolor	3319 GUMWOOD DR	GUMWOOD DR	20782
Tilia americana	3511 HAMILTON ST	GALLATIN ST	20782
Carpinus caroliniana	4012 INGRAHAM ST	INGRAHAM ST	20781
Quercus bicolor	2806 JAMESTOWN RD	29TH AVE	20782
Quercus coccinea	2806 JAMESTOWN RD	29TH AVE	20782
Nyssa sylvatica "Wildfire"	5623 JAMESTOWN RD	NO DATA	20782
Quercus bicolor	3403 JEFFERSON ST	JEFFERSON ST	20782
Cercis candaensis	3708 JEFFERSON ST		20782
Tilia americana	3711 JEFFERSON ST		20781
Cercis candaensis	3800 JEFFERSON ST	NO DATA	20781
Ostrya virginiana	4103 KENNEDY ST	KENNEDY ST	20781
Nyssa sylvatica "Wildfire"	4107 KENNEDY ST	KENNEDY ST	20781
Cercis candaensis	3342 LANCER DR	LANCER DR	20782
Nyssa sylvatica "Wildfire"	3342 LANCER DR	LANCER DR	20782
<b>Cercis candaensis</b>	<b>3114 LANCER PL</b>		<b>20782</b>
Nyssa sylvatica "Wildfire"	3306 LANCER PL	NO DATA	20782
Ulmus americana "Jefferson"	3308 LANCER PL	JAMESTOWN RD	20782
Quercus phellos	3501 LONGFELLOW ST	LONGFELLOW ST	20782
Ulmus americana "Jefferson"	3505 LONGFELLOW ST	NO DATA	20782
Ulmus americana "Jefferson"	3805 LONGFELLOW ST	LONGFELLOW ST	20781
Tilia americana	4103 LONGFELLOW ST	LONGFELLOW ST	
Nyssa sylvatica "Wildfire"	3115 MADISON ST	MADISON ST	20782
Quercus phellos	3117 MADISON ST		20782
Tilia americana	3301 MADISON ST	NO DATA	20782
Quercus coccinea	3917 OGLETHORPE ST	OGLETHORPE ST	20782
Quercus phellos	4101 OGLETHORPE ST	OGLETHORPE ST	20782
Cercis candaensis	4104 OGLETHORPE ST	OGLETHORPE ST	20782
<b>Cercis candaensis</b>	<b>4413 Oliver ST</b>	<b>NO DATA</b>	<b>20782</b>
Princess"	6001 QUEENS CHAPEL RD	OGLETHORPE ST	20782
<b>Cercis candaensis</b>	<b>6001 QUEENS CHAPEL RD</b>	<b>OGLETHORPE ST</b>	<b>20782</b>
Cercis candaensis	<del>7600</del> <b>7502</b> WELLS BLVD	NO DATA	20783
<b>Ostrya virginiana</b>	<del>7600</del> <b>7502</b> <b>WELLS BLVD</b>	<b>WELLS BLVD</b>	<b>20783</b>
Nyssa sylvatica "Wildfire"	7202 WELLS PKY	WELLS PKY	20782





# PROPOSAL

Bill To Name City of Hyattsville

Created Date 9/1/2020

Re: Hyattsville tree procurement

Contact Name Dawn Taft

Prepared by Robert Shaut

Email [dtaft@hyattsville.org](mailto:dtaft@hyattsville.org)

Email [rshaut@caseytrees.org](mailto:rshaut@caseytrees.org)

Phone 3018529790

Phone 3016332339

Product	Line Item Description	Quantity	Sales Price	Total Price
Tree Planting	Amelanchier x grandiflora 1.25"	3.00	\$100.00	\$300.00
Tree Planting	Ostrya virginiana 1.5"	6.00	\$100.00	\$600.00
Tree Planting	Carpinus caroliniana 2"	3.00	\$125.00	\$375.00
Tree Planting	Cornus florida 1.50"	3.00	\$100.00	\$300.00
Tree Planting	Celtis occidentalis 2.5"	2.00	\$150.00	\$300.00
Tree Planting	Cercis canadensis 2"	20.00	\$125.00	\$2,500.00
Tree Planting	Nyssa sylvatica 2"	12.00	\$125.00	\$1,500.00
Tree Planting	Quercus spp 2"	17.00	\$125.00	\$2,125.00
Tree Planting	Ulmus americana 1.5"	4.00	\$100.00	\$400.00
Tree Planting	Tilia americana 1.5"	6.00	\$100.00	\$600.00

Total Price \$9,000.00

Grand Total \$9,000.00

Description Species, quantities, and caliper subject to slight deviation upon purchase



# CLEAR RIDGE NURSERY, INC.

## Proposal

**BILLING ADDRESS:** 217 Clear Ridge Road

**SHIPPING ADDRESS:** 3400 Lowman Lane

Union Bridge, MD 21791

DATE	Proposal #
6/19/2020	14841

### NAME / ADDRESS

City of Hyattsville  
Dawn Taft  
4310 Gallatin Street  
Hyattsville, MD 20781

We are MBE / DBE certified (MD, DE, VA, WV, NJ, PA)  
Contact us for more information.

PROJECT	EM 6/19/20	ACCOUNT #
---------	------------	-----------

This is NOT an order. Availability will depend on when an order is placed. Material not listed are not available.  
Clear Ridge Nursery, Inc's Terms & Conditions apply to any material placed as an order. If you have any questions,  
Please feel free to contact us at 410-775-7700.

QTY	SIZE	DESCRIPTION	COST	TOTAL
	7-gal. 8-9', 1"cal. <i>Small</i>	Autumn Brilliance' Serviceberry (Amelanchier x grandiflora 'Autumn Brilliance')	57.50	57.50T
3	15-gal., 7-9', 1.25"cal.	American hornbeam (Carpinus caroliniana)	80.00	240.00T
14	15-gal., 7-10', 1.25-1.75"cal.	Eastern redbud (Cercis canadensis)	95.00	1,330.00T
3	15-gal., 5-6', 1"cal.	'Appalachian Snow' Flowering Dogwood (Cornus florida)	80.00	240.00T
12	15-gal. 7-8' 1.25"cal.	Black gum (Nyssa sylvatica)	80.00	960.00T
3	15-gal. 8-9', 1.25"cal.	Okame Cherry (Prunus x incamp 'Okame')	80.00	240.00T
6	15-gal., 7-8', 1.25"cal.	Yoshino Cherry (Prunus x yedoensis)	80.00	480.00T
7	15-gal., 6-8', 1.25"cal.	Swamp white oak (Quercus bicolor)	80.00	560.00T
4	25-gal., 10-11', 1.75-2"cal.	Scarlet oak (Quercus coccinea)	135.00	540.00T
6	15-gal., 8-9', 1.25"cal.	Willow oak (Quercus phellos)	80.00	480.00T
6	25-gal., 10', 2-2.5"cal.	'Redmond' American Linden (Tilia americana)	135.00	810.00T
		'Redmond' SUB for: American Linden		
4	15-gal., 10', 1.25-1.5"cal.	Princeton' American Elm (Ulmus americana) SUB	80.00	320.00T
		for: Ulmas americana		
		Sales Tax	0.00%	0.00
68	<i>No Hopbarn beam &gt; 8 short</i> <i>No Hac berry</i>			
TERMS	REP	Ship Date	FOB	TOTAL
C.O.D.	TJH	Fall 2020	Clear Ridge	\$6,257.50
				This estimate is valid for 30 days.

Call me if you have any questions.

Phone # 4107757700 Fax # 410-848-5806



# American Native Plants

## Quote

PO Box 246  
Chase, MD. 21027  
Phone 410-529-0552  
Fax 410-529-3883

Nursery Location:  
7620 Marshy Point Rd  
Middle River MD  
21220

Date	Quote #
6/19/2020	16709

Email: sales@americannativeplants.com

Name / Address		Ship To	
City of Hyattsville Dawn Taft			
Terms	FOB	Cust. Phone/ Fax	Project
VISA/MC			
Description	Qty	Cost	Total
Current Availability			
Understory			
Carpinus caroliniana-Hornbeam: #15	5	115.00	575.00T
Magnolia virginiana-Sweetbay Magnolia: #15	10	95.00	950.00T
***Quantity on hand, subject to field count			
***Understory plants are substitutions for Amelanchier canadensis #15, Cercis canadensis #15, Cornus florida #15, and Ostrya virginiana #15			
Overstory			
Nyssa sylvatica-Black Gum: #15	14	95.00	1,330.00T
Quercus phellos- Willow Oak: #15	6	115.00	690.00T
Acer rubrum-Red Maple: #15	18	95.00	1,710.00T
Quercus alba-White Oak: #15	5	115.00	575.00T
Quercus palustris-Pin Oak: #15	18	115.00	2,070.00T
***Quantity on hand, subject to field count			
***Overstory plants are substitutions for Celtis occidentalis #15, Quercus bicolor #15, Quercus coccinea #15, Tilia americana #15, Ulmus americana #15			
Lots of Substitution			
QUOTE validity is 14 days. AVAILABILITY subject to prior sale		Sales Tax (6.0%)	\$474.00
		Total	\$8,374.00

# 2020 Tree ReLEAF Grant Supporting Documents

## Item 7

## Itemized Tree Budget

Quantity	Species	Size (height)	Type	Cost/ Tree	Grant Request	Total Cost
3	Amelanchier x grandiflora	5.5-8'	1.25	100	300	\$300.00
6	Ostrya virginiana	5.5-8'	1.5	100	600	\$600.00
3	Carpinus caroliniana	5.5-8'	2	125	375	\$375.00
3	Cornus florida	5.5-8'	2	100	300	\$300.00
2	Celtis occidentalis	5.5-8'	2.5	150	300	\$300.00
20	Cercis canadensis	5.5-8'	2	125	2500	\$2,500.00
12	Nyssa sylvatica	5.5-8'	2	125	1500	\$1,500.00
17	Quercus coccinea/phellos	5.5-8'	2	125	2125	\$2,125.00
4	Ulmus americana	5.5-8'	1.5	100	400	\$400.00
6	Tilia americana	5.5-8'	1.5	100	600	\$600.00
		5.5-8'				
76	Total Trees			\$ 1,150.00	\$ 9,000.00	\$9,000.00

**Item 8**

**Itemized Volunteer Budget**

Service	Number of Volunteers	Hours	Match
Tree Planting	2	105	2625
First Year Maintenance	2	140	3500
Total	4	245	\$6,125.00

**Item 9**

**Itemized Budget**

ITEM	QUANTITY	COST PER	GRANT	Match	Total Cost	Comments
Trees	76		\$9,000.00		\$9,000.00	
Planting, mulch, deer protection	76	\$192.63		\$14,639.88	\$14,639.88	includes installation of Tree diaper under mulch
						Tree diapers will assist with additional watering needs
Tree Diapers	76	\$23.00		\$1,748.00	\$1,748.00	inspection of trees in Spring and Fall for 2 years
Volunteer hours	76	\$25.00		\$1,900.00	\$1,900.00	
Total			\$9,000.00	\$18,287.88	\$27,287.88	



# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-142-FY21

11/16/2020

10.h)

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Submitted by: Candace B. Hollingsworth  
Submitting Department: Legislative  
Agenda Section: Consent

**Item Title:**

**Implementing Participatory Budgeting**

**Suggested Action:**

I move that the Mayor and Council establish an ad hoc advisory committee to develop recommendations for a plan to establish a participatory budgeting process beginning with the FY23 budget.

**Summary Background:**

Participatory Budgeting is a process whereby residents are given authority over the spending of a portion of a municipal budget. Since 2015, the City of Hyattsville has increased engagement with residents in the development of the city's budget with strategies that mirror those common to participatory budgeting. This will establish a working group responsible for providing recommendations to the Mayor and Council for enacting participatory budgeting beginning with the FY23 budget.

The ad hoc advisory committee shall consist of at least one member of each of the city's existing committees (including the Teen Activity Center) and up to two (2) Hyattsville residents who are not currently sitting on a City board, task force, or committee. In the event a committee is unable to select a representative to serve on the ad hoc committee, that position may be vacant or filled with an additional unaffiliated, Hyattsville resident. To ensure diversity and equity in representation (gender, ability, race/ethnic, geographical, etc.), the committee may, with the Council's approval, solicit additional members to achieve balance. The committee may conduct such activities as necessary to obtain input to inform their recommendations. Costs for such activities shall not exceed \$2,500.

The recommendations must be presented to the Mayor and Council no later than June 30, 2021. The recommendations shall be considered and adopted-partially or in full-by the Mayor and Council no later than September 30, 2021.

**Next Steps:**

Council discussion.

**Fiscal Impact:**

No fiscal impact for FY21.

**City Administrator Comments:**

The staff welcomes comments and suggestions from residents who are interested in the budgeting process and willing to provide recommendations on engaging the community. Expanded engagement will improve our decision making and help us allocate scarce taxpayer dollars to services, programs and facilities that impact the community's quality of life. In the past, we have used surveys, workshops, meetings, the planning process and online queries to identify community needs. All have yielded some helpful feedback, but we are hopeful that the ad hoc committee will have new and creative ideas to improve outreach and engagement.

**Community Engagement:**

Meetings of the ad hoc committee will be open to the public.

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A





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## Agenda Item Report

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**File #:** HCC-144-FY21

11/16/2020

10.i)

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Submitted by: Laura Reams  
Submitting Department: City Clerk  
Agenda Section: Consent

**Item Title:**

**FY21 Budget Amendment - Acceptance of Donation from Toyota of Bowie**

**Suggested Action:**

I move that the Mayor and Council accept and appropriate \$9,000 from Toyota of Bowie to support food drive initiatives in the City.

**Summary Background:**

A representative from Toyota of Bowie will address Council during the City Administrator Update to provide background information on the donation. The donation is intended to support food drive initiatives in the City.

**Next Steps:**

Accept and appropriate the funds.

**Fiscal Impact:**

\$9,000

**City Administrator Comments:**

Recommend Support.

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

**Legal Review Required?**

N/A



# City of Hyattsville

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(301) 985-5000  
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## Agenda Item Report

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**File #:** HCC-136-FY21

11/16/2020

11.a)

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Submitted by: Hal Metzler  
Submitting Department: Public Works  
Agenda Section: Consent

**Item Title:**

**Municipal Building: First Floor Entry Renovation**

**Suggested Action:**

I move that the Mayor and Council authorize the City Administrator to enter into a design/build agreement with Keller Construction Management for the renovation of the first-floor entryway at 4310 Gallatin Street at a cost not to exceed \$200,000. The contract agreement authorization is subject to the legal review and approval by the City Attorney.

**Summary Background:**

In response to the Coronavirus pandemic, City staff has evaluated the physical space and well as operational updates and other changes to make public spaces more resistant to the spread of the Coronavirus and other bacteria and viruses. One option studied by staff was to create a reception area on the first floor. This reception area would allow the majority of residents to come and conduct their business with the City without having to enter the building or be exposed to staff workspaces. In addition space would be created for residents to talk with staff members on the first floor without having to enter office spaces.

**Next Steps:**

Award the contract and begin construction.

**Fiscal Impact:**

NTE \$200,000

**City Administrator Comments:**

Recommend Support.

**Community Engagement:**

A first-floor reception is not only safer from a public health standpoint, it also is a more customer friendly building design.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

Pending



November 4, 2020

Sent via e-mail to: [hmetzler@hyattsville.org](mailto:hmetzler@hyattsville.org)

Hal Metzler, Project Manager  
City of Hyattsville  
4633 Arundel Place  
Hyattsville, MD 20781

RE: Design-Build Proposal for Hyattsville City Building Renovations  
4310 Gallatin Street Hyattsville, Maryland 20781

Mr. Metzler,

Following our recent correspondence and site visit walk with Department of Public Works, Keller Construction Management, a Division of Keller Brothers, Inc. is pleased to submit this proposal for design-build services for the aforementioned project. The design-build services will include the necessary professional architecture and engineering services to obtain the necessary permits and to bid to trade subcontractors. The design-build services will continue with construction services to deliver the anticipated building modifications.

### **Project Description and Background**

The City of Hyattsville desires to modify a portion of the first floor of the City Administration Building located at 4310 Gallatin Street in Hyattsville. Our team understands that the City wants to add a walk-up transaction window(s) at the exterior wall of the existing Multipurpose Conference Room and create a secure transaction office where the City can continue to serve the public and conduct business since the building has been closed during the ongoing COVID-19 pandemic. The designated funds for the project have to be either spent or otherwise allocated by December 15, 2020. This presents a challenge in that there is insufficient time to 1) obtain permits from Prince Georges County Department of Permits & Inspections (DPIE) before the construction needs to be completed and 2) longer lead items for the transaction windows themselves and wood doors will be delivered and installed after the December 15, 2020 date. This proposal assumes the construction will start upon receiving an NTP from the City and that a sufficient amount of the work will be completed by December 15, 2020. Concurrently, the permit drawings will be prepared and a building permit application submitted to DPIE. The City and the design-builder understand that the building permit process will be a request for DPIE to retroactively grant permit approval for the construction.

A concept sketch dated November 4, 2020 is included as an exhibit to this proposal and serves to illustrate the scope of the project. The existing Multipurpose Room is dividable by folding panel partitions. One of the folding partitions will be demolished and a new stud-framed drywall partition with a double door will be constructed in its place as well as another adjacent wall with a single door to create the new transaction office. Two (2) transaction service windows with drawers will be cut-into the existing exterior masonry wall including lintels and subsequent brick repair. A new built-in millwork transaction counter will be installed under the transaction windows inside the transaction office. The electrical work will include modification of existing lighting and controls, power and data, and fire alarm to accommodate the new office. The existing wireless ADA door operator and camera/intercom devices at the exterior wall will need to be relocated where the new transaction windows are located. The plumbing work will be limited to fire protection (sprinkler) modifications. The mechanical HVAC work will include modifications for ventilation and airflow for the new spaces and relocation of thermostat if required. The new interior spaces will include some new acoustical ceilings and salvage / reuse of some existing acoustical ceilings at the interfaces. New flooring will be VCT to coordinate with the existing VCT and painting of the new interior spaces.

### **Scope of Services**

The design-build services will include professional architecture and structural, mechanical, plumbing, and electrical engineering services to obtain the necessary permits and to bid to trade subcontractors. As noted above, the permits will be applied for retroactively because the funds for the project need to be exhausted by December 15, 2020. Therefore, the design and construction work need to be sufficiently complete by this date. Immediately upon receiving an NTP, the design team will generate bid drawings for the design-builder to solicit trade subcontractor bids. Concurrently, the design team will submit a building permit application to DPIE. The design team will hold a single (1) virtual meeting with the Owner to confirm the design. Construction services will



commence upon receipt of the NTP and on-boarding of subcontractors. The demolition, general carpentry work, masonry, electrical, and mechanical work are expected to be sufficiently complete by December 15, 2020. The transaction windows and wood doors have a 4-6 week lead time and will be installed after this date. The transaction windows are proposed to be 24x38 Level 1 bullet-resistant glazing (9mm / small caliber), clear anodized aluminum frame, with stainless steel passive speak-thru and transaction drawer.

#### **Qualifications, Exclusions:**

1. Notice of Award / Notice to Proceed issued by November 10, 2020
2. Construction work will be sufficiently complete and roughed-in by December 15, 2020
3. All invoicing to Owner will be complete by December 15, 2020
4. Design will be based on the attached modification concept plan dated November 4, 2020
5. Transaction windows are proposed to be 24x38 Level 1 bullet-resistant glazing (9mm / small caliber), clear anodized aluminum frame, with stainless steel passive speak-thru and transaction drawer.
6. A separate demolition permit will NOT be required
7. Due to time constraints, the project will be designed and constructed prior to DPIE approval of Building Permit
8. Building Permit fees and application costs are excluded
9. All design deliverables will be via PDF format
10. Specifications will be on the drawings. No spec "book"
11. Architect and Engineer CA phase services are excluded
12. Proposal assumes no prevailing wage scale requirements
13. Proposal assumes no MBE requirements
14. Proposal assumes no LEED or other sustainable design requirements
15. General Conditions exclude temporary toilets, temporary water, and temporary utilities consumption with the assumption that the Design-builder and use the Owner's facilities and utilities during construction
16. Contractor will have unrestricted access to the work area
17. Working hours are 6:00am – 3:30pm M-F
18. Weekend and evening work hours are excluded
19. Proposal assumes no modifications to the existing HVAC equipment. Scope limited to diffuser relocations.
20. HVAC rebalancing is excluded
21. FAAP relocation is by Owner as noted during site visit
22. Proposal assumes no modifications to the existing Security System or Intrusion Detection System. Design-builder will coordinate with the Owner's security, low-volt Vendor any necessary work on these systems.
23. Proposal assumes no new electric service upgrade or circuit modifications
24. Signage is excluded, Owner will provide signage
25. 3<sup>rd</sup> party Testing and Inspections and laboratory services are excluded
26. Hazardous materials surveys and abatement is excluded

#### **Allowances:**

The following Allowances have been included in the total proposal lump sum amount. These Allowances are to cover potential costs for items that are unknown at this time. Any unused funds remaining in these Allowances may be returned to the Owner. Costs the exceed these Allowances will be addressed as a change to the Contract.

1. \$3,500 Additional Permit Allowance is included and will be used to cover additional permit costs such as permit expeditor services, additional design work, additional code reviews, permit revisions, resubmissions, etc. if the DPIE permit process is not an efficiently direct process
2. \$10,000 Unforeseen Conditions Allowance to cover unforeseen conditions not reasonably identified during the design-build team's site visit
3. \$1,000 Window Treatment Allowance for blinds and shades



### Design-Build Team Members

Our proposed Design-Build Team members as follows:

- |                                  |                                 |
|----------------------------------|---------------------------------|
| • Design-Builder                 | Keller Construction Management  |
| • Architect                      | RRMM Architects                 |
| • Structural Engineer            | RRMM Architects                 |
| • MEP Engineer                   | Greenman-Pedersen, Inc. (GPI)   |
| • Permit Expeditor / Peer Review | Sheladia Associates (if needed) |

### Fee

Comprehensive Lump-Sum Design-Build Fee inclusive of Professional Design Services, Allowances (as listed), General Conditions, Subcontractor Costs (trade work), Construction Fee, P&P Bond, Insurance, Overhead & Profit

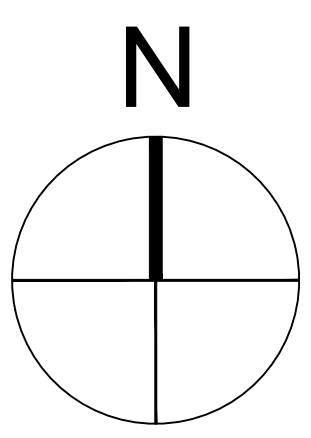
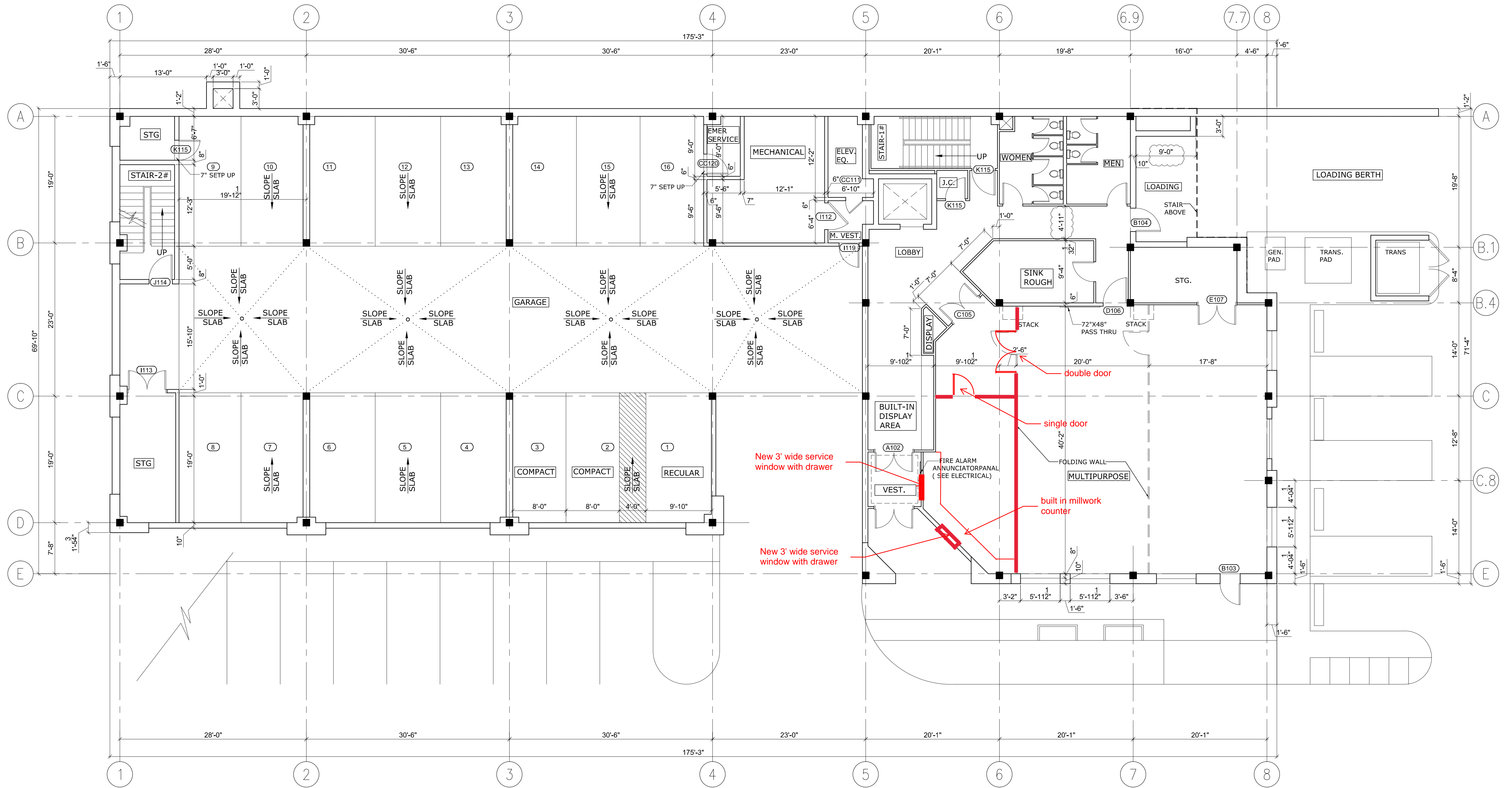
Total Design-Build Fee Proposal: **\$180,500**

Keller appreciates the opportunity to work with the City of Hyattsville on this exciting project. Please feel free to contact me if you have any questions or require additional information to assist in your review of this proposal. I can be reached directly at 240-405-2145 or by email at [dtremblay@kellerbrothers.com](mailto:dtremblay@kellerbrothers.com).

Respectfully,

A handwritten signature in black ink, appearing to read 'David Tremblay'.

David Tremblay  
Project Development Manager  
**Keller Construction Management**



CITY OF  
HYATTSVILLE  
ADMINISTRATION BUILDING

SHEET TITLE:  
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

SHEET:  
**A**  
**2.1**





# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-139-FY21

11/16/2020

11.b)

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Submitted by: At the Request of the City Administrator  
Submitting Department: Community & Economic Development  
Agenda Section: Action

**Item Title:**

Zoning Variance Request V-30-20 - 3545 Madison Place, Hyattsville

**Suggested Action:**

I move that the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals stating the City of Hyattsville, at this time, is not in support for Variance Request V-30-20, Variances of 5 feet front yard depth and a waiver of the parking area location requirement for the subject property 3545 Madison Place, Hyattsville. The correspondence shall communicate that the City encourages the applicant to resubmit its applications with revisions demonstrating coordination with the adjacent property and design to reduce the amount of impervious surface created on the property.

**Summary Background:**

The applicant has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate existing conditions (front and side yard) and to obtain a building permit for a proposed driveway. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(e)(Table IV) states each lot shall have a front yard at least 25 feet in depth.
- Section 27-120.01(c) prescribes that no parking space, parking area or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling.

**Next Steps:**

No additional action is required at this time.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Staff has several concerns regarding this variance request which have been summarized below:

- As a single-family attached home, input from the resident sharing this property is crucial. However, the adjoining neighboring property is currently vacant and on the market.
- The proposed driveway would be in direct conflict with the driveway apron of the neighboring property to the left (as seen in Figure 1).
- In addition, due to the grade of the property, a retaining wall will likely be required to accommodate a driveway, as noted by the surveyor. If this is the case, further coordination will need to be conducted with the impacted neighboring property.
- The amount of impervious surface created by the proposed driveway and the existing walkway (~70%) is well above what is granted through a variance request. Calculations can be found in Figure 2, within the attached



memorandum.

**Community Engagement:**

The subject property has been posted per the requirements of the Board of Zoning Appeals.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



# Memo

To: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development

From: Kate Powers, City Planner

CC: Tracey Nicholson, City Administrator

Date: November 10, 2020

Re: Zoning Variance Request V-30-20 – 3545 Madison Place, Hyattsville

Attachments: Application for Variance (Appeal No. V-30-20)  
City of Hyattsville Variance Policy

---

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-30-20, for the property located at 3545 Madison Place, Hyattsville, MD, 20782.

## **Summary of Variance Conditions:**

The applicant, Silvia Llanos, has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate existing conditions (front and side yard) and to obtain a building permit for a proposed driveway. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(e)(Table IV) states each lot shall have a front yard at least 25 feet in depth.
- Section 27-120.01(c) prescribes that no parking space, parking area or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling.

Variances of 5 feet front yard depth and a waiver of the parking area location requirement are being requested.

The property is within the R-20 Property Zone (One-Family Triple-Attached Residential), the City of Hyattsville Ward 4, and Residential Parking Zone 9B. The subject property is a single-family attached dwelling. The applicant is proposing a driveway in the front yard on the left side of the dwelling. The proposed location of the driveway can be seen in red on Figure 1.



*Figure 2. Photo of Subject Property, 3545 Madison Place, Hyattsville*

Staff has several concerns regarding this variance request which have been summarized below:

- As a single-family attached home, input from the resident sharing this property is crucial. However, the adjoining neighboring property is currently vacant and on the market.
- The proposed driveway would be in direct conflict with the driveway apron of the neighboring property to the left (as seen in Figure 1).
- In addition, due to the grade of the property, a retaining wall will likely be required to accommodate a driveway, as noted by the surveyor. If this is the case, further coordination will need to be conducted with the impacted neighboring property.
- The amount of impervious surface created by the proposed driveway and the existing walkway (~70%) is well above what is granted through a variance request. Calculations can be found in Figure 2, below.

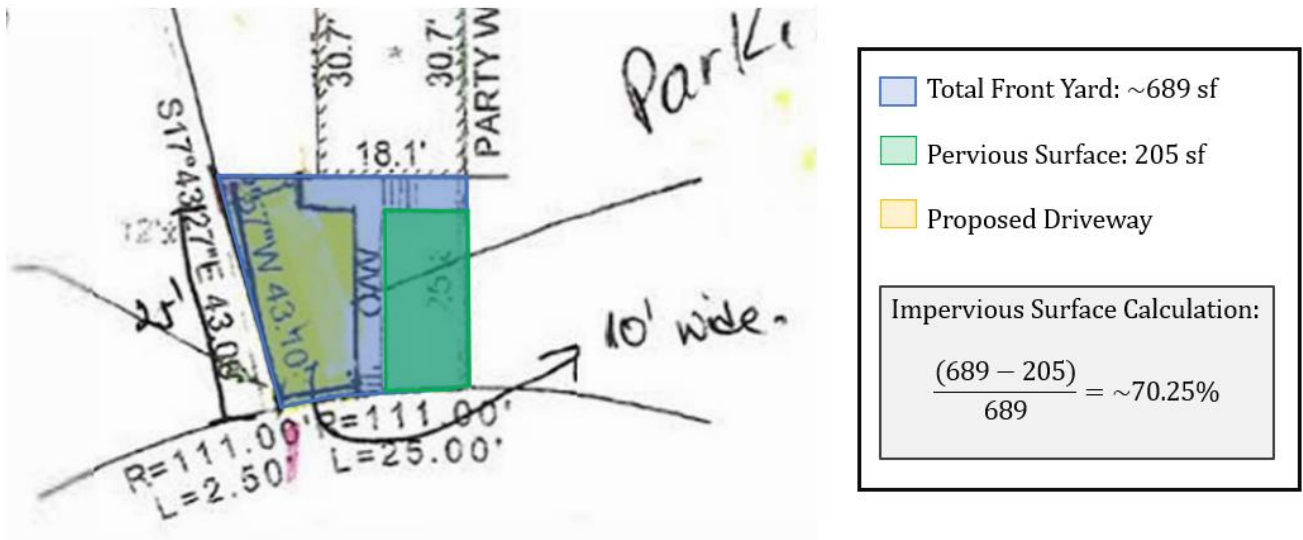


Figure 2. Impervious Surface Calculation

**Recommendation:**

Staff does not support the applicant's variance request as it is currently proposed. Staff recommends the applicant resubmit their variance request with the following potential modifications:

- Consider a two-strip driveway constructed with pavers to reduce the amount of impervious surface created on the property
- Delay your resubmission until input can be provided by the new adjoining neighbor
- Coordinate with the neighbor to the left of the property, as their existing driveway and apron will be impacted by the proposed driveway and potential retaining wall



# BOARD OF APPEALS

APPEAL NO V-30-20

## Zoning and Administrative

County Administration Building, Room L-200  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
(301) 952-3220

**(USE BLACK INK ONLY)**  
**PLEASE READ ALL INSTRUCTIONS**  
**BEFORE FILLING OUT APPLICATION**



Received Stamp

HEARING DATE Feb 20 2020

## APPLICATION FOR A VARIANCE

*(If variance is being applied for due to receipt of a Violation Notice, a copy of the notice is required.)*

For assistance in completing questions below, see corresponding paragraphs on *Instructions to Applicants*, which is designed to help you fill out this form.

Owner(s) of Property Silvia Llanos  
(as shown on deed)  
Address of Owner(s) 3545 Madison Place  
City Hyattsville State MD Zip Code 20782  
Telephone Number (home) \_\_\_\_\_ (cell) 204470745 (work) \_\_\_\_\_  
E-mail address: Silvia.cse2005@yahoo.com

### Location and Legal Description of the Property involved:

Street Address 3545 Madison Place  
City Hyattsville  
Lot(s) 47 (PART) Block B Parcel \_\_\_\_\_  
Subdivision Name WOOD HAVOR

### Professional Service:

► Engineer ► Contractor ► Architect: (if different from above): (circle one)

Name: NO Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

### Attorney representing applicant: (If applicable)

Name: NO Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

Association Name(s) & Address(es) (Homeowners/Citizens/Civic and/or Community):

Name: NO

Address: \_\_\_\_\_

Municipality (Incorporated City/Town)

Name Hyattsville

What will be or has been constructed on the property which has required a variance? \_\_\_\_\_

Proposed driveway 45 x 14

Has a Violation Notice / Stop Work Order /Correction Notice been issued to the Property Owner regarding this property?

No Yes \_\_\_\_\_ Date Issued: \_\_\_\_\_ Violation Notice No. # \_\_\_\_\_

Inspector's Name: \_\_\_\_\_

Do you need the services of a foreign language interpreter at your hearing? (\$30.00 fee required)

Yes \_\_\_\_\_ No X Foreign Language: \_\_\_\_\_

Signature of Owner/Attorney

Silvia Llanos

Printed Name

**IMPORTANT:**

Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing.

Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-229 through 27-234 of the County Zoning Ordinance and/or the Board's website at <http://pgccouncil.us/>.

**\*\*\*FOR OFFICE USE ONLY\*\*\***

Filing Fee Paid: \$ 200.<sup>00</sup>

CK/M.O. # 26035937177

By: SILVIA LIANGS  
3545 MADISON PI  
HYATTSVILLE 20782

Sign Posting Fee Paid: \$ 30.<sup>00</sup>

CK/M.O. # 26035937190

By: SAME  
 \_\_\_\_\_  
 \_\_\_\_\_

Translation Services: \$ \_\_\_\_\_

CK/M.O. # \_\_\_\_\_

By: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Re-advertisement: \$ \_\_\_\_\_

CK/M.O. # \_\_\_\_\_

By: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Zone:	
Overlay Zone:	
Previous Activity: I.e.: Variance, PB Action,	
Violation Notice #: Yes <input type="radio"/> No <input type="radio"/>	

Variance(s) required:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



ADDRESS: 3545 MADISON PLACE  
HYATTSVILLE, MD 20782

# LOCATION DRAWING

- 3:1 Maximum Slope Allowed On Residential Property
- 7% Maximum Parking Pad Slope and 12.5% Maximum Driveway Slope
- 2.5% Minimum Slope Required On Yard or Lawn Areas. 10" in 10' Minimum Slope of Pad Away From Building is Required

Approved for Soils, Grading and Drainage

By: (Signature)

1-17-20

Date

Permit #:

2476 2020-20

Note - Retaining Wall may be needed on one side of the Driveway pad. If the height is more than 2 feet Separate permit Required.

5.25.13

14643-2012

Driveway Apron used permit to be given Municipalities.

PART OF LOT 47  
SAVING & EXCEPTING  
53.73 SF±

## NOTES:

1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THIS LOCATION DRAWING IS NOT TO BE USED FOR BUILDING OF FENCES OR OTHER IMPROVEMENTS.
3. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
4. LEVEL OF ACCURACY IS ±.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.

EXH. #

2

V-30-20

## APPLIED CIVIL ENGINEERING

2470 ANNAPOLES ROAD, SUITE 414  
LARGO, MD 20708  
PHONE 301-459-5982  
FAX 301-459-5974  
APPLIED CIVIL AC309 VERIZON NET

## LOCATION DRAWING

WOOD MANOR

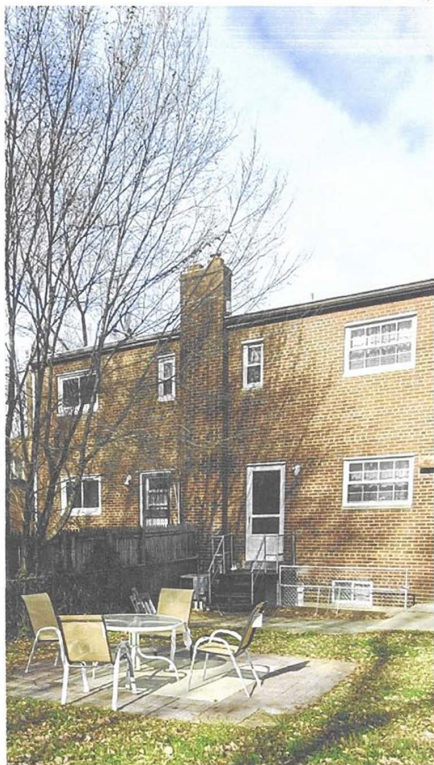
PART OF LOT 47 BLOCK B  
BOOK 22633 PAGE 79  
PLAT BOOK 23062

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: 5/21/12

264

**A**

**EXH. #** **4(A&B)**  
**V-30-30**

**B**



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772  
TELEPHONE (301) 952-3220

## NOTICE OF VIRTUAL HEARING

Date: October 20, 2020

Petitioner: Silvia Llanos

Appeal No.: V-30-20

Hearing Date: WEDNESDAY, NOVEMBER 4, 2020 AT 6:00 P.M. EVENING

Place: Virtual Hearing

Appeal has been made to this Board for permission to validate existing conditions (front yard and side yard) and obtain a building permit for the proposed driveway on R-20 Zoned (One-Family Triple-Attached Residential) on property known as part of Lot 47, Block B, Wood Manor Subdivision, being 3545 Madison Place, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

The specific violation resides in the fact that Zoning Ordinance Section 27-442(c)(Table IV) prescribes that each lot shall have a front yard at least 25 feet in depth. Section 27-120.01(c) prescribes that no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling. Variances of 5 feet front yard depth and a waiver of the parking area location requirement are requested.

Virtual hearing on this Appeal is set for the time and place stated above. Petitioner, or counsel representing Petitioner, should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel, licensed to practice in the State of Maryland, at any hearing before the Board. Any non-attorney representative present at the hearing on behalf of the Petitioner (or any other person or entity) shall not be permitted to advocate.

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board. In order to give verbal testimony during the virtual hearing, you must register with the Board of Appeals at least 5 days prior to the virtual hearing. Please call 301-952-3220 to register or visit the Board's website to register. No additional speakers will be allowed to give testimony unless registered with the Board. Please also visit the Board of Appeals website for Virtual Hearing Instructions and procedures at <http://pgccouncil.us/BOA>

If inclement weather exists on hearing date, please contact the office to ascertain if hearing is still scheduled.

BOARD OF ZONING APPEALS

By:

Barbara J. Stone  
Administrator

cc: Petitioner  
Adjoining Property Owners

EXH. # 11  
V-30-267

V-30-20  
SILVIA LLANOS  
3545 MADISON PLACE  
HYATTSVILLE MD 20782

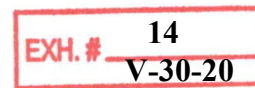
V-30-20  
GEORGE LUNDBERG REVOC TRUST  
5801 36TH AVENUE  
HYATTSVILLE MD 20782

V-30-20  
ROBERT & SANDRA PAYNE BOONE  
3516 MADISON PLACE  
HYATTSVILLE MD 20782

V-30-20  
JORGE W & REBECCA BAYES  
3543 MADISON PLACE  
HYATTSVILLE MD 20782

V-30-20  
ANGEL GARCIA  
3546 MADISON STREET  
HYATTSVILLE MD 20782

V-30-20  
CITY OF HYATTSVILLE  
ECONOMIC REVIEW  
4310 GALLATIN STREET  
HYATTSVILLE MD 20781





## *City of Hyattsville Zoning Variance Policy Statement and Variance Process –*

The Mayor and Council adopted the following City of Hyattsville Policy and Process for Zoning Variance Requests: City of Hyattsville Zoning Variance Policy Statement:

The City of Hyattsville affirms the role of the Prince George's County Planning Board zoning authority and "the purposes, intent, standards and design criteria set forth in the Zoning Ordinance and appropriate County policies."

The City of Hyattsville affirms the current zoning policy within the City limits and as a matter of policy does not support zoning variances as a normal business practice.

The City's support of a zoning variance ordinarily be granted only after the Mayor and City Council acknowledge that the granting of a variance:

1. remedies a unique situation that zoning did not anticipate;
2. remedies that which creates a significant hardship on the property-owner that can be documented and clearly demonstrated;
3. will result in benefits to the residents and improve the quality of the environment of the City.

Citizens requesting such support shall submit:

1. current plat of site with all existing conditions;
2. photos of all existing site conditions;
3. scale plans and elevations of existing conditions and proposed changes
4. narrative description of the proposed changes, specifics of the zoning variance requirements and an explanation of how the zoning variance request responds to:
  - a. a unique situation that zoning did not anticipate;
  - b. a significant hardship on the property owner
  - c. benefits to the residents and improve the environment of the City

The City shall as a matter of policy provide letters of support for residents to document a "non conforming lot" as part of the normal permitting process for projects complying with all other aspects of zoning regulations, unless the matter at hand is the certification of a non-conforming use on a non-conforming lot. The standard for the support of the certification of a non-conforming use on a non-conforming lot would revert to the instant aforementioned requirements for City support of a zoning variance.

The City will not support variance requests for additional lot coverage when the intention of the request is to add off-street parking on the lot, except in extraordinary circumstances

### City of Hyattsville Zoning Variance Process

Requests for zoning variances shall be processed by the Office of Code Enforcement and reviewed by the staff for technical issues. The Office of Code Enforcement shall determine if the request complies with all of the requirements of City of Hyattsville Zoning Variance Policy or to document a "non conforming lot". The Supervisor shall then issue a report for the City Administrator citing one of the following "Actions":

- A. The request for the City's support of the zoning variance does not comply with City's policy, Do Not Recommend Approval
- B. The request for the City's support of the zoning variance does comply with City's policy, Recommend Approval - Zoning Variance
- C. The request for the City's support of the zoning variance does comply with City's policy for "non conforming lots", Recommend Approval - Non Conforming Lot

The City Administrator shall review the Office of Code Enforcement Supervisor's Report and determine which of the following actions is applicable and execute accordingly:

- A. Do Not Recommend Approval - The City Administrator shall draft a letter detailing the City's opposition for the proposed request for a zoning variance for the Mayor's consideration and signature. The City letter opposing the proposed request for a zoning variance shall be placed on the Consent Items Agenda for approval by the City Council.
- B. Recommend Approval - Zoning Variance - The City Administrator shall forward the Office of Code Enforcement Supervisor's Report for the proposed request for a zoning variance to the (Planning Committee for review and comment along with any other City staff comments) the Mayor and City Council for action.
- C. Recommend Approval - Non Conforming Lot - The City Administrator shall draft a letter detailing the City's support for the proposed request for a zoning variance for a "non conforming lot" to the Mayor for his review and signature. The City letter supporting the proposed request for a zoning variance shall be placed on the Consent Items Agenda for approval by the City Council.

**Adopted by the Mayor and Council on February 13, 2006**

**Amended by the Mayor and Council on October 3, 2011**





# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-143-FY21

11/16/2020

12.a)

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Submitted by: At the Request of the City Administrator  
Submitting Department: Community & Economic Development  
Agenda Section: Discussion

**Item Title:**

**County Sectional Map Amendment (SMA): Clay Property Request for Support**

**Suggested Action:**

Discussion Only

**Summary Background:**

As part of the County Sectional Map Amendment, the Owner of the Clay Property will be requesting a modification to the zoning of the subject property from RSF-95 (*Residential, Single-Family-95*) to RSF-A (*Residential, Single-Family-Attached*), which would allow for a potential townhouse development west of Bridle Path Lane. The Clay Property consists of 12.87 acres of undeveloped land and is located at the northern end of Dean Drive and west of Bridle Path Lane, Hyattsville.

The Owner has requested the City Council's support of the Owner's requested application of the RSF-A zone to the Clay Property.

It is at Council's discretion whether to support, oppose, or remain neutral towards the Clay Property zoning modification request. City Staff will testify on City Council's behalf regarding this issue at the rescheduled District Council and Prince George's County Planning Board Joint Public Hearing.

**Next Steps:**

The applicant will be presented to the Planning Committee on Tuesday, November 17, 2020.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

No comments at this time.

**Community Engagement:**

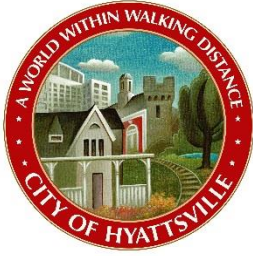
The owner's representative conducted a community meeting with Ward 3 representatives Councilmember Suiter and Councilmember Simasek on May 29, 2020. The owner's representative is scheduled to present to the Hyattsville Planning Committee on November 17, 2020.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A



# Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development  
Kate Powers, City Planner

Date: November 12, 2020

Re: Owner's Request for Support – Zoning Modification of Clay Property

Attachments: Request for Support – Letter to City Council from applicant's attorney  
May 28, 2020 Public Meeting – Zoom Q&A  
May 28, 2020 Public Meeting – Zoom Chat  
Guide to Zoning Categories (Current Zoning)  
RSF-95 Information (Forthcoming CMA Zoning)  
RSF-A Information (Forthcoming CMA Zoning)

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The purpose of this memorandum is to provide the City Council with information regarding the zoning modification request for the "Clay Property" located at the northern end of Dean Drive and west of Bridle Path Lane.

## Project Summary

- The Owner of the Clay Property will be requesting a modification to the zoning of the subject property from RSF-95 (*Residential, Single-Family-95*) to RSF-A (*Residential, Single-Family-Attached*), which would allow for a potential townhouse development west of Bridle Path Lane.
- The Owner has requested the City's support of the Owner's requested application of the RSF-A zone to the Clay Property.
- It is at Council's discretion whether to support, oppose, or remain neutral towards the Clay Property zoning modification request. City Staff will testify on City Council's behalf regarding this issue at the rescheduled District Council and Prince George's County Planning Board Joint Public Hearing.

## Existing Conditions

The Clay Property consists of 12.87 acres of undeveloped land and is located at the northern end of Dean Drive and west of Bridle Path Lane. The location can be seen in red on the map in Figure 1 below.



**Figure 1. Clay Property Location**

The property is currently zoned R-80. As per the M-NCPPC Guide to Zoning Categories, R-80 is described as the following:

*One-Family Detached Residential - Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.*

<i>Standard lot size:</i>	<i>9,500 sq. ft.</i>
<i>Maximum dwelling units per net acre:</i>	<i>4.5</i>
<i>Estimated average dwelling units per acre:</i>	<i>3.4</i>

M-NCPPC is currently in the process of a zoning ordinance rewrite which will apply new zones to properties in the County. The proposed zoning for the Clay Property as part of this rewrite is RSF-95. This new zoning category is described as follows:

*Residential, Single-Family-95 (RSF-95) Zone*

*The purposes of the Residential, Single-Family-95 (RSF-95) Zone are:*

- a. To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;*
- b. To facilitate the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles;*
- c. To encourage the preservation of trees and open spaces; and*
- d. To prevent soil erosion and stream valley flooding.*

<b>Standard</b>	<b>Single-Family Detached Dwelling</b>	<b>Other Uses</b>
<i>Density max. (dwelling units/acre)</i>	<i>4.58</i>	<i>No requirement</i>
<i>Net lot area, min. (sf)</i>	<i>9,500</i>	<i>9,500</i>
<i>Principal structure height, max. (ft)</i>	<i>40</i>	<i>40</i>

As part of the *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment ("TDDP")*, the Clay Property exists within a Transit District Overlay (T-D-O) Zone. Transit District Overlay Zones are intended to ensure that development in a designated district meets the goals established in its Transit District Development Plan. Transit Districts are often designated in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides.

Furthermore, the Clay Property is within the Neighborhood Edge area of the Prince George's Plaza Regional Transit District as defined by *Plan 2035 Prince George's* and the TDDP. The Neighborhood Edge is "a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential neighborhoods. A mix of housing types— including townhouses and single-family detached homes—broadens the Transit District's appeal to current and future residents. Wide tree-lined sidewalks, parks, and public open spaces, including a new greenway, connect residents to schools, public facilities, the Northwest Stream Valley Park, and other amenities" (pg. 70, TDDP). The property's location within the Neighborhood Edge Character Area can be seen in red in **Figure 2** below.



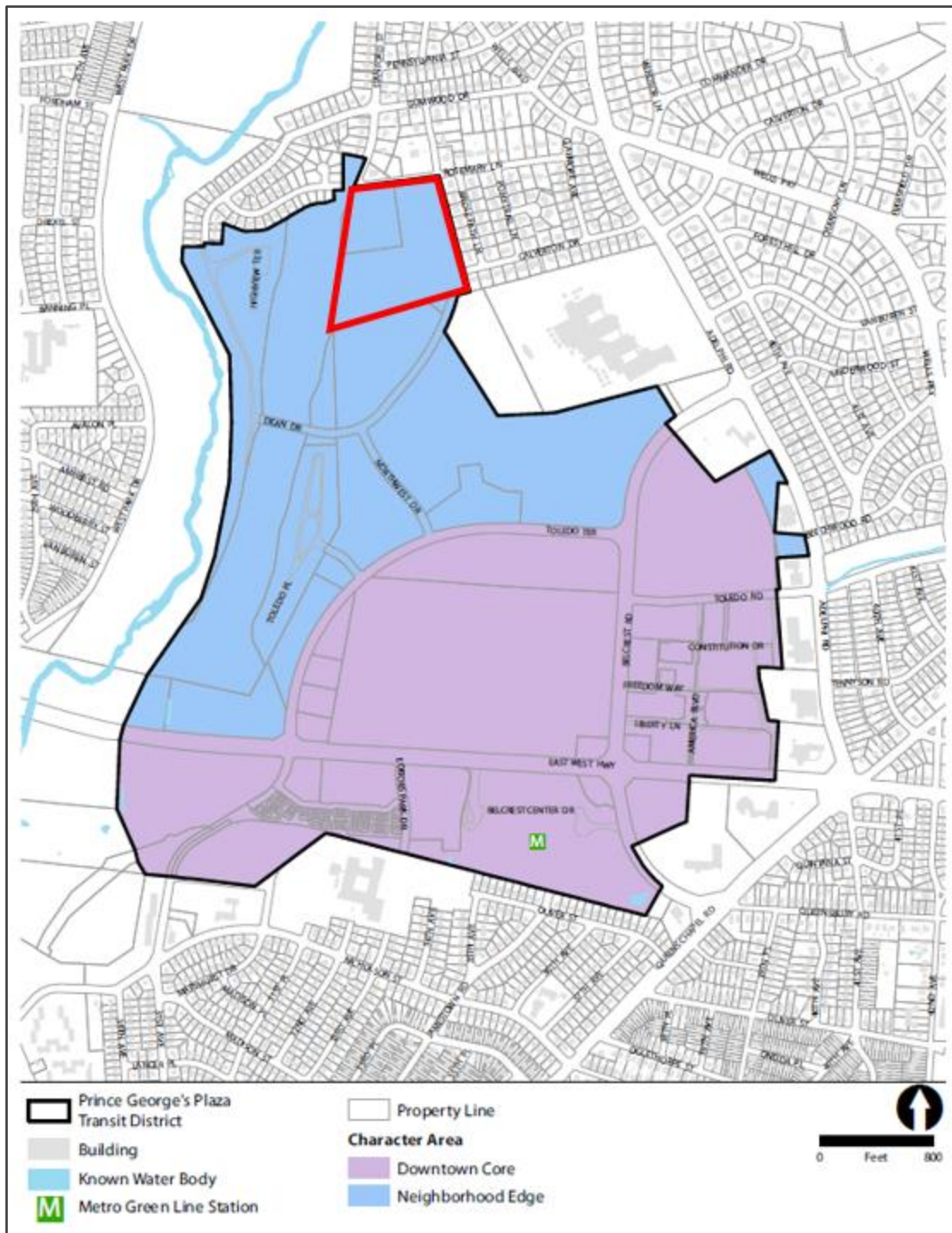


Figure 2. TDDP Character Areas Map

## Modification Requested

As stated above, the new zoning of the subject property through the Prince George's Countywide Map Amendment ("CMA") will be RSF-95 (*Residential, Single-Family-95*). The owner of the Clay Property intends to request a modification of this zoning to RSF-A.

The RSF-A zone is described as follows:

### *Residential, Single-Family-Attached (RSF-A) Zone*

*The purposes of the Residential, Single-Family-Attached (RSF-A) Zone are:*

- A. To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;*
- B. To provide development that is respectful of the natural features of the land; and*
- C. To provide development that is compatible with surrounding lands.*

<b>Standard</b>	<b>Single-Family Detached Dwelling</b>	<b>Two-Family Dwelling</b>	<b>Three- Family Dwelling</b>	<b>Townhouse Dwelling</b>	<b>Other Uses</b>
<i>Density max. (dwelling units/acre)</i>	8.70	32.66	12.44	16.33	No Requirement
<i>Net lot area, min. (sf)</i>	5,000	No Requirement	No Requirement	No Requirement	6,500
<i>Principal structure height, max. (ft)</i>	40	50	40	50	40

The Owner is requesting this modification in part to allow for a wider range of residential uses on the property, which include single-family detached, townhouse, three-family, and two-family units (while prohibiting multifamily units). They believe this new zoning will make the property more compatible with the applicable recommendations of the *Speak Up HVL: the 2017-2021 Community Sustainability Plan*, the *2018 Hyattsville Transportation Study*, the *Plan 2035 Prince George's*, and the TDDP.

The Owner has not prepared a detailed site plan application, however representatives on behalf of the owner have stated it intends to propose the development of the Clay Property with a townhouse community at a density and with a character like what has been approved on the Landy Property. This type of development would not be permitted by-right in an RSF-95 zone. The proximity of the Clay Property (in red) and the Landy Property (in yellow) can be seen in Figure 3 below.



Figure 3. Proximity of Clay Property and Landy Property

The Owner intends to proffer the following conditions\* of approval as part of this future project:

- Ten percent (10%) of the density in the Proposed Development will be moderately priced;
- There will be a fifty (50) foot-wide buffer along the eastern property line, running parallel to Bridle Path Lane, to ensure compatibility with the existing single-family homes to the east;
- There will be a one hundred fifty (150) foot-wide buffer from Rosemary Lane to ensure compatibility with Hitching Post Hill, a Historic Site, which faces the Clay Property across Rosemary Lane to the north;
- The development on the Clay Property will not include multifamily units; and
- The inclusion of a multi-use path connecting Calverton Drive to Dean Drive as recommended in the City's Transportation Plan.

***\*Staff would like to note that supporting the modified zoning of this property does not require approval of the owner's proposed development or accompanying conditions. Like all other development projects, a proposed project on the Clay Property will be required to go through the***



***conceptual site plan, preliminary plan of subdivision, and detailed site plan process before approval.***

Additionally, the Owner has discussed a land swap in connection with the subject property involving land that was donated to the Parks Department by the Owner in December 2005. This land swap could result in the Parks Department's creation of two new parks on the Clay Property as recommended in the TDDP.

**Community Outreach**

Councilmembers Suiter and Simasek hosted a public meeting via Zoom on May 28, 2020 to provide information to residents as well as create an opportunity for residents to ask questions of the applicant. Approximately 40 individuals attended this meeting.

Public comments and concerns included:

- What documents regarding this request are available to the public?
- How much of the forested land will remain? How will its reduction effect existing wildlife habitat and environmental conditions? Can some mature trees be preserved? Will stormwater be impacted?
- Higher-density development near transit in the area will create a smaller environmental footprint.
- How will this project affect property value? Will taxes be impacted?
- How many residential units are expected? How much additional traffic will be created?
- What is the proposed density of the project?
- How will the community benefit from this proposal?
- What kind of buffer can residents expect between existing properties and any new residential units? Will it be existing trees or created through new landscaping? Who would own and manage this land?
- How will parking be managed?
- What is the timeline for construction/development?
- Why can't the Owner construct a project under the zoning proposed by the County?

Full chat and Q&A from the meeting are attached for reference.

**Timeline**

The District Council and Prince George's County Planning Board Joint Public Hearing on the proposed Countywide Map Amendment has recently been postponed from its original November 19, 2020 date.

The public hearing is part of a process leading to the approval of a new zoning map, thereby implementing the zones contained in the new Zoning Ordinance for Prince George's County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018.

A new date has not yet been selected, but Staff believes the rescheduled meeting is unlikely to occur during this calendar year.

Before the rescheduled Joint Public Hearing, the Council may decide whether it supports, opposes, or remains neutral towards the Clay Property zoning modification request. This item will return for discussion

on December 7, 2020 and action on December 21, 2020. City Staff will testify on City Council's behalf regarding their decision at the rescheduled Joint Public Hearing early next year.

DRAFT

**Christopher L. Hatcher**  
Attorney  
301-657-0153  
[clhatcher@lercheearly.com](mailto:clhatcher@lercheearly.com)

May 15 2020

Mayor Candace B. Hollingsworth  
City of Hyattsville  
4310 Gallatin Street,  
Hyattsville, MD 20781

Re: Clay Property – Request for Support

Dear Mayor Hollingsworth:

Lerch, Early & Brewer, Chtd., represents Diane K. Blumberg, Jodi Sue Blumberg, Samuel Harold Blumberg and Jacob Seth Blumberg (collectively, “**Owner**”), who own certain real property located within the City of Hyattsville that is commonly known as the “Clay Property.” The Clay Property consists of 12.87 acres of land and is generally located at the northern end of Dean Drive and west of Bridle Path Lane. The Owner plans to request that, as a part of the Countywide Sectional Map Amendment (“**CMA**”), the RSF-A (Residential Single Family – Attached) zone be applied to the Clay Property and that, concurrently, an amendment to the new zoning ordinance be approved that provides that the Transit District Standards in the *Approved Prince George’s Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (the “**TDDP**”) will be the development regulations that will apply to the Clay Property. The Owner respectfully requests the City of Hyattsville’s support in this endeavor.

By way of background, the Clay Property is currently zoned R-80 and Transit District Overlay (“**T-D-O**”) Zone. Additionally, the Clay Property is within the Neighborhood Edge area of the Prince George’s Plaza Regional Transit District as defined by *Plan 2035 Prince George’s* and further refined by the TDDP. Without intervention, the CMA process will result in the Property being zoned RSF-95 (Residential Single Family – 95).

As opposed to the RSF-95 zone, the RSF-A zone, which the Owner intends to request, permits a wide range of residential uses, including single-family detached, townhouse, three-family, and two-family units (while prohibiting multifamily units) making it more compatible with the applicable recommendations of the *Speak Up HVL: the 2017-2021 Community Sustainability Plan* (“**Sustainability Plan**”), the *2018 Hyattsville Transportation Study* (“**Transportation Plan**”), the *Plan 2035 Prince George’s* and the TDDP (collectively, “**Plans**”).

### **Proposed Development**

The Owner intends to propose the development of the Clay Property with a townhouse community (“the **Proposed Development**”) at a density and with a character similar to what has been approved, with the support of the City of Hyattsville, on the Landy Property. [A Landy Property-type development is not permitted in the RSF-95 zone.]

As conditions of approval for the Proposed Development the Owner intends to propose that : (a) ten percent (10%) of the density in the Proposed Development will be moderately priced; (b) there will be a fifty (50) foot-wide buffer along the eastern property line, running parallel to Bridle Path Lane, to ensure compatibility with the existing single family homes to the east; (c) there will be a one hundred fifty (150) foot-wide buffer from Rosemary Lane to ensure compatibility with Hitching Post Hill, a Historic Site, which faces the Clay Property across Rosemary Lane to the north; and (d) the development on the Clay Property will not include multifamily units. Collectively, these measures will not only serve to meet the growing housing needs of the City of Hyattsville (particularly, the need for moderately priced housing), but will also ensure compatibility with the existing single-family houses which abut the Clay Property to the east.

In addition to the above, the Owner intends to propose the inclusion of a multi-use path connecting Calverton Drive to Dean Drive. This non-motorized connection is recommended in the Transportation Plan. (*See* Transportation Plan p.35). Per the Transportation Plan, this connection will “improve connectivity between the University Hills neighborhood and amenities in the Prince George’s Plaza area, such as the Metro Station and the Mall at Prince George’s.” (Transportation Plan p.35).

Please also be aware that the Owner and the Parks Department of the Maryland-National Capital Park and Planning Commission (“**Parks Department**”) have discussed a land swap in connection with the Proposed Development involving land that was donated to the Parks Department by the Owner in December 2005. This land swap could result in the Parks Department’s creation of two new parks on the Clay Property as recommended in the TDDP.

### **Furtherance of the Plans**

The RSF-A zone is more consistent with applicable land use and housing recommendations of the Plans than the RSF-95 zone. Moreover, the RSF-A zone will implement several important goals of the Plans.

The key goals of the Sustainability Plan include: “[to] encourage high density, mixed use development around Metro Stations”, “[to] work to ensure that there is a diversity of affordable housing options” and “[to] rebrand and actively market the Prince George’s Plaza area as a modern destination for commerce, living, dining, and entertainment.” (Sustainability Plan at pgs.21 and 30). Given its location near the Prince George’s Plaza Metro Station, the Clay Property’s development at a higher density would implement the key goals of the Sustainability Plan, while a single-family detached residential development under the RSF-95 zone would not.

The following points illustrate the foregoing analysis. First, a Landy Property-type community on the Clay Property will bring new residents within a short distance of the Prince George’s Plaza Metro Station in accordance with the transit oriented development goals of the Sustainability Plan. Second, the Owner’s proposal to require ten percent (10%) of the density proposed on the Clay Property to be moderately priced units will address the housing affordability goals of the Sustainability Plan. Finally, the community proposed on the Clay Property will

Mayor Candace B. Hollingsworth

May 15, 2020

Page | 3

provide the non-motorized connection between Dean Drive and Calverton Drive specifically recommended in the Transportation Plan. (Transportation Plan at p.35).

### **Conclusion**

Application of the RSF-A zone will allow the Clay Property to be developed at a density and with a unit type which will meet the goals and recommendations of the Sustainability Plan, Transportation Plan and other applicable County plans and in a manner beneficial to the City of Hyattsville while remaining sensitive to surrounding properties. Accordingly, the Owner respectfully requests the City's support of the Owner's requested application of the RSF-A zone to the Clay Property and the adoption of the amendment of the development regulations discussed above.

Respectfully submitted,

LERCH, EARLY & BREWER, CHTD.



Christopher L. Hatcher

cc: Jim Chandler

Webinar ID  
952 8750 6243

#### Question

Are there any documents for download and perusal besides the two in the original email?

If we sent questions to the board email address, will they be addressed in this forum?

Is this being recorded?

I believe so

Who is speaking at the moment?

1) How long is construction planned for?

I ask for the length of time concerning noise pollution

2) With the forest area belonging to dozens of deer, fox, racoon, turkey, and various types of birds to include cardinals, what does the city plan to do about giving them a new home?

Please don't forget, while you are making homes for some, you are taking away the houses of many others

3) Is it expected the forest will be completely gone? How much will remain? Will the quiet surrounding area be a thing of the past?

I ask if now is a good time to put the house on the market

4) What is expected of the surrounding property value, do you expect an increase or decrease? Or unchanged, especially if affordable housing plans to be built?

I ask to see if now is a good time to sell

5) How much will this development cost the city and how much does it expect in returns?

I ask for the community, if we all can expect to see an increase in taxes due to this project

SEE THE BOX ON THE TOP LEFT.....IT SHOWS WHO IS SPEAKING.....

CORRECTION.....TOP RIGHT

6) How much is the property worth, is it for sale? Could the community buy it to prevent development?

I ask if an increase in property tax help prevent the development as a buy back to the area?

7) How many apartments are expected? Thus, how much additional traffic will this community see?

This will be important to note for the community, the increase of cars in the area and thus increase in time needed to arrive to work on time

How certain is the swap of 4-acre donated property to MNCPPC by Mr. Blumberg?

Can we see the satellite view power point slide again?

What is proposed or considered density? Is a rezone being pursued?

The last attempt for land swap seemed contingent on a rezone from R-80 to R-20. Since it remained R-80, the land swap seemed to quieted. Is this same I'm not sure I saw the letter being discussed. The drawing says detached.

Mark just answered the question...

Swapping is absolutely the worst idea, that will ruin my property.

can we see the slide that showed the Landy property, too.

The University Hills area community has been faced with this proposed development for a number of years. Can the developer comment on how our community would fit in?  
Comment.....In my opinion.....the single family detached homes in the 50 foot buffer behind the current single family detached homes would be a good fit  
Does that 150 ft "buffer" go all the way to intersection of Rosemary & Stanford or is that being considered for "Swap"?



18:57:45 From MARSHALL MARSHALL : HELLO NEVERYBODY.....

18:57:57 From Ben Simasek to All panelists : Hi Everyone, thank you for joining

18:58:02 From Aaron Kazer to All panelists : Good evening all

18:58:15 From Jim Menasian to All panelists : Can the moderator see the total number of ppl logging in tonight?

18:58:23 From Randy Fletcher to All panelists : Hello everyone. Thanks for taking time for this.

18:58:33 From City of Hyattsville - Committees to All panelists : Question in Q&A from Peter Burkholder: Are there any documents for download and perusal besides the two in the original email?

.

18:58:42 From Ben Simasek to All panelists : yes, we can see. right now it's 26 in total, including presenters

18:58:48 From Mark Ferguson to Jim Menasian and all panelists : Jim, I (a co-host) can.

18:59:23 From Jim Menasian to All panelists : Great. Thank you. At the end of the evening, could you post that number, please?

18:59:31 From City of Hyattsville - Committees to Jim Menasian and all panelists : Jim, I hope all is well with you. The answer is yes.

19:00:03 From Ben Simasek to All panelists : Jim, will we stay off video? that's fine with me, just wondering.

19:00:05 From City of Hyattsville - Committees to Tom Wright and all panelists : Hey Tom, it's Jim Chandler. Hope all is well with you.

19:00:19 From Ben Simasek to All panelists : are we ready to start?

19:00:49 From Tom Wright to All panelists : Hey Jim. Yes all is well. --Tom

19:01:33 From Carrianna Suiter to All panelists : I'm ready to start whenever, and I think the city signaled the same as well earlier in the chat

19:01:44 From Peter Burkholder to All panelists : Is this being recorded?

19:01:46 From City of Hyattsville - Committees to All panelists : Panelists, if you are going to be speaking, I think you should turn on your video.

19:02:11 From City of Hyattsville - Committees to All panelists : Carrianna & Ben, once you announce the meeting is being recorded, I will start recording.

19:02:22 From Ben Simasek to All panelists : I think we are currently unable. I am trying, but it says you cannot start your video because the host has stopped it

19:02:24 From Barbara Dunn to All panelists : Is someone talking. I just hear crackling noise.

19:02:25 From Mark Ferguson to All panelists : I actually can't figure out how to turn on my video

19:02:36 From Mark Ferguson to All panelists : With my screen shared, I don't see the button

19:04:17 From Peter Burkholder to All panelists : How many people are attending?

19:04:47 From Mark Ferguson to Peter Burkholder and all panelists : I see 34 attendees and 6 panelists

19:10:08 From Peter Burkholder to All panelists : What's the zone of the Landy Property? RSF-A?

19:11:18 From Ben Simasek to Peter Burkholder and all panelists : R-20 under the old zoning categories. That will translate to RSF-A with the update.

19:15:12 From Alyson Reed : What is the definition of a public right of way?

19:16:20 From City of Hyattsville - Committees : Definition of Public ROW, per Prince George's County Zoning Code: (16)Right-of-Way. Any land area which has been dedicated to public use by a plat of subdivision or other instrument recorded in the land records of the County; also, any land area deeded to or acquired by the County for road or transportation purposes; also, any land area which has been conveyed to a public agency by easement for public use for road or transportation purposes; also, any land area which has been declared by competent authority to be a public right-of-way through use or through prescriptive usage in accordance with Maryland law; also, any land area along a County-maintained road which falls within the traveled way or the actively maintained shoulders and side ditches of the County-maintained road. With respect to a private road conforming to this Code, any land area contained in an easement or private right-of-way recorded in the land records of the County for ingress and egress, access, or terms of similar meaning. With respect

19:16:44 From City of Hyattsville - Committees :  
[https://library.municode.com/md/prince\\_george's\\_county/codes/code\\_of\\_ordinances?nodeId=PTIITI17PULOLAPRGECOMA\\_SUBTITLE\\_23ROSI](https://library.municode.com/md/prince_george's_county/codes/code_of_ordinances?nodeId=PTIITI17PULOLAPRGECOMA_SUBTITLE_23ROSI)

19:17:58 From Peter Burkholder to All panelists : Would the buffer be the existing trees or new landscaping?

19:18:01 From Alyson Reed : So buildings can directly abut a residential road that is a PROW?

19:18:37 From Aaron Kazer to All panelists : Whos is your client?

19:19:30 From City of Hyattsville - Committees to Jim Menasian and all panelists : Jim, the high water mark on participants appears to be 39 total, with 6 panelists and 34 attendees.

19:19:41 From City of Hyattsville - Committees to Jim Menasian and all panelists : 40 total, one just came into the meeting.

19:21:11 From City of Hyattsville - Committees to Kate Powers(Privately) : Any chance that you can get on SDAT and see if they have an assessed value for the property?

19:24:12 From Peter Burkholder to All panelists : as Residents of Calverton and Bridle Path, we welcome bike and pedestrian access, but not auto.

19:24:21 From Ben Simasek to Aaron Kazer and all panelists : The owner of this property is the Blumberg family.

19:25:49 From Peter Burkholder to All panelists : How will we manage parking on Calverton for folks who don't want to drive the extra 1.5 miles around to Dean Drive?

19:27:21 From Jim Menasian to All panelists : What % of the Landy Prop designated for maderate income?

19:29:05 From Peter Burkholder to All panelists : What does "Access to Park" mean? Is MNPCC going to develop that as a park or is it just going to remain a mess of brambles?

19:29:26 From Sean Suntum to All panelists : Is there a timeline for development?

19:30:24 From Peter Burkholder to All panelists : Will RSF-A mean you can build up to 30+units per acre or can the agreement with the city legally bind you to a lower density?

19:30:50 From City of Hyattsville - Committees : The City of Hyattsville, alongside Enterprise Community Partners, will be hosting a virtual open house on Tuesday, June 9, 7 – 9 p.m., for residents to learn and provide feedback regarding the City's developing affordable housing strategy. To register in advance, please use the following link, [https://zoom.us/webinar/register/WN\\_jzt8zTQuQjOcTLDValBJsA](https://zoom.us/webinar/register/WN_jzt8zTQuQjOcTLDValBJsA). For questions, please email [kpowers@hyattsville.org](mailto:kpowers@hyattsville.org) or call (301) 985-5000.

19:31:28 From Jim Menasian to All panelists : Clay is about a mile from PG Mall, Landy is much closer. Doesn't it make sense for affordable property to be close to the Mall & Metro?

19:33:20 From Emily Palus : For the "buffer" along the Bridle Path properties, if it remained undeveloped, who would own and manage that land?

19:34:01 From Rozenn Boissay-Malaquin : But has the community a word to say about this, and in particular the destruction of these trees and the wild life in there?

19:35:02 From Peter Burkholder : It would make a great sledding hill!

19:35:45 From Alyson Reed : The issues surrounding this property have been raised repeatedly over the past two decades, and the preference of the immediate community is quite clear: to keep the existing zoning and boundaries. Why doesn't the owner just build the type of housing that is currently approved under the current zoning model and stop trying to constantly change the rules?

19:36:12 From Aaron Kazer to All panelists : How long is construction planned for?

19:36:56 From Peter Burkholder : I don't necessarily agree. In terms of carbon footprint, having higher density development nearer to transit is better environmentally than housing people farther from transit.,

19:38:36 From Aaron Kazer to All panelists : With the forest area belonging to dozens of deer, fox, racoon, turkey, and various types of birds to include cardinals, what does the city plan to do about giving them a new home?

19:39:58 From Peter Burkholder : The problem with the swap is that that corner is the only area that has trees older than 55 year (according to 1965 aerial photography). Can those mature trees be preserved if you develop that corner?

19:41:14 From Peter Burkholder : What happened with the slaughter of mature forest on the Landy property was borderline criminal.

19:41:38 From Aaron Kazer to All panelists : What is expected of the surrounding property value, do you expect an increase or decrease? Or unchanged, especially if affordable housing plans to be built?

19:42:31 From Alyson Reed : Agreed

19:42:41 From Aaron Kazer to All panelists : How much will this development cost the city and how much does it expect in returns?

I ask for the community, if we all can expect to see an increase in taxes due to this project

19:42:51 From Peter Burkholder : And why did you cut down the trees and leave it to weeds for the last 2 or 3 years? That's not exactly a trust-building exercise.

19:43:03 From Alyson Reed : Yup

19:43:44 From Aaron Kazer to All panelists : How much is the property worth, is it for sale? Could the community buy it to prevent development?

19:43:56 From Emily Palus : Perhaps don't assume that everyone who received information about the meeting tonight has read the letter the developer sent to the Mayor. Perhaps the basics of the proposal could be summarized.

19:44:19 From Rozenn Boissay-Malaquin : Yes please

19:44:20 From Peter Burkholder : Emily - good point.

19:44:22 From Ben Simasek to Emily Palus and all panelists : Thank you, Emily.

19:45:03 From Rosemary Alexander to All panelists : Emily, I've also never seen the letter.

19:45:29 From Sean Hughes : 7100 Bridle Path here. It would be a shame to not see the woods behind us anymore. One reason why I moved here.

19:45:51 From Aaron Kazer to All panelists : Like

19:46:04 From Rozenn Boissay-Malaquin : The same here. We love this area for the trees, the quiet place, and the wild life

19:47:34 From Peter Burkholder : Is the Clay property Hyattsville or unincorporated PGCounty?

19:48:09 From Ben Simasek : The Clay Property is part of incorporated Hyattsville

19:48:58 From Alyson Reed : What is the RFA zone?

19:49:11 From Ben Simasek : <https://pgccouncil.us/DocumentCenter/View/4056/Guide-to-Zoning-Categories->

19:49:33 From Aaron Kazer to All panelists : Has wildlife conservation been notified?

19:50:43 From Rozenn Boissay-Malaquin : Bye bye trees!

19:50:46 From Ben Simasek : Definition of RF-A zone being requested: Provides for a mix of residential types emphasizing attached dwellings such as townhouses, two-family attached, and threefamily attached homes in medium-density communities offering choices of residential types and price points.

19:50:47 From Ann Strickling to All panelists : Riverdale Park developers clear cut the entire property before building

19:51:02 From Alyson Reed : Requested but not approved, right?

19:51:03 From Emily Palus : Please say more about the zoning change being requested.

19:51:46 From City of Hyattsville - Committees to All panelists : The subject property is located within the incorporated limits of the City of Hyattsville.

19:52:54 From Alyson Reed : We never wanted to be part of any "downtown"

19:53:16 From Jim Menasian to All panelists : Amen.

19:53:34 From Julie Chawla-Kazer : WE DON'T NEED ANY MORE GROWTH.

19:53:37 From Sean Hughes : What is this "downtown" you speak of?

19:53:42 From Carrianna Suiter to All panelists : We will be sure to send both letters out to all of those that registered/attended for those who haven't seen it

19:53:45 From Rozenn Boissay-Malaquin : indeed

19:53:59 From Alyson Reed : Imaginary downtown

19:56:11 From Rozenn Boissay-Malaquin : nothings seems to be appropriate, except the trees...

19:56:17 From Emily Palus : Can you show a map that shows this neighborhood is on the edge of a downtown?

19:56:25 From City of Hyattsville - Committees to All panelists : Applicable zoning definitions are available in pages 4 and 5 of the zoning update: [http://zoningpgc.pgplanning.com/wp-content/uploads/2015/04/Guide-to-Zoning-Categories-1.7.2019\\_small.pdf](http://zoningpgc.pgplanning.com/wp-content/uploads/2015/04/Guide-to-Zoning-Categories-1.7.2019_small.pdf)

19:57:11 From Ben Simasek : <https://issuu.com/mncppc/docs/pgptddptdozma2016> Page 70 of the PG Plaza Transit district defines the character areas

19:57:30 From Ben Simasek : This property is in the "neighborhood edge" zone of the plan

19:57:30 From Emily Palus : Is there commercial properties included with the Landy property?

19:57:34 From Ben Simasek : The Neighborhood Edge is a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential neighborhoods. A mix of housing types—including townhouses and single-family detached homes—broadens the Transit District's appeal to current and future residents. Wide tree-lined sidewalks, parks, and public open spaces, including a new greenway, connect residents to schools, public facilities, the Northwest Stream Valley Park, and other amenities.

19:58:25 From Alyson Reed : Why can't they just build on their property under the current zoning and within the existing boundaries. Please answer. Thank you.

19:58:30 From Ben Simasek : Page 74 of the plan indicates this area's future land use is "residential low" density

19:58:34 From Emily Palus : Yes

19:58:56 From Peter Burkholder : This was lost in my flood of questions but — what about parking on Calverton?

19:59:12 From Ann Strickling to All panelists : How many units are in the Landy Property?

19:59:28 From Emily Palus : Regarding the SWM area - is that to be a pond?

19:59:41 From City of Hyattsville - Committees to All panelists : Prince George's Plaza TDDP Page 71 provides an outline of the TDDP and zones:  
<https://issuu.com/mncppc/docs/pgptddptdozma2016>

20:01:11 From City of Hyattsville - Committees to All panelists : PDF version of the Prince George's TDDP is available here:  
[http://mncppcapps.org/planning/publications/PDFs/328/PGP\\_2016\\_Chapter%203.pdf](http://mncppcapps.org/planning/publications/PDFs/328/PGP_2016_Chapter%203.pdf)

20:01:24 From Julie Chawla-Kazer : Does the wildlife get ANY protection?

20:01:41 From Rozenn Boissay-Malaquin : doesn't seem so...

20:01:51 From Emily Palus : We spent a lot of time meeting and discussing the proposed zoning change to allow townhome development leading to the 2015 decision to make single family. In 5 years, what changed? And to Alyson's repeated question, why not build to the current zoning?

20:02:01 From Alyson Reed : Why can't they just build on their property under the current zoning and within the existing boundaries. Please answer. Thank you.

20:06:28 From Alyson Reed : They have owned this land for 50+ years now and still have not built homes under the current zoning. Why not?

20:07:02 From Rosemary Alexander to All panelists : Alyson, I agree

20:08:02 From Beth Kara to All panelists : Whataboutism.

20:09:00 From Ben Simasek : Response to the question below on the # of units planned at Landy is 341. <https://www.hyattsville.org/739/Landy>

20:09:40 From Ann Strickling to All panelists : Planning should start before any building instead of jamming in a already established area

20:11:28 From Sean Hughes : Is that where the bamboo is?

20:12:15 From Rozenn Boissay-Malaquin : So even if it is very early in the process, can we have just an idea of schedule?

20:12:28 From Alyson Reed : The answer to my question is that it would not be profitable for them to build under the current zoning and boundaries and that is why they have not done so.

20:12:51 From MARSHALL MARSHALL to All panelists :  
U08uLi4uLkITIEUIE5PUK1BTCBUSEFUIEFMTCBUSEUgQVRURU5ERUVTIENBTK5PVCBTRUUGQUxMIFFVRV  
NUSU9OUyBBU0tFRD8uLi4u

20:13:08 From Aaron Kazer to All panelists : Can we expect property tax to increase, decrease, remain the same?

20:15:12 From Ben Simasek to Aaron Kazer and all panelists : That's a good question, but I think the answer would be contingent on too many factors at this point... Over the last decade, assessed property values in this area have been increasing, though the city hasn't raised the taxation rate since 2011, I believe? Someone else please correct me if I'm wrong about this.

20:15:24 From Emily Palus : The letter to the Mayor and Council - what is the City's action?

20:15:30 From Beth Kara to All panelists : The Community clearly does not want this. We have made our views clear many times in the past.

20:15:58 From Peter Burkholder : Alyson, Emily, Sean, Rozenn, Julie — thanks for all the great questions!

20:16:44 From Julie Chawla-Kazer : You're welcome. :)

20:16:50 From Rozenn Boissay-Malaquin : :)

20:17:18 From Sean Hughes : You are welcome Peter. Thanks for telling me about this last night.



**R-R:** Rural Residential - Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Standard lot size	- 20,000 sq. ft.
	- 15,000 sq. ft. if recorded prior to February 1, 1970
	10,000 sq. ft. if recorded prior to July 1, 1967
Maximum dwelling units per net acre	- 2.17
Estimated average dwelling units per acre	- 1.85

**R-80:** One-Family Detached Residential - Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.

Standard lot size	- 9,500 sq. ft.
Maximum dwelling units per net acre	- 4.5
Estimated average dwelling units per acre	- 3.4

**R-55:** One-Family Detached Residential - Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.

Standard lot sizes	- 6,500 sq. ft.
Maximum dwelling units per net acre	- 6.70
Estimated average dwelling units per acre	- 4.2

**R-35:** One-Family Semidetached, and Two-Family Detached, Residential - Provides generally for single-family attached development; allows two-family detached; Detailed Site Plan approval required for lots served by private rights-of-way.

Standard lot sizes	- 3,500 sq. ft. for one-family, semi-detached
	- 7,000 sq. ft. for two-family, detached
Maximum dwelling units per net acre	- 12.44
Estimated average dwelling units per acre	- 8.5

**R-20:** One-Family Triple-Attached Residential - Permits single-family detached, semidetached and triple-attached and townhouse development. Detailed Site Plan approval required for townhouses.

Standard lot sizes	- 3,200 sq. ft. for end lots
	- 2,000 sq. ft. for interior townhouse lots
Maximum triple-attached dwellings per net acre	- 16.33

## (c) Residential, Single-Family-95 (RSF-95) Zone

### (1) Purposes

The purposes of the Residential, Single-Family-95 (RSF-95) Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.





## (2) Intensity and Dimensional Standards

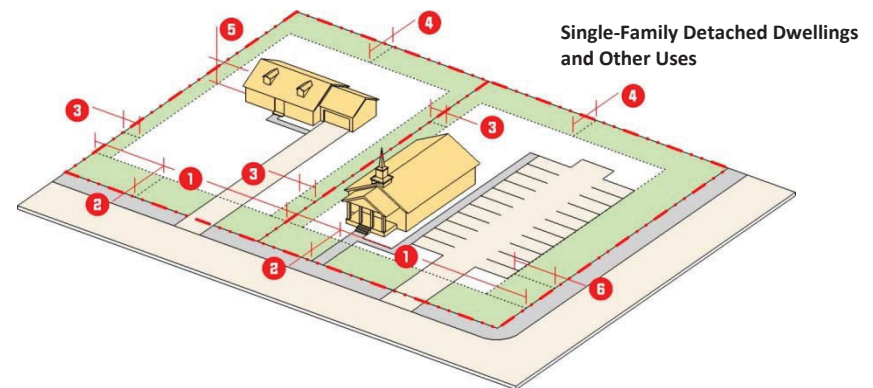
Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	4.58	No requirement
Net lot area, min. (sf)	9,500	9,500
1 Lot width, min. (ft)	75	75
Lot frontage (width) at front street line, min. (ft)	60	60
Lot coverage, max. (% of net lot area)	30	60
2 Front yard depth, min. (ft)	25	25
3 Side yard depth, min. (ft) [2]	8	8
4 Rear yard depth, min. (ft)	20	20
5 Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] On corner lot, min. side yard depth alongside street = 25 ft. 6

[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



## (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards

Part 27-4 Zones and Zone Regulations  
 Sec. 27-4200 Base Zones  
 27-4202 Residential Base Zones  
 27-4202(c) Residential, Single-Family-95 (RSF-95) Zone

Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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## (e) Residential, Single-Family-Attached (RSF-A) Zone

### (1) Purposes

The purposes of the Residential, Single-Family-Attached (RSF-A) Zone are:

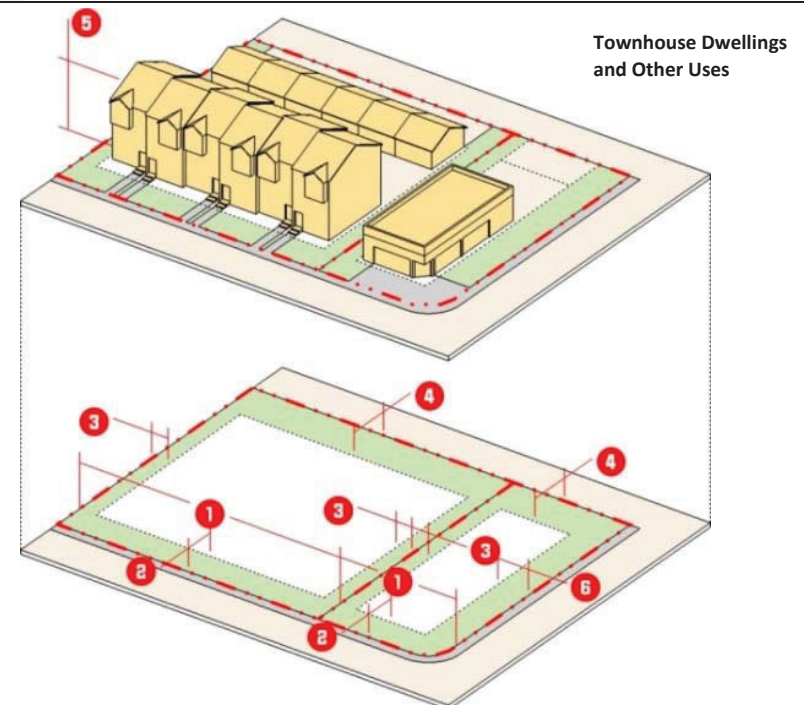
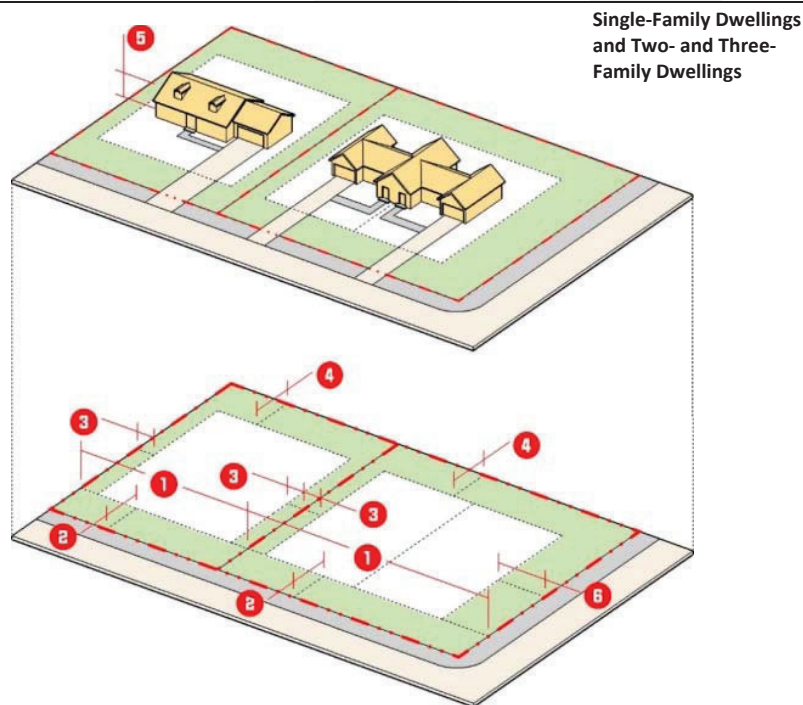
- (A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;
- (B) To provide development that is respectful of the natural features of the land; and
- (C) To provide development that is compatible with surrounding lands.



## (2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Other Uses
Density, max. (du/ac of net lot area)	8.70	32.66	12.44	16.33	No requirement
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	6,500
① Lot width, min. (ft)	50	60	40	20 [5]	45
Lot frontage (width) at front street line, min. (ft)	40	48	32	16	36
Lot coverage, max. (% of net lot area)	40	45 [2]	40 [2]	45 [2]	60
② Front yard depth, min. (ft)	15	15	15	15	15
③ Side yard depth, min. (ft) [3]	8	8 [4]	8 [4]	8 [4]	8
④ Rear yard depth, min. (ft)	20	20	20	20	20
⑤ Principal structure height, max. (ft)	40	50	40	50	40
Accessory structure height, max. (ft) [6]	25	25	25	25	25

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet  
 [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.  
 [2] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.  
 [3] On corner lot, min. side yard depth alongside street = 25 ft. ⑥  
 [4] Applicable to the buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.  
 [5] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.  
 [6] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception. Height may not exceed 2 stories.



### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	<b>Error! Reference source not found.</b> Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs





# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://www.hyattsville.org)

## Agenda Item Report

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**File #:** HCC-145-FY21

11/16/2020

14.a)

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Submitted by: Sean Corcoran

Submitting Department: City Clerk

Agenda Section: Community Notices and Meetings

**Item Title:**

**Main City Calendar November 17 - December 7, 2020**

**Suggested Action:**

N/A

**Summary Background:**

N/A

**Next Steps:**

N/A

**Fiscal Impact:**

N/A

**City Administrator Comments:**

N/A

**Community Engagement:**

N/A

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A

**City Calendar: November 17 – December 7, 2020**

*City Council meetings will continue as scheduled and will be accessible to the public through web stream and cable. Public comment will be accepted electronically, and participants can join the virtual meeting after registration. For more information visit: [hyattsville.org/meetings](https://hyattsville.org/meetings)*

**Board of Supervisors of Elections Meeting**

Tuesday, November 17<sup>th</sup> and Tuesday, December 1<sup>st</sup>, 4:00 PM (Virtual Meetings)

**Planning Committee Meeting**

Tuesday, November 17<sup>th</sup>, 7:30 PM (Virtual Meeting)

**Code Compliance Advisory Committee Meeting**

Wednesday, November 18<sup>th</sup> 7:00 PM (Virtual Meeting)

**Education Facilities Task Force Meeting**

Thursday, November 19<sup>th</sup> 7:00 PM (Virtual Meeting)

**Age-Friendly Hyattsville Work Group Meeting**

Friday, November 20<sup>th</sup> 11:00 AM (Virtual Meeting)

**Health, Wellness, and Recreation Advisory Committee Meeting**

Monday, November 23<sup>rd</sup> 7:00 PM (Virtual Meeting)

**Race and Equity Task Force Meeting**

Tuesday, November 24<sup>th</sup> 7:00 PM (Virtual Meeting)

**City Offices CLOSED: Thanksgiving**

Thursday, November 26<sup>th</sup> and Friday November 27<sup>th</sup>

City offices are closed Thursday, November 26, and Friday, November 27, for Thanksgiving. There will be no yard waste pick up on Monday, November 23<sup>rd</sup> Trash for the week will be picked up one day earlier, with the exception of Friday, in which trash will be picked up on the previous Wednesday. County recycling routes for Thursday and Friday are shifting to the following day, while the rest of the week remains the same.

**Education Advisory Committee Meeting**

Thursday, December 3<sup>rd</sup> 6:30 PM (Virtual Meeting)

**Shade Tree Board Meeting**

Friday, December 4<sup>th</sup> 1:30 PM (Virtual Meeting)

**City Council Meeting**

Monday, December 7<sup>th</sup> 7:00 PM (Virtual Meeting)

Main City Calendar: November 17 – December 7, 2020

All events scheduled for December 7, 2020 and beyond may still be subject to cancellation due to the COVID-19 emergency. For updated details on meetings and events, visit [hyattsville.org](http://hyattsville.org)

The following weekly program offerings and City events are canceled through Monday, December 7, 2020:

- Ageless Grace Exercise Classes
- Community Yoga
- Senior Bus Trips
- Police Ride-Alongs
- Invasive Plant Removals

The following services will be suspended or limited through Monday, December 7, 2020:

- Notary and Fingerprint Services
- Licensing and Permitting
- Call-a-Bus for Seniors Transportation Services will continue for essential trips only such as medical appointments and grocery store trips.
- Bulk Trash Pickup

The following services and activities will continue as scheduled:

- Police patrols and emergency response
- Solid waste, recycling, and compost collections
- Parking enforcement