



Prince George's County

Housing Snapshot

Affordable Housing Month
11/12/2021

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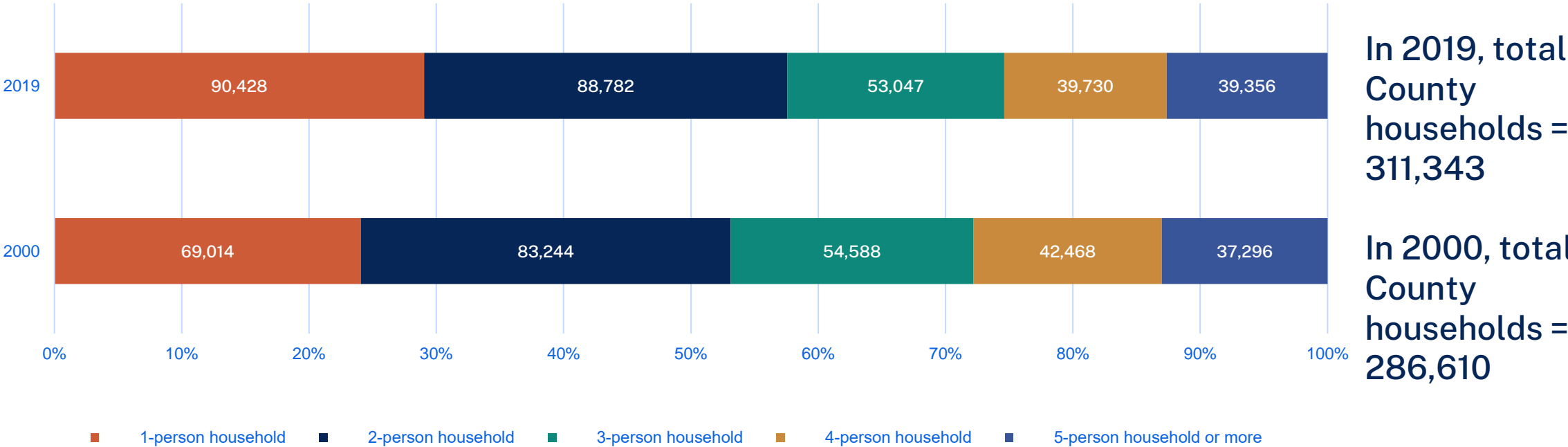
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**SETTING A BASELINE
HOUSING TRENDS
IN PRINCE GEORGE'S COUNTY**

Total households in the county increased 8.6% since 2000.

Number of persons in a household, Prince George’s County (2000 and 2019)

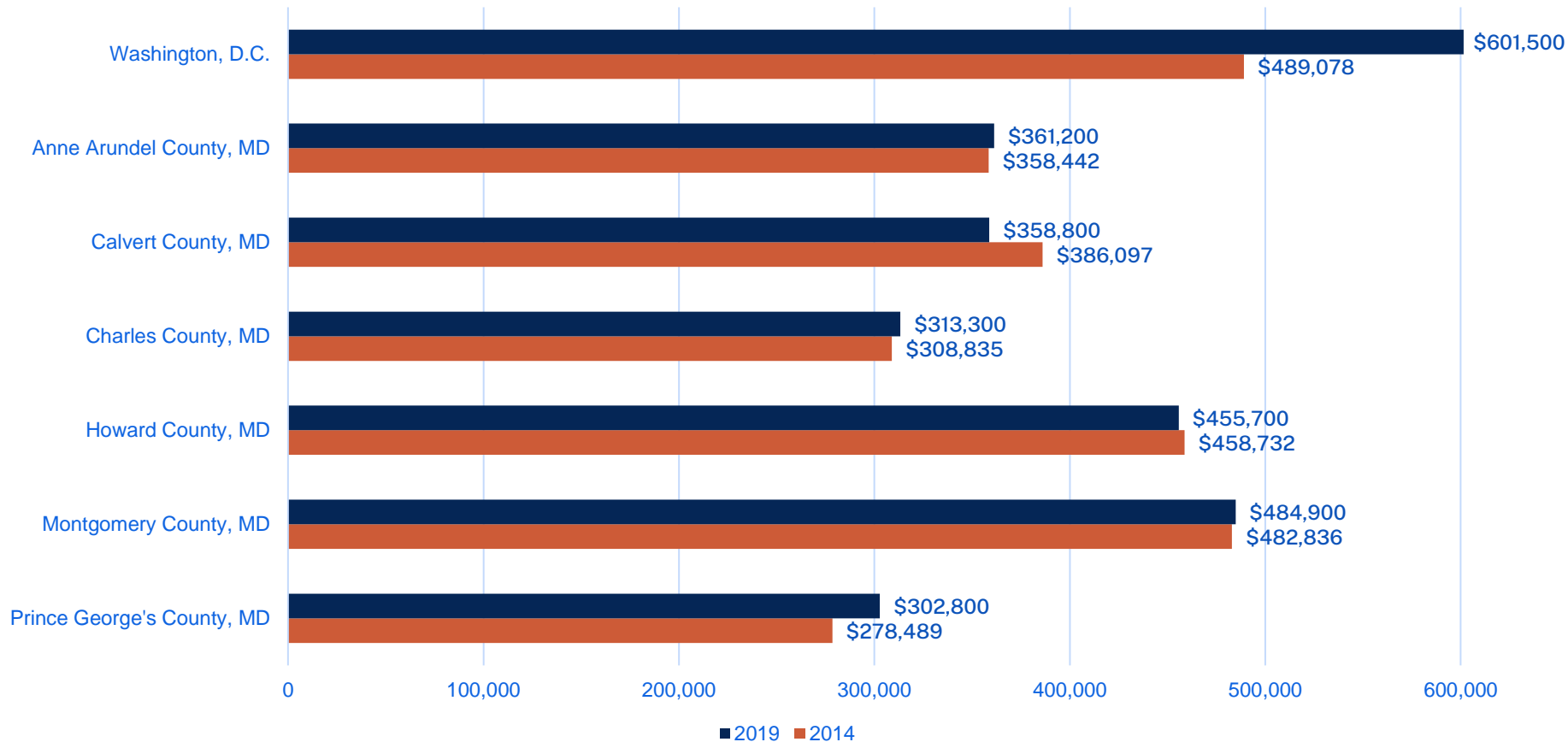
Total 2019 Population: **909,327**



SOURCES: US CENSUS BUREAU, CENSUS 2000 SF3, 2019 5YR

Home values in the county are increasing compared to the region.

Median home values, Prince George's County and surrounding jurisdictions (2014 and 2019)



Prince George's home values increased by 9 percent in five years (about \$24,000).

Home values are rising at a faster rate than in any nearby MD jurisdiction. Only DC has a higher escalation during this period.

In 2019-inflation adjusted dollars.
SOURCES: ACS 2014 & 2019 5YR

Homeownership rates have disparate distribution by race and ethnicity.

Homeownership rate by race and ethnicity, Prince George’s County (2014 and 2019)

Race or ethnicity	2014		2019	
	Population share	Homeownership rate	Population share	Homeownership rate
White non-Hispanic	15%	77%	13%	76%
Black	63%	60%	62%	61%
Hispanic	16%	49%	18%	48%
American Indian or Alaska Native	Less than 1%	60%	Less than 1%	51%
Two or more races	2%	66%	2%	63%
Other races	Less than 1%	42%	Less than 1%	42%
Asian	4%	66%	4%	33%
Total share	100%	62%	100%	62%

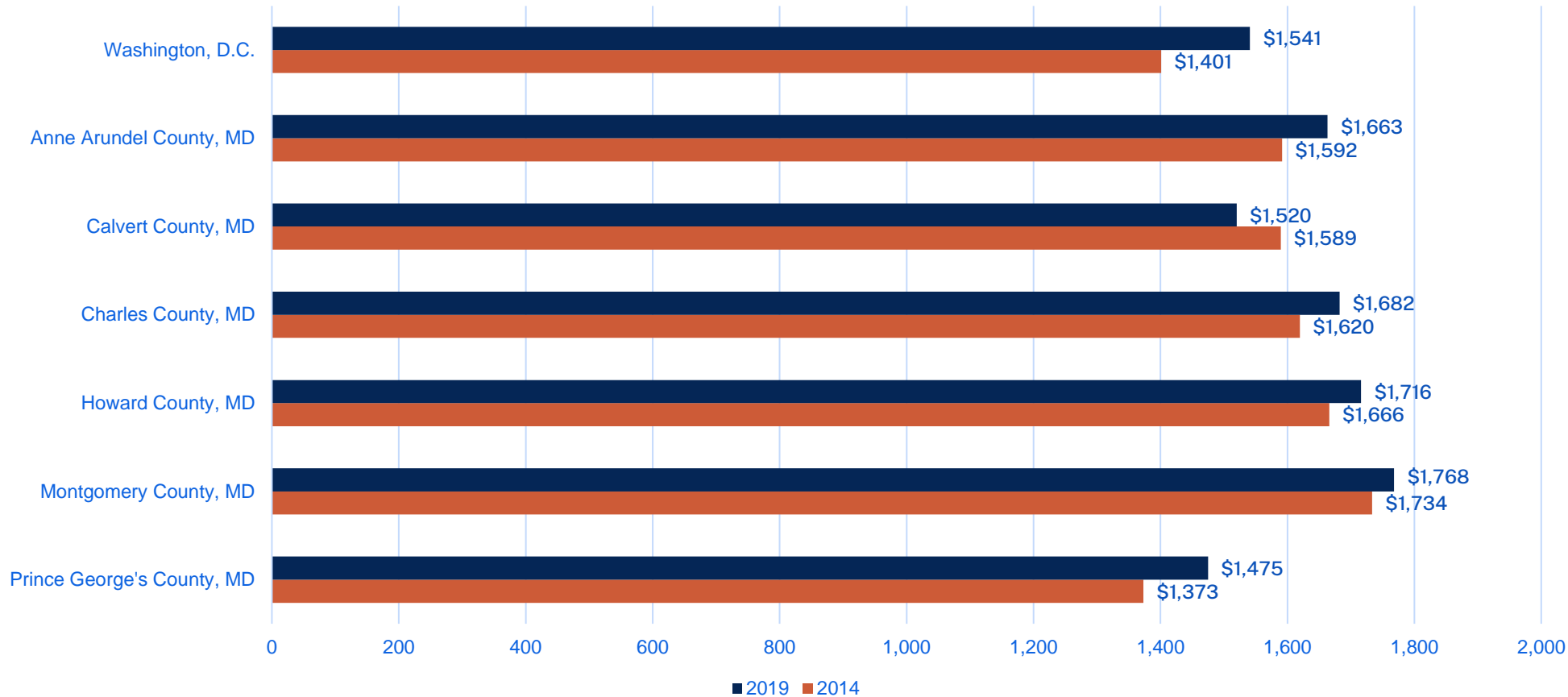
Homeownership among Asian households dropped to 33% in 2019.

Only White non-Hispanic households meaningfully exceeded the countywide ownership rate.

SOURCES: ACS 2014 & 2019 5YR

Prince George's rental housing costs rising fast compared to the region.

Median gross rent, Prince George's County and surrounding jurisdictions (2014 and 2019)



Prince George's median rent increased by 7.4% in five years (from \$1,373 to \$1,475).

Rents are rising at a faster rate than in any nearby MD jurisdiction. Only DC has a higher rent escalation during this period.

In 2019-inflation adjusted dollars.
SOURCES: ACS 2014 & 2019 5YR

Guiding framework for housing payments

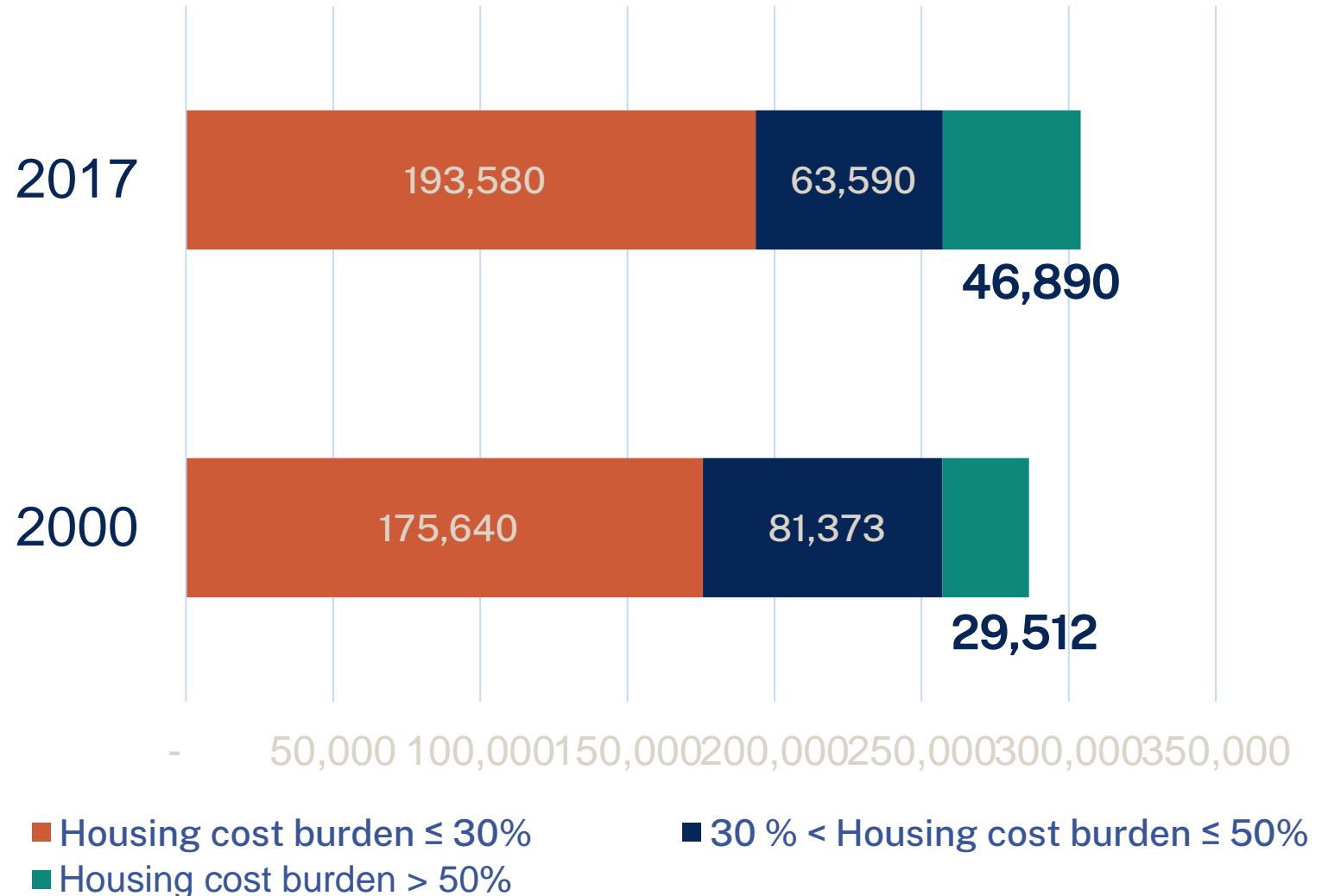
All examples are full time workers

Area median income category	Annual 3-person household income	Affordable rent level
Extremely low income <i>Some childcare workers, home health aides</i>	\$34,850	\$875
Very low income <i>Two retail trade workers</i>	\$58,050	\$1,451
Low income <i>Starting salary for police: \$63,000</i>	\$74,100	\$1,852
Median income	\$116,100	\$2,905
Above median income	\$139,400	\$3,485

SOURCES: FY 2021 FAIR MARKET RENT (FMR) FOR THE WASHINGTON-ARLINGTON-ALEXANDRIA AREA AND ENTERPRISE COMMUNITY PARTNERS.

Severe housing cost burden: Housing affordability

- Prince George’s County residents **paying at least half of their income on housing-related expenses grew by 59 percent** between 2000 and 2017.
- This increase represents **17,738 households** (in green at right).



KEY TAKEAWAYS
PRINCE GEORGE'S COUNTY
HOUSING NEEDS

Key takeaways

Data findings about Prince George's County's housing landscape

1	Housing options relative to residents' needs	<ul style="list-style-type: none">• Homes for single-person households (one bedroom and efficiencies) have decreased by 22 percent since 2000. This equals 10,244 homes in that category. education• Housing costs are outpacing income growth for households that work in education, health care and social service jobs, among others.
2	Limited rental supply	<ul style="list-style-type: none">• Rental households today making up to ~\$40,000 a year comprise 22 percent of the county's overall total.• Yet only 8 percent of rental homes are priced affordably for them. This is only 9,975 units today; the rest are paying more than they can afford.

Key takeaways

Data findings about Prince George's County's housing landscape

3	Housing options	<ul style="list-style-type: none">• Single-family homes experienced constant growth from 2000 to 2019.• During the same period, however, the county lost nearly 4,000 homes, including small and medium multifamily buildings (from triplexes to 49-unit buildings.)
4	Housing quality & security	<ul style="list-style-type: none">• The number of seniors (aged 62+) in the County rose by 6 percent from 2014-2019• 16 percent of seniors need homes to meet a wide range of needs, including a desire to age in place.• Over half (57 percent) of homes were built before 1980.

Key takeaways

Data findings about Prince George's County's housing landscape

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Affordability

- Between 2000 and 2017, the number of severely cost-burdened households **grew by 59 percent** (or 17,378 households).
- **51 percent of elderly non-family households** are paying nearly one-third of their income on housing-related costs.
- **Nearly 45 percent of Hispanic households** also pay about one-third of their income on housing-related costs (compared to 36 percent Countywide.)

WHO NEEDS HOUSING? MODEL CASE STUDIES

Jeremy is a recent college graduate, ready to tackle his first job as a teacher at an elementary school and move into his own place in Prince George's County.

He wants to live in an apartment to rent that didn't eat up too much of his paycheck and is also near public transportation. After some searching, he finds a 1-bedroom rental near New Carrollton Metro station.

He wants to become a homeowner, but his rent has been raised significantly each year, with more of his paycheck going toward it.

He has looked for a more affordable place to rent but apartments in his price range are hard to find or come off the market quickly. He may move back in with his family to save money.



JEREMY
RECENT COLLEGE GRADUATE



CONNIE
LONG-TIME HOMEOWNER

Connie is proud to have lived in Prince George's County her whole life.

In 1978, she inherited her parents' home at the age of 35. She is a well-loved community member with a strong desire to age in place.

However, it is growing difficult for Connie to live comfortably and safely in her home, as well as keep up with home repairs in her older home.

At the same time, her home value and property taxes keep rising, an additional strain on her fixed income.

Connie may need to decide between making critical repairs or accessibility improvements to help her age in place.



GREG, SHARON & CASEY
MARRIED WITH CHILDREN

Newlyweds Greg and Sharon were looking for a place to live.

They were attracted to Prince George's County due to its relative affordability in the region and access to Metro and great parks and natural beauty.

Initially, Greg and Sharon worked at local stores in retail. Shortly after moving, they had a child, Casey, and Sharon decided to stay home to care of him and avoid costly childcare.

While Greg's wages increased largely at the same rate as their rent, their **household expenses have grown and it's becoming hard to cover them.**

Due to rising costs, Greg and Sharon are starting to look at other places to live outside of Prince George's County.

SELECTED HOUSING ACTIVITIES & ACCOMPLISHMENTS

Housing Supply, Preservation, and Stability Efforts:

A selected list of housing actions and milestones underway

Supply:

Nine (9) completed mixed-income projects comprising:

- nearly **875 homes** and
- **\$207 million total local investment** in private and public resources

The residential project pipeline estimates another ~1,600 mixed-income homes.

- This includes **five (5) new projects for seniors**, providing 650+ homes.

ACTIVITIES & ACCOMPLISHMENTS

Housing Supply, Preservation, and Stability Efforts:

A selected list of housing actions and milestones underway

Preservation efforts and ROFR (552 homes):

- DHCD assigned its rights to **Woodhaven Apartments**, preserving 73 affordable apartment homes (Capitol Heights)
- At **Hamilton Manor**, preserving 184 affordable apartments (Hyattsville)
- At **Villas at Langley**, preserving 295 rent-restricted units (Hyattsville)

ERAP and Housing Stability:

- To date the County has dispersed close to **\$40M of Emergency Rental Assistance** toward direct rental and utility payments
- The program has assisted **~5,000 households** to maintain housing stability.

ACTIVITIES & ACCOMPLISHMENTS

Implementation successes | *Housing Opportunity for All*

What has been implemented from Prince George's County's comprehensive housing strategy?



OUTCOMES TO DATE

23 ACTIONS IN PROGRESS*

ACHIEVED THROUGH IMPLEMENTATION:

- Stronger internal capacity and coordination
- More financing for housing
- More support for vulnerable residents
- More transparency and accountability

**includes all actions with at least one implementation step underway as of 2021*

Housing Opportunities for All Workgroup achievements:

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CHS STRATEGIES
ADVANCED THROUGH
RECOMMENDATIONS

3

AREAS TO STRENGTHEN
TENANT PROTECTIONS AND
EMERGENCY SUPPORT

1

POLICY PROPOSAL TO SUPPORT
ONGOING DISCUSSION ABOUT
UNIVERSAL DESIGN

CB 4-2021

PASSED TO DEDICATE PART OF THE
RECORDATION TAX TO THE COUNTY'S
HOUSING TRUST FUND

\$2.3 million

ALLOCATED TO SUPPORT
COMMUNITY NAVIGATORS

**Thank
You**

