


Update to the
2012 Analysis of
Impediments to Fair
Housing Choice 

PRINCE GEORGE'S COUNTY & CITY OF BOWIE

PUBLIC MEETING



October 25, 2018



- **Joint County/City AI in 2012**
- **Significant progress achieved since 2012 AI**
- **Time for an Update**



- Review impediments and recommended strategies from 2012 AI



- Solicit input from stakeholders to:
 - Identify which 2012 impediments remain today as barriers
 - Comment of progress achieved since 2012

- **Annually HUD grantees are required to certify they will “affirmatively further fair housing”**
- **Demonstrate they will implement housing policies and programs in a non-discriminatory manner**
- **Only way to fulfill this obligation:**
 - Prepare an AI
 - Develop strategies that, if implemented, will resolve or eliminate impediments
 - Document efforts taken to implement AI through annual CAPER

- Demographic analysis and housing profile
- Public & private policy analysis
- Evaluation of fair housing profile
- Identification of barriers to housing choice for protected classes
- **Fair Housing Action Plan**

AFFORDABLE HOUSING VS. FAIR HOUSING

- **Affordable Housing:** spending no more than 30% of your monthly income on housing costs
- **Fair Housing:** the right to choose housing free from unlawful discrimination based on race, color, national origin, religion, sex, familial status, or disability

INCOME LIMITS IN THE COUNTY

Median Household Income: **\$117,200**

Household Size	30% of MHI	50% of MHI	60% of MHI	80% of MHI
1	\$ 24,650	\$ 41,050	\$ 49,260	\$ 54,250
2	\$ 28,150	\$ 46,900	\$ 56,280	\$ 62,000
3	\$ 31,650	\$ 52,750	\$ 63,300	\$ 69,750
4	\$ 35,150	\$ 58,600	\$ 70,320	\$ 77,450
5	\$ 38,000	\$ 63,300	\$ 75,960	\$ 83,650
6	\$ 40,800	\$ 68,000	\$ 81,600	\$ 89,850
7	\$ 43,600	\$ 72,700	\$ 87,240	\$ 96,050
8	\$ 46,400	\$ 77,400	\$ 92,880	\$ 102,250

- **Federal Fair Housing Act:** the right to choose housing free from unlawful discrimination based on race, color, national origin, religion, sex, familial status, or disability
- **Maryland State Code** also includes marital status, sexual orientation and gender identity

- **Fair Housing Action Plan will be reviewed for City and County**
- **Each impediment is stated then progress since 2012 is reviewed**
- **At the end of each slide, there is an opportunity to ask questions**

■ Receives about \$160,000 in CDBG funds

■ Fair Housing Action Plan:

IMPEDIMENT: City did not allocate any CDBG funds to fair housing activities

RECOMMENDED STRATEGY: City should allocate at least 1% of its annual CDBG grant to implement fair housing activities

ACTIONS TAKEN:

- 5% MPDU rental set-aside at 2,000-unit Melford development
- Expenditures in excess of 1% CDBG grant
- Rehabbed owner units for 200 LMI elderly households
- Fair housing training (City staff, Realtors, HOAs, Code Enforcement, property managers)
- Joint City/County/State fair housing training
- Fair housing outreach on local cable access TV PSAs, public info on City website
- Periodic updates on new rules, regulations, statutes

Q&A

- Receives about \$4.5M in CDBG funds and \$1M in HOME funds
- Fair Housing Action Plan included:
 - 11** impediments to fair housing choice
 - 29** recommended strategies

IMPEDIMENT #1: Minority households have greater difficulty becoming homeowners

PROPOSED ACTIONS & PROGRESS:

- Pathway to Purchase assisted 125 LMI households with downpayment and closing costs
- \$250,000+ invested in housing counseling and financial management for 3,852 LMI households
- Adopted in 2016 Section 3 Plan to benefit LMI persons and businesses

Q&A

IMPEDIMENT #2: There are 55 impacted areas (census tracts) of LMI persons and minorities

PROPOSED ACTIONS & PROGRESS:

- Identified in the Consolidated Plan for consistency in implementing initiatives to expand housing choice through the Plan's implementation
- Since 2011 awarded \$10M in HOME funds:
 - 100 new rental townhouses
 - 399 new rental apartments
 - Preservation of 68 rental units
 - Preservation of 17 market-rate units

Q&A

IMPEDIMENT #3: Supply of decent, affordable housing remains inadequate

PROPOSED ACTIONS & PROGRESS:

- Rehab loans/grants provided to 41 LMI homeowners
- 42 LMI households received weatherization improvements
- 28 HOME-assisted units developed as part of new multi-family residential projects
- Moderately Priced Dwelling Unit Ordinance proposed September 2015
- Since 2011 awarded \$10M in HOME funds: development of 100 new rental townhouses and 399 new rental apartments along with preservation of 68 rental units and 17 market-rate units
- County Housing Investment Trust Fund established and capitalized with \$5M in FY18 and \$2.5M in FY19

Q&A

IMPEDIMENT #4: Supply of affordable housing accessible to persons with disabilities is inadequate

PROPOSED ACTIONS & PROGRESS:

- Accessibility training and compliance provided through workshops, forums, community events (Independence Now, ARC, Compass, Inc., Vesta)
- Consultations with County ADA Coordinator on reasonable accommodation requests
- CDBG/HOME subrecipients include visitability concepts in design and construction
- Inspections conducted by DPIE

Q&A

IMPEDIMENT #5: Seek a balance of affordable housing in non-impacted areas

PROPOSED ACTIONS & PROGRESS:

- Analyzing data to identify strategies
- Comprehensive Housing Strategy launched May 2017 to identify housing needs for all incomes and household types
- County Zoning Update underway

Q&A

IMPEDIMENT #6: County's funding and review processes should ensure fair housing goals

PROPOSED ACTIONS & PROGRESS:

- Proposal Advisory Group evaluates all funding applications and makes recommendations to County Executive and County Council
- Collaborated with Metro Washington COG and HUD on (former) AFH requirements
- Subrecipients encouraged to attend fair housing training; written agreements include fair housing obligations
- Support from elected officials and community no longer required for affordable housing developments
- Analyzing affirmative marketing policies for CDBG/HOME-assisted projects
- Underwriting HOME and HTF projects consistent with MD state guidelines

Q&A

IMPEDIMENT #7: County's Human Relations Commission does not have enforcement authority

PROPOSED ACTION & PROGRESS:

- County HRC ordinance that is substantially equivalent to federal Fair Housing Act presented to County Council

Q&A

IMPEDIMENT #8: Majority of housing discrimination complaints involved race and disability

PROPOSED ACTIONS & PROGRESS:

- County has allocated CDBG funding for fair housing education, outreach and advocacy (BNI, Greater Washington Urban League, CASA de Maryland) assisting 10,585 persons
- County HRC ordinance that is substantially equivalent to federal Fair Housing Act presented to County Council

Q&A

IMPEDIMENT #9: Housing Authority's Section 504 Needs Assessment was outdated

PROPOSED ACTIONS & PROGRESS:

- Performed self-evaluation of policies and practices
- Executed corrective actions to remedy discrimination
- Installed fire doors, maintained ramps for accessibility, performed inspections
- Provided training to employees with direct contact with tenants with disabilities
- Displayed ADA and fair housing posters
- Continues to expand opportunities for families with disabled members through referrals from advocacy groups

IMPEDIMENT #10: Access to County planning, policy and programs could be enhanced to include more LMI residents

PROPOSED ACTIONS & PROGRESS:

- County is developing a four-factor analysis to ensure persons with limited English proficiency can access services and programs for which they may qualify
- County Zoning Update in progress
- Comprehensive Housing Strategy
- Affordable Housing Commission established by MD State Legislature

Q&A

IMPEDIMENT #11: Minority loan applicants are denied mortgages and receive high-cost loans at disproportionately higher rates than White applicants

PROPOSED ACTIONS & PROGRESS:

- Funding provided to housing counseling and homeownership advocates (Centro de Apoyo Familiar, BNI, Greater Washington Urban League, CASA de Maryland)
- Pathway to Purchase program provided down payment and closing cost assistance to 125 LMI homebuyers


Q&A

Questions?




Next Steps...

- Draft AI Update in late November
- 30-day Public Display and Comment Period in Dec/Jan
- Public Hearings before County Council and City Council in Jan
- Submit to HUD by Mar 31, 2019



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FOR MORE INFO...

