



Prince George's County Comprehensive Housing Strategy

Public meeting #3

Laurel High School
Prince George's County, MD
April 11, 2018

Tonight's meeting

Prince George's County Comprehensive Housing Strategy

4/16/2018

- Brief presentation:
 - What is the Comprehensive Housing Strategy?
 - Snapshot of existing conditions
 - Proposed strategies

- Roundtable discussions

Project overview

Project overview:

Strategy development approach & timeline

Prince George's County Comprehensive Housing Strategy

4/16/2018



Comprehensive Housing Strategy

Phase 1

Existing & future conditions analysis
June 2017 – March 2018

Phase 2

Development of principles, goals, & targets
March 2018 – May 2018

Phase 3

Strategy development & delivery
May 2018 – September 2018

Ongoing public & stakeholder engagement
Ongoing

Project overview: *Outreach activities*

Prince George's County Comprehensive Housing Strategy

4/16/2018

- **How have we used feedback from past public meetings?**
 - Shared with County Council in January & April 2018.
 - Shaped our data findings & proposed strategies.
 - Provided the basis for the CHS' guiding principles.

- **How can you stay involved in this process?**
 - Host a discussion using the brand-new Communications Toolkit.
 - Follow the project on social media (@DHCDPG).
 - Stay up-to-date on the project via its webpage: mypgc.us/housingstrategy

Snapshot of existing conditions

Snapshot of existing housing conditions:

Key findings

Prince George's County Comprehensive Housing Strategy

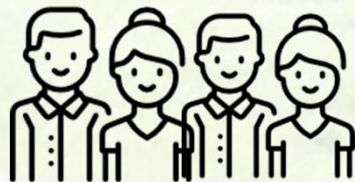
- Housing needs and preferences among Prince George's County residents are changing, shaped by demographic changes.
- The County may not offer enough housing options—for a range of income levels, preferences, and phases of life—to meet its existing and future housing needs.
- Some County residents cannot keep pace with rising housing costs.

Snapshot of existing housing conditions

Prince George's County Comprehensive Housing Strategy

- **Changing housing needs & preferences are shaped by:**
 - Aging residents
 - Rise in Hispanic households and immigrants
 - Fewer families, more unrelated persons living together
 - Smaller households
 - Limited growth in middle-income households

CHANGE IN TOTAL POPULATION



+3%

CHANGE IN PERSONS 65+ YEARS



+11%

Snapshot of existing housing conditions

Prince George's County Comprehensive Housing Strategy

- Compared with surrounding jurisdictions, Prince George's County offers some of the region's lowest home values and rents.
- However, its housing costs have increased by about one-third since 2000, while household income decreased slightly.
 - Median home value: +30 percent
 - Median rent: +29 percent
 - Median income: -1 percent

\$1,002

2000 MEDIAN RENT

\$1,249

2015 MEDIAN RENT



\$195,337

2000 MEDIAN HOME VALUE

\$254,700

2015 MEDIAN HOME VALUE



SOURCES: 2000 US CENSUS; 2015 AMERICAN COMMUNITY SURVEY

Snapshot of existing housing conditions

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Limited affordable housing options and changing needs have caused many current residents, especially renters, to pay too much for housing.



122,000

TOTAL COST-BURDENED HOUSEHOLDS



49%

OF RENTERS ARE COST-BURDENED



36%

OF OWNERS ARE COST-BURDENED

The number of residents paying too much for housing—and the amount of their paycheck they are spending on housing—has grown.

+11,683

CHANGE IN TOTAL COST-BURDENED HOUSEHOLDS

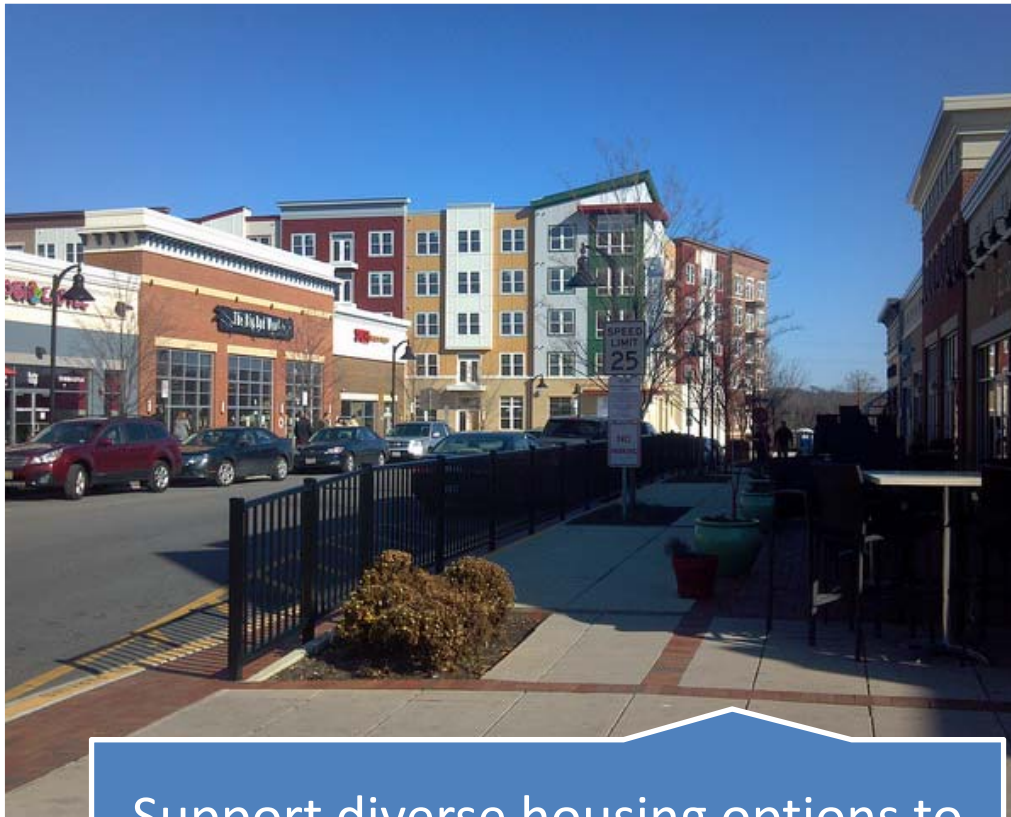
+21,747

CHANGE IN HOUSEHOLDS WITH SEVERE COST-BURDENS

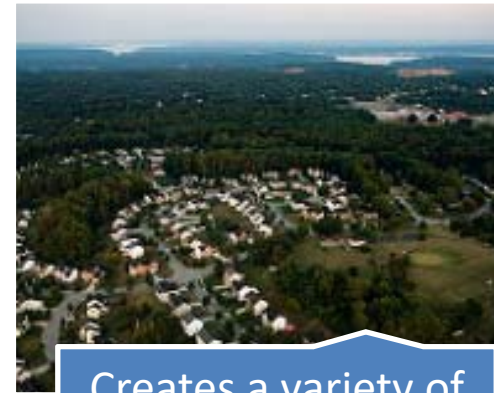
SOURCES: HUD CHAS 2000 & 2014

Proposed strategies

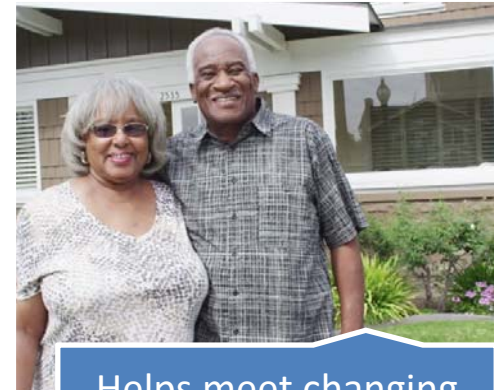
Proposed strategy



Support diverse housing options to strengthen neighborhoods and improve quality-of-life

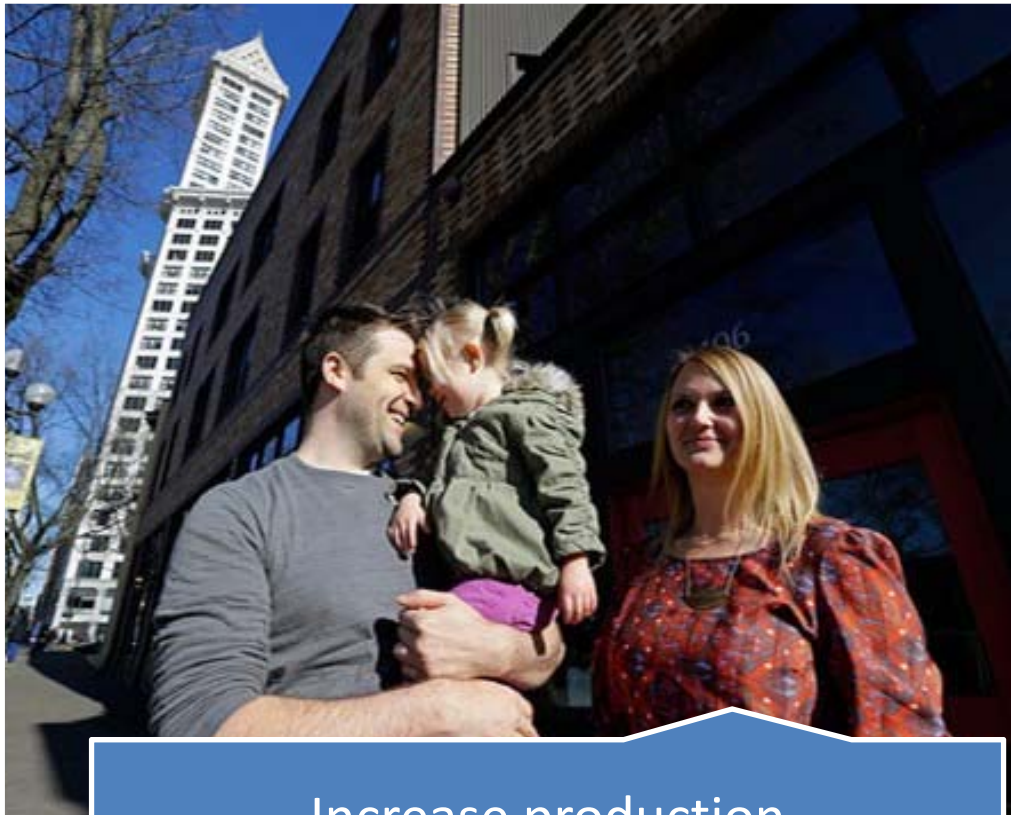


Creates a variety of housing products



Helps meet changing needs among residents

Proposed strategy



Increase production of affordable housing to help residents who are cost-burdened

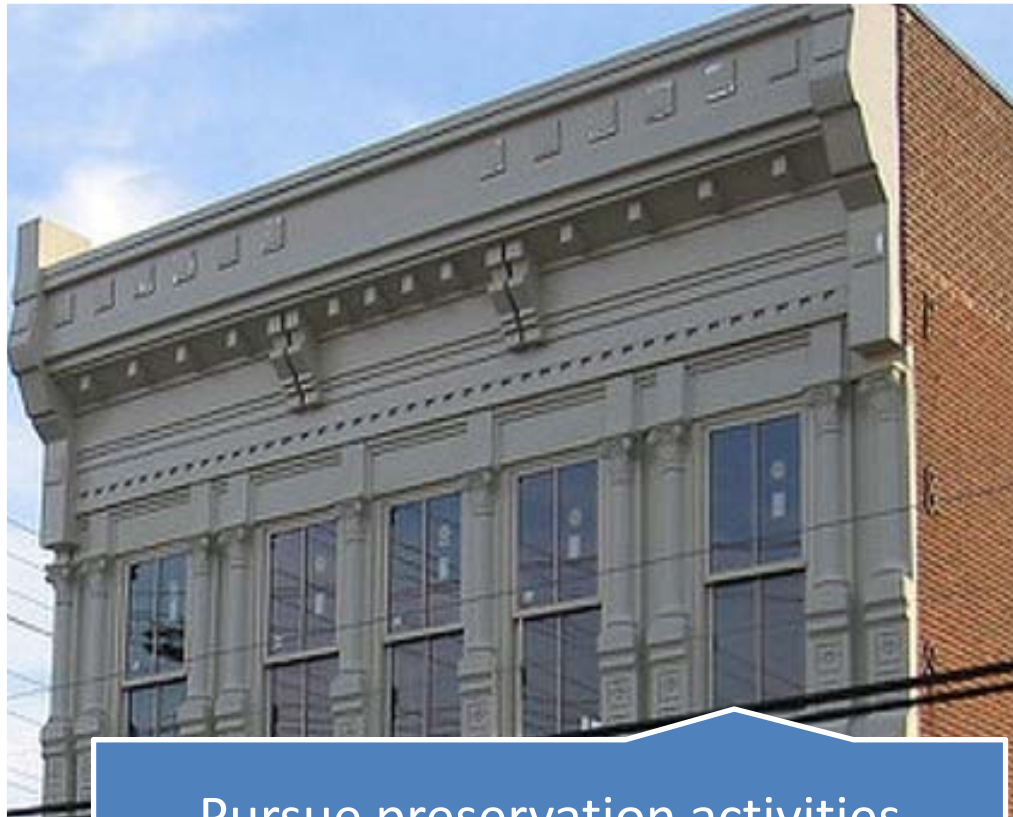


Addresses limited amount of housing

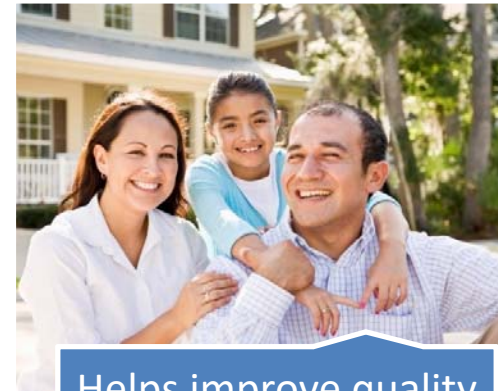


Lowers overall household expenses

Proposed strategy



Pursue preservation activities to extend quality and affordability of existing properties

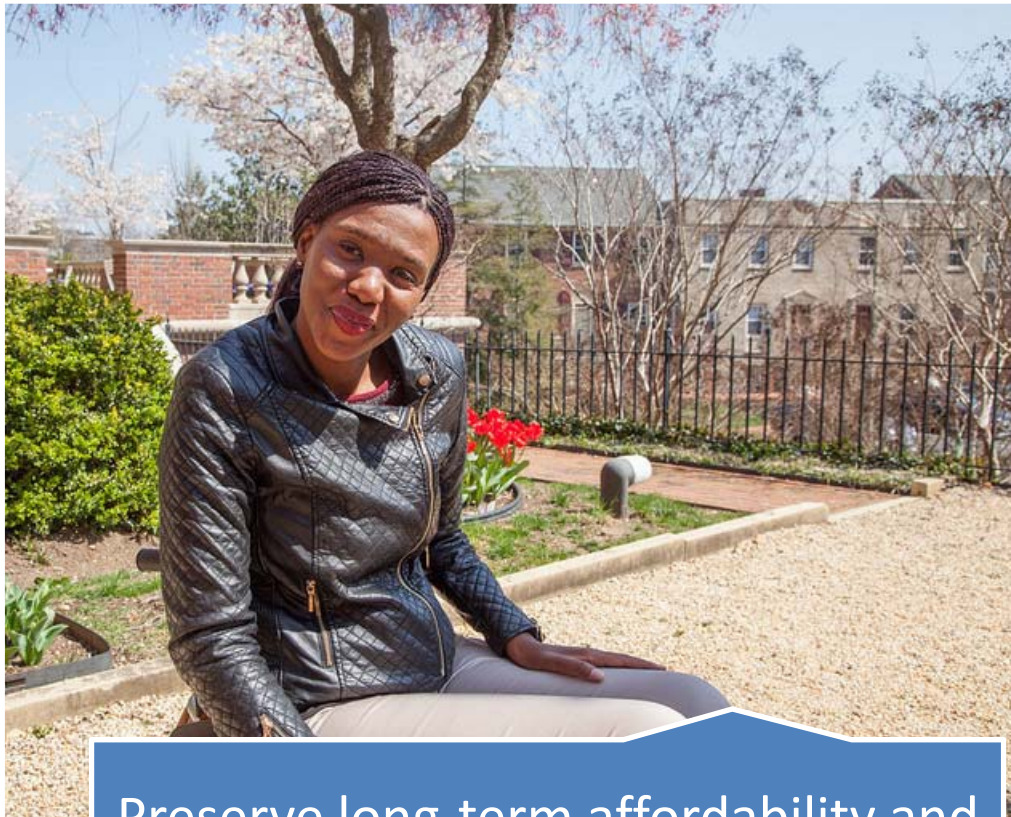


Helps improve quality for existing resident



Promotes neighborhood stability

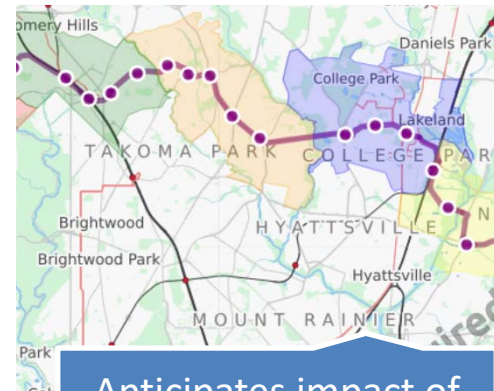
Proposed strategy



Preserve long-term affordability and stabilize vulnerable residents in areas experiencing market pressure



Helps existing residents stay in their homes or neighborhood



Anticipates impact of large-scale investments

Proposed strategy



Increase investments in neighborhoods to improve quality-of-life and long-term stability



Uses housing to improve neighborhoods



Enables people to live near local amenities

Q&A

Thank you for attending!

**Next public meeting:
May 16th; Northwestern High School**

**Stay up-to-date at:
mypgc.us/housingstrategy**

**Host your own discussion with
the Communications Toolkit!**

Download the discussion guide at mypgc.us/housingstrategy.

