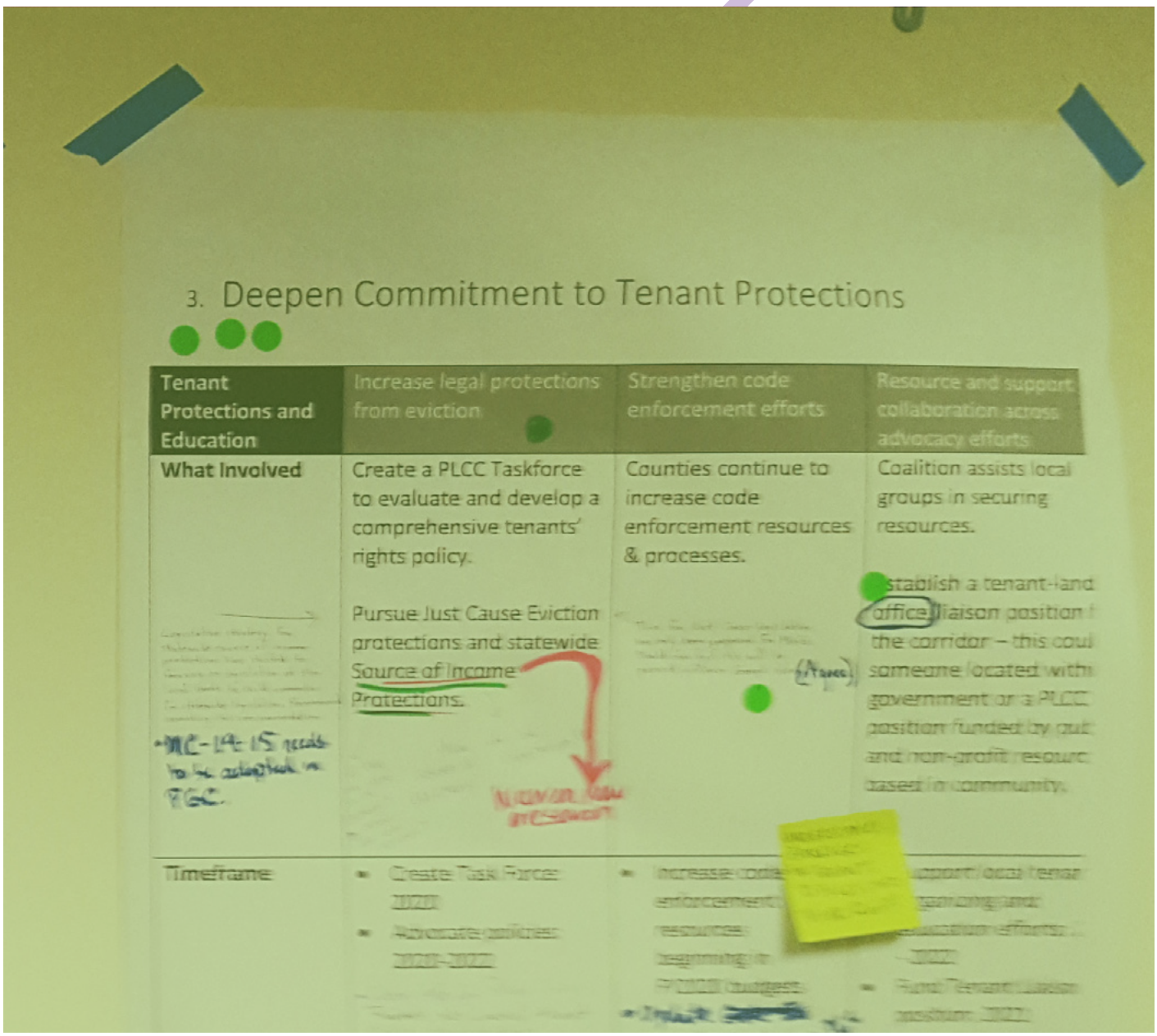


Purple Line Corridor Coalition
Housing **A**ction **P**lan
2019-2022

October 2019

PLCC



3. Deepen Commitment to Tenant Protections

Tenant Protections and Education	Increase legal protections from eviction	Strengthen code enforcement efforts	Resource and support collaboration across advocacy efforts
What Involved	Create a PLCC Taskforce to evaluate and develop a comprehensive tenants' rights policy. Pursue Just Cause Eviction protections and statewide Source of Income Protections.	Counties continue to increase code enforcement resources & processes.	Coalition assists local groups in securing resources. Establish a tenant-land office liaison position f the corridor – this coul someone located with government or a PLCC position funded by pub and non-profit resourc based in community.
Timeframe	▪ Create Task Force: 2020 ▪ Advocate policies: 2020-2022	▪ Increase code enforcement resources beginning in FY2020 budget	▪ Fund Tenant Liaison position: 2022

The Purple Line Corridor Coalition (PLCC) is an innovative public-private-community collaboration working to leverage Maryland's largest transit investment in the 21st century to create a place of opportunity for all who live, work and invest in the corridor. Our work is guided by the goals and vision laid out in the Community Development Agreement for the Purple Line Corridor which was developed through an extensive stakeholder engagement process.

Acknowledgements

PLCC Housing Action Team

- CASA & Fair Development Coalition
- Coalition for Smarter Growth (CSG)
- Community Preservation and Development Corporation
- Enterprise Community Partners (Co-Chair)
- Housing Initiative Partners (HIP) (Co-Chair)
- Kaiser Permanente
- Montgomery County Planning Department
- Montgomery County Department of Housing and Community Affairs
- Montgomery Housing Partnership (Co-Chair)
- National Center for Smart Growth (NCSG)
- Prince George's County Department of Housing and Community Development
- Prince George's County Planning Department
- Purple Line NOW

Special thanks to numerous organizations and individuals who partnered to create the plan:

- AHC
- Catholic Charities
- Central Kenilworth Ave. Revitalization CDC
- CHEER
- City of Takoma Park, Housing and Community Development Department
- EYA
- Habitat for Humanity
- Housing Opportunities Commission (HOC)
- Impact Silver Spring
- LANDEX
- Montgomery County Planning, Housing, and Economic Development (PHED) Committee
- Montgomery County Renter's Alliance
- Neighbors Impacted by the Manchester Tunnel
- Northern Gateway CDC
- Office of Council Member Dannielle Glaros
- Office of Council Member Deni Taveras
- Peace City Church
- Silver Spring Regional Center
- Sligo Grandview Community Association
- Solid Rock Church
- Sowing Empowerment & Economic Development, Inc.
- St. Camillus Catholic Church
- Town of Riverdale Park
- Urban Atlantic
- Victory Housing
- Over 600 residents took time to take our housing survey or participate in a focus group
- Many more people and organizations who took the time to inform this plan.

Research and engagement led by **Mariia Zimmerman, MZ Strategies LLC** and **Steve Brigham, Public Engagement Associates**. Design materials led by the **Neighborhood Design Center.** Research and data analysis provided by National Center for Smart Growth (NCSG). Additional research and translation support provided by Maya Coleman, Elena Goldsborough, Brenna Hill, Kate Welbes, and Brackston Ziman.

DISCLAIMER: The views expressed in this plan are informed and guided by the coalition as a collective group. These views do not necessarily reflect each individual organization's official position or commitment to the details outlined in this plan. . This plan is a living and working document that will evolve with the coalition.

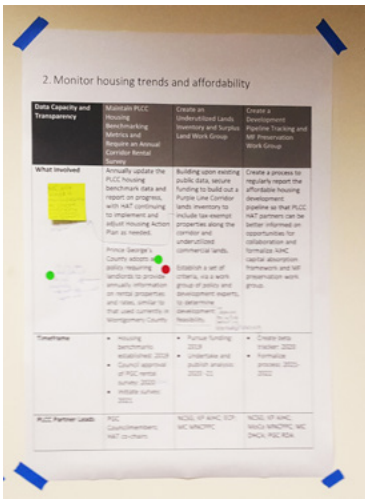


Figure 1. PLCC HAP focus group (Photo S.Bingham), Ranking exercise during PLCC housing meeting, PLCC annual meeting March 2019

The new 16-mile light rail Purple Line, currently under construction and projected to open for service by early 2023, will shape the growth and character of Montgomery County and Prince George's County for decades to come. Still, many questions remain. Will neighborhoods surrounding the 21 stations remain affordable to people currently living in the corridor? Will home values and rents escalate in the corridor, as we've seen in other parts of the region once new transit is introduced? Will households, regardless of size or income, find a place to call home along the Purple Line? The actions we take today, as a state and a region, will have a continued impact on the state of housing stability for generations to come.

This rail line is an investment in our region, in the infrastructure we need to run our businesses and in the creation of thriving communities along the Purple Line. By making smart investments in and around the rail, we can ensure it succeeds in many ways: by growing and sustaining local businesses, creating more jobs, and preserving our vibrant, beautiful communities. That's why a group of community residents, organizations, developers, banks and government agencies are working together to make sure the Purple Line benefits everyone, and that we make a concerted effort to preserve the unique culture and history of our communities. To accomplish these goals, we will need to be equally vigilant about protecting existing residents and businesses from displacement, as well as ensuring that every person has access to the economic opportunity that this rail development brings.

The Purple Line Corridor Coalition (PLCC) is comprised of public, nonprofit and private organizations that have pledged to work together with state transportation officials to address the full gamut of community needs. The PLCC's primary task is to ensure that investments preserve the communities and protect existing residents living along the proposed rail line. More specifically, PLCC is working to ensure housing stability for people who live in the corridor today. We believe that there is a pathway to preserve at least 17,000 homes currently affordable to people who earn $70,000 annually or less. In addition, we are working to ensure that we retain the 8,500 homes with current rent protections that keep them affordable. Both of these steps are critical as areas around some of the rail stations remains one of the last affordable communities in the region for low-and moderate-income households. Today, over half of the population living in neighborhoods between New Carrollton and Long Branch earn below the area median income. Our intention is to work with a diverse range of strong partners to ensure that current residents, no matter where they work, have a stable, affordable place to call home.

As a first step to build the PLCC housing action plan, we listened. We conducted listening sessions across the area to hear residents, businesses, and other stakeholders talk about needs and aspirations for the communities. Next, we did our homework. Recent work by both counties to update zoning and development regulations, revise policies, evaluate county housing needs and adopt a variety of plans – including sector plans for Montgomery County's Purple Line station areas to the Comprehensive Housing Strategy in Prince George's County – were reviewed. Then, we put together a pathway forward that reflected what we heard and what we learned. This document reflects the primary strategies that emerged for the PLCC to undertake in the next three years.

Our promise is to remain committed and accountable. This Housing Action Plan provides a living framework for residents and local businesses to monitor our collective progress and to engage in this work. The PLCC plan identifies 12 different key actions to advance between now and 2023 to ensure housing opportunity for all along the corridor.

The Plan's 12 recommendations are organized into three categories:

A. Ensure a diverse mix of housing types that reflect the full range of price points both renter and owner residents can afford

B. Formalize collaboration between jurisdictions and across sectors while elevating community voice

C. Improve how the PLCC engages in its work across members and with local community organizations to address emerging housing issues and to communicate progress

Everyone reading this plan can contribute toward its successful implementation. We look forward to working with you to achieve these shared community goals.

Producing and sharing this plan marks an important milestone in PLCC's progress, but there is more work and change still to come. As the coalition grows, the plan will evolve in new ways that help improve the lives of people and their communities.

Figure 2. Graphic representation of the Purple Line corridor
Credit Neighborhood Design Center

A

ENSURING THERE IS A DIVERSE MIX OF HOUSING OPTIONS BY PRODUCING MORE HOUSING, REHABILITATING THOSE THAT NEED REPAIR AND PRESERVING HOMES THAT ARE ALREADY AFFORDABLE.

1. **Stronger protections for existing residents**. Ensure tenants across the corridor are much better protected through increased legal protections, stronger enforcement for when landlords violate housing codes for their buildings, and to ensure tenants know their rights and have effective access to legal resources.

2. Grow and align housing funding to prioritize the Purple Line. Increase housing trust funds in both counties and seek purple line prioritization in the State of Maryland's funding resources.

3. Accelerate strategic acquisition and redevelopment opportunities. Prioritize efforts to acquire, preserve and redevelop housing on empty lots or low-density sites that may be owned by public agencies, houses of worship or others along the corridor. Deploy tax abatement and Right of First Refusal programs to create and preserve affordable multi-family housing.

4. Help current homeowners rehab and remain in their houses. Increase funds to support low-cost loans to aid low-income and older homeowners in updating and repairing their homes

5. Expand opportunities for current renters to be able to purchase a home affordably. Promote pathways to affordable homeownership through additional down-payment support to qualified residents.

6. Reduce the barriers to developing mixed-income neighborhoods. Help developers navigate the Purple Line development process to ensure that new multi-family apartments include elements that support transit use, improve walkability, create more retail and office space, and include a percentage of affordable housing.

7. Preserve and modernize smaller rental properties. Work with local landlords to share information with them on available programs and strategies to preserve affordability and modernize units.

B

FORMALIZING COLLABORATION AND COMMUNICATION BETWEEN JURISDICTIONS AND ACROSS SECTORS.

8. Prioritize coordinated action and improved communication in the Takoma Langley Area. Formalize processes to share information, engage community partners and collaborate across jurisdictions and agencies on housing and other issues important to those living, working, and visiting the crossroads between Long Branch, the City of Takoma Park, and Langley Park.

9. Market and coordinate across Purple Line jurisdictions to attract private investment. Collaborate across public agencies to ensure future investments in the twelve Opportunity Zones (OZs) along the Purple Line support equitable development goals.

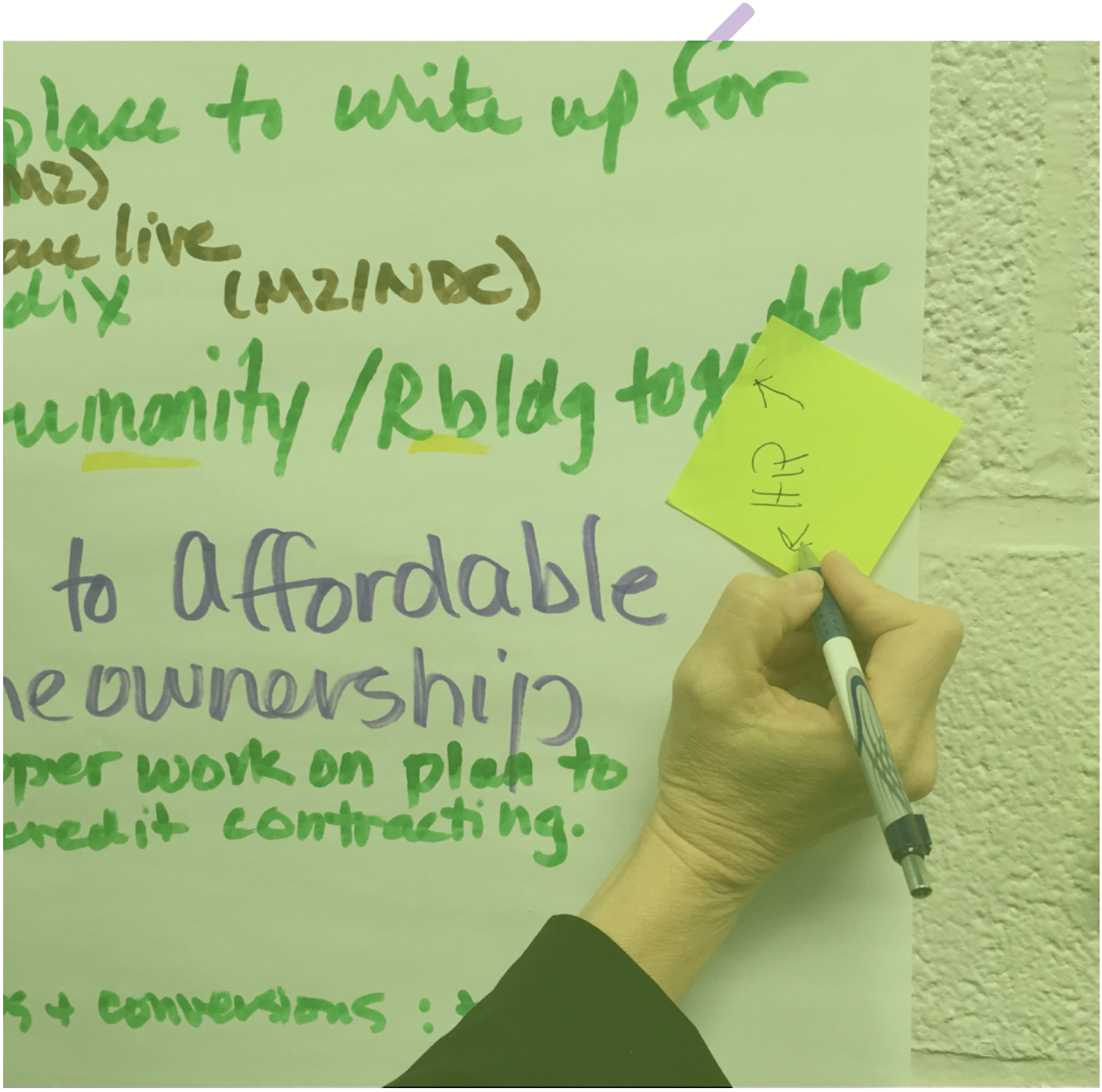
C

IMPROVING PLCC ENGAGEMENT ACROSS MEMBERS AND WITH LOCAL COMMUNITY ORGANIZATIONS TO ADDRESS EMERGING HOUSING ISSUES AND TO COMMUNICATE OUR PROGRESS.

10. Foster collaborative culture and leadership. Expand partnerships with civic organizations and strengthen the capacity of those working directly with Purple Line communities to implement housing action plan recommendations.

11. Hold ourselves accountable. Utilize the PLCC partner organizations to track progress toward the Coalition's housing goals and ensure greater accountability.

12. Research critical housing issues and emerging trends. Identify resources to support work by Coalition members to determine the feasibility and potential to deploy new strategies that serve PLCC housing goals.


place to write up for
(M2)
(M2INDC)
to affordable
ownership
per work on plan to
redit contracting.

Contents

Background: The Purple Line & Purple Line Corridor Coalition (PLCC)

"Success for the Purple Line means No Net Loss of affordable housing, strong workforce development benefitting the existing local population, and preserving the rich diversity of peoples and their small businesses."

PLCC 2019 Housing Survey Respondent

Figure 3. August 2017 groundbreaking ceremony for the Purple Line (Photo: WTOP/Max Smith)

The Purple Line is projected to open in a little over three years. Evidence from other regions where new transit lines have opened demonstrate that home values, rents and land speculation can increase rapidly after service starts, bringing opportunity to some and displacing others. Preserving affordability and the distinctive character of the neighborhoods around the rail, requires us to be thoughtful and act now.

The 16-mile, 21-station Purple Line now under construction and projected to open for service by early 2023 will shape the growth and character of its adjacent neighborhoods for decades. The line serves Montgomery and Prince George's Counties. When completed it will provide a direct connection to WMATA, the region's heavy rail system with links to the red, green and orange lines in addition to MARC commuter rail, Amtrak and local bus service including the Langley Transit Center. State transportation agencies together with the private company, Purple Line Transit Partners, are responsible for the line's construction.

Figure 4. Purple Line Transit Map

There are big expectations for new business opportunities, access to jobs, and more vibrant, livable communities. Understanding the potential opportunity here, many community-based, academic, private sector and government partners came together in 2014 to create the Purple Line Corridor Coalition (PLCC) to ensure that this new transit investment provides more than mobility benefits to those living and working along the Corridor [1]. Created and led by the University of Maryland's National Center for Smart Growth (NCSG), the PLCC provides a meeting place for different ideas and perspectives and helps to stimulate innovative collaboration, focus community investment and plan beyond the tracks. Appendix A provides additional background on the PLCC's commitment to housing and collaboration structure.

Significant variation exists in both the housing supply and access to opportunity across the corridor's five submarkets. Appendix B highlights some of these variations across these five different subareas . Among the key housing trends of the corridor:

- The housing stock has not evolved to meet the changing needs of residents. Much of the current housing stock is more than 60 years old, with about 64 percent of housing constructed between 1940 and 1979, and a median year of construction of 1950.
- The housing market is strong in Montgomery County subareas and strengthening in Prince George's County subareas, bringing both opportunity and concern among existing residents.
- Many current residents cannot find housing that is affordable at their income level, leaving a greater percentage of corridor households more cost burdened than those living elsewhere in the region.
- There are significant concerns about the quality and livability of some of the existing housing. Many apartment buildings and single-family homes have not been renovated in years.
- The cost of building and rehabilitating housing presents a barrier to expanding and preserving affordable housing options.

The PLCC is focused on those with greatest housing need. The PLCC is committed to housing options for people at all ends of the income spectrum. Market dynamics and existing housing and tax programs targeting those at 80% AMI levels or above will help provide housing for many. The greatest need for coordinated PLCC action given the market changes anticipated by the new transit, are for those earning 60% AMI or below. These households, many of whom include people of color and non-English speakers are most vulnerable to rent increases and evictions, and most likely to be priced out of home ownership as housing prices increase. For the Metropolitan Washington region 60% AMI in 2017 corresponded to an annual household income of $70,320. This represents a significant portion of our local workforce.

Not losing ground on available affordable units. Roughly 17,000 housing units along the corridor are currently affordable to those households earning $70,000 or less annually. Three-quarters of these are in Prince George's County but most do not have affordability restrictions in place. In total, 8,500 units along the corridor have some affordability protections in place, including 935 MPDUs in Montgomery County. Many of these are owned and managed by private landlords. Some are subsidized units. Almost all may be susceptible to market changes. More analysis is needed to determine when affordability protections may expire. Maintaining and improving the quality and safety of the housing inventory affordable to working families is an urgent priority for the PLCC.

Figure 5. PLCC Meeting March 2019

1 For the PLCC housing action plan, the term "corridor" means the 1-mile area around the transit line composed of census block groups for analysis purposes.

Who Calls the Purple Line Home?

"Langley Park needs affordable housing for the many immigrants coming to our counties just starting their life among us. They need all the support we can give them." -

PLCC 2019 Housing Survey Respondent

Figure 6. Single family home

The racial, economic and social diversity of the more than 170,000 people who currently live in the corridor matches that of the larger region. Over 68.5% of those living along the corridor are non-white with roughly one-third of the population of Hispanic origin and one-quarter African American. The corridor median age is 35, which is skewed in part by the large number of university students living near UMD and the high percentage of children in the Riverdale-New Carrollton and International Corridor subareas. The median household size is 3 people, but in these two subareas household size exceeds 3.5 people.

Areas like Silver Spring and Bethesda-Chevy Chase saw median household incomes rise between 2000 and 2017 while those subareas with larger concentrations of people of color and those with lower education levels saw stagnant income growth or actual declines. In subareas like the International Corridor, University of Maryland and Riverdale-New Carrolton, over half of all households are living below 60% of the area median income making home ownership out of reach thousands of families. (See Figure 6).

The last twenty years saw a relatively unchanged trend in renting versus home ownership in the corridor with only 40% of housing being owner-occupied. Yet maintaining affordable homeownership is important for owners who currently live on fixed- or lower-incomes, and for those who may be able to afford homeownership with some modest assistance or financial coaching. Outreach from focus groups and community surveys found strong support for strategies to support both renters and homeowners living in the corridor.

Racial disparities in income levels, household size and educational attainment create economic challenges for many households of color in the corridor. However, the rich cultural and economic diversity of the Purple Line neighborhoods represent a tremendous set of community assets. Walking into an apartment building near Piney Branch one can hear dozens of different languages spoken. Local restaurants and bodegas along the corridor serve a variety of cuisines, and retailers cater to a diverse clientele from high-end shoppers to those on food stamps. The faith-based organizations reflect this diversity and is an important community partner, especially to the large immigrant community living along the corridor. People feel connected to their neighbors, to the creeks and parks, and to the local schools.

Affluent single-family residential neighborhoods exist, but so too do neighborhoods where a majority

of residents are renters working to make ends meet. Forty-eight percent of all Purple Line households earn below 60% AMI, with 21% earning below the 30% AMI. The economic disparity plays out along the corridor where the median household income for the Bethesda subarea in 2017 was over $138,000 while that same year in the Riverdale-New Carrollton subarea median household include was less than $65,000.

Rents and home values are rising. Appendix C provides additional detail on the housing context for the corridor. Preservation of affordable units is one of the most cost-effective housing strategies but must be paired with rehabilitation assistance given the age and condition of housing stock. Inclusionary zoning policies in Montgomery County and utilization of low-income tax credits in both counties have provided much-needed affordable housing but the need is still greater than the supply.

	below 30% AMI	below 60% AMI	below 80% AMI
Bethesda/ Chevy Chase	11.9%	28.2%	37.4%
Silver Spring	21.7%	45.2%	58.6%
International Corridor	23.6%	55.8%	69.4%
University of Maryland	29.6%	50.5%	61.3%
Riverdale - New Carrollton	22.6%	59.7%	74.5%
Purple Line Corridor	**21.2%**	**48.1%**	**61.0%**

Figure 7.Households below AMI Thresholds in the corridor, many households earn incomes below the regional median

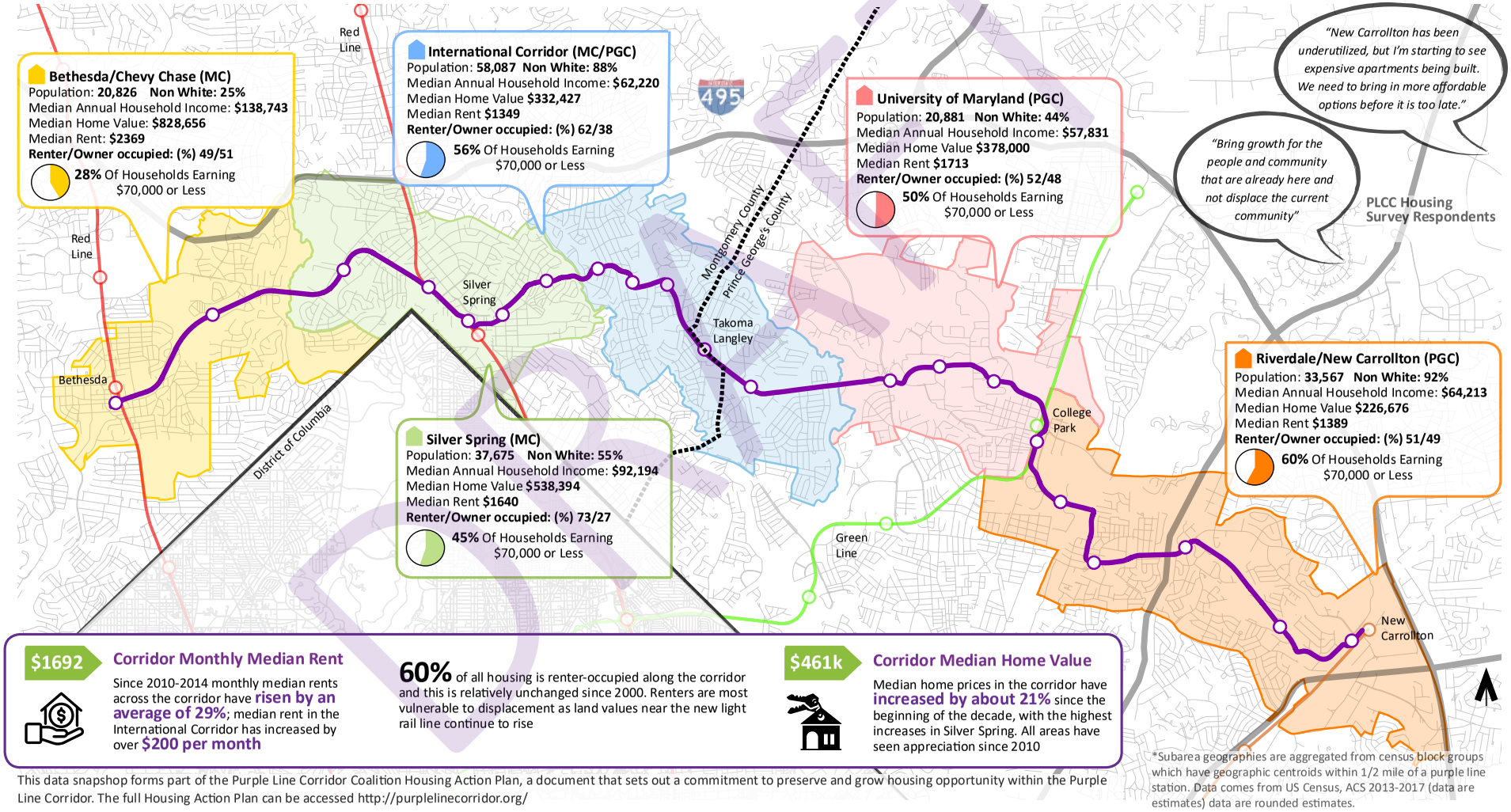
Figure 8. Longbranch Mural Credit MHP

HOUSING ACTION PLAN 2019 DATA SNAPSHOT

Who calls the Purple Line Home?

There are over **170,000** people currently living along the corridor, which represent economic, racial and ethnic diversity. To reflect this diversity of population and housing conditions the corridor has been split into subareas* shown in the map below.

The Purple Line is projected to open in a little more than three years. Evidence from other regions where new transit lines have opened demonstrate that home values, rents and land speculation can increase rapidly after service starts. **The time for action is now.**



$1692 **Corridor Monthly Median Rent**

Since 2010-2014 monthly median rents across the corridor have **risen by an average of 29%**; median rent in the International Corridor has increased by over **$200 per month**

60% of all housing is renter-occupied along the corridor and this is relatively unchanged since 2000. Renters are most vulnerable to displacement as land values near the new light rail line continue to rise

$461k **Corridor Median Home Value**

Median home prices in the corridor have **increased by about 21%** since the beginning of the decade, with the highest increases in Silver Spring. All areas have seen appreciation since 2010

*Subarea geographies are aggregated from census block groups which have geographic centroids within 1/2 mile of a purple line station. Data comes from US Census, ACS 2013-2017 (data are estimates) data are rounded estimates.

This data snapshop forms part of the Purple Line Corridor Coalition Housing Action Plan, a document that sets out a commitment to preserve and grow housing opportunity within the Purple Line Corridor. The full Housing Action Plan can be accessed http://purplelinecorridor.org/

HOUSING ACTION PLAN 2019 DATA SNAPSHOT

Monitoring Collective Impact 2019-2022:

The Purple Line Corridor Coalition (PLCC) is comprised of public, nonprofit and private organizations that have pledged to work together with state transportation officials to address the full gamut of community needs. The PLCC's primary task is to ensure that investments preserve the communities and protect existing residents living along the proposed rail line.

2019 — 2020 — 2021 — 2022

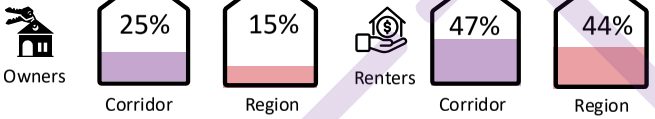
"'We see and hear almost daily the housing cost challenges facing many in our region from teachers, health care workers, service employees, and plumbers to federal employees, university professors and students. We have a housing affordability crisis today, and yet things may get worse".

PLCC Housing Action Plan DRAFT 2019

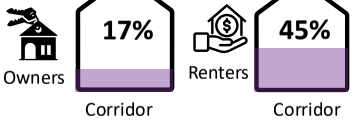
Cost Burden in the Corridor:

Households paying over 30% of their income on housing are considered cost burdened. **Renters and owners along the corridor are already cost burdened at rates greater than the regional average.**

Households that are cost burdened across the corridor

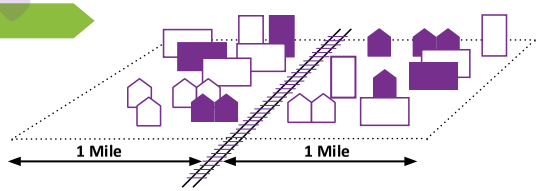


Households earning $70,000 or less and paying more than 30% of income on Housing across the corridor



PLCC Commitment:

PLCC is working to prioritize housing stability for people who live in the corridor today. One target we've set is to ensure that at least **17,000 homes** within 1 mile of the Purple Line remain affordable to rental households that **earn $70,000 annually or less.** This includes working to ensure that we **retain the estimated 8,500 homes** that currently have protections that keep them affordable.



17,000 Estimated Homes with rent affordable to those that earn $70,000 or less

*This figure includes estimates based on multifamily rental housing, 2 units or more, with and without affordability

8,500 With Affordability Protections

* Estimated homes currently protected through MPDUs, LIHTC, or other affordability restriction

Homes in the Pipeline:

We're beginning to track the estimated number of rental homes, both new constructions and preservation with affordability protections in the pipeline in the corridor. Going forward, PLCC will also measure the number of low-income households served by homeowner assistance programs.

802

* Estimated Total housing units in the pipeline with affordability restrictions within 1 mile of PL (preservation and new construction estimated from Montgomery County DHCA and Prince George's County DHCD)

Housing Conditions

The homes along the corridor are aging with most built more than **50 years ago**. There is a need to support owners and landlords to refurbish and improve homes.

"Thousands of tenants along the Purple Line corridor in Prince Geroge's County, particularly in Langley Park, live in older and deteriorating apartment buildings. In areas along the purple line corridor with high concentrations of low-income minority and immigrant communities, there was no evidence of significant investment in improving housing conditions in decades. Currently, there are very little financial incentives and policy protections to improve the quality of life for the most vulnerable populations, however, that can be addressed with equitable transit-oriented development along Purple Line"

Julio D. Murillo-Khadjibaeva, CASA De Maryland PLCC Response 2019

This data snapshop forms part of the Purple Line Corridor Coalition Housing Action Plan, a document that sets out a commitment to preserve and grow housing opportunity within the Purple Line Corridor. The full Housing Action Plan can be accessed http://purplelinecorridor.org/

*Data comes from US Census, ACS 2013-2017, MNCPPC Montgomery and CoStar (data are rounded estimates)

"Aumente el crecimiento de las personas y la comunidad que ya están aquí y que no desplazan a la comunidad actual. (Bring growth for the people and community that are already here and not displace the current community.) ."

PLCC 2019 Housing Survey Respondent

This Housing Action Plan clarifies actions Coalition members should undertake now and into 2022, while the line is under construction. These are actions that:

- **improve the enabling environment to attract and deploy capital resources to preserve affordability,**
- **improve the condition of the current affordable housing stock,**
- **support continued home ownership especially for senior and lower-income residents, and**
- **increase housing supply.**

HAT members have already begun implementation on some of this report's recommended actions. Other actions are called for in existing County documents but have not yet been acted upon. While some recommended actions need to be initiated. In all instances, accelerated and sustained commitment by Coalition partners is needed.

Recommended actions are informed by a variety of analytical and outreach activities conducted between January and June 2019 in coordination with the PLCC Housing Action Team. The housing action plan reinforces recent planning and policy efforts adopted by both counties, and pulls from ideas and information flagged in reports by NCSG, George Mason University, the Urban Land Institute, and the Metropolitan Washington Council of Governments. Housing action plans created for other similar TOD corridor efforts in Saint Paul – Minneapolis, MN; Portland, Oregon and by cross-sector TOD collaboratives in Denver, Chicago and Atlanta also helped to inform recommendations.

Figure 9. Focus groups, like the one shown here co-hosted by CASA de Maryland and CHEER, provided resident input to shape recommendations for both English and Spanish speakers. (Photo: M. Zimmerman, August 2019)

Most substantially, this plan was informed by stakeholder input and analysis of relevant local and regional housing trends. A series of focus groups, meetings and interviews were conducted by the consultant team to gather input on the efficacy, priority and nuances of recommended actions. The data team at NCSG provided information on a range of housing, land use, and demographic trends that further helped to clarify existing trends that influenced priority setting and focus. See Appendix D for Housing Action Plan outreach summary and survey results.

A PLCC housing survey was conducted in April and May 2019 with the support of numerous local

community organizations and churches. More than 600 responses were received, of which over half where completed by residents living in the corridor, with others living elsewhere in Prince George's and Montgomery Counties. The surveys conveyed strong consensus to prioritize housing actions that benefit low- and middle-income residents, both renters and homeowners. Among the specific neighborhoods noted by respondents, the Langley Park neighborhoods straddling Prince George's and Montgomery Counties were called out by many as a key area to prioritize and accelerate efforts now to preserve and build affordable housing.

The survey revealed a strong preference to build and preserve more housing along the corridor for households with three or more people. Respondents in both counties also strongly support increased funding dedicated for housing, with just over 58% supporting the reallocation of county funds in the annual budgets towards housing trust funds. Respondents also called out the need to look beyond housing to improve safety, walkability, local traffic congestion, and create more job opportunities. Throughout the Housing Action Plan, quotes from survey respondents are included to allow people to speak in their own words about the priorities they see for the corridor.

Every member of the PLCC has a role to play in meeting these goals. The Housing Action Plan provides a set of recommendations matched with partners responsible for leading needed policy, advocacy, educational, administrative or finance work. The Purple Line Corridor and the greater Washington metropolitan region are undergoing a period of change with the introduction of light rail transit, the arrival of Amazon's headquarters, continued reshaping of the federal footprint, and one of the most expensive housing markets in the country. As such, this plan is a living document that can be further tailored or adapted as significant needs arise or shift between 2019 and 2022.

Utilizing our collaborative power. While not all Housing Action Team members may endorse equally all recommended actions, none raised a fundamental objection by any member. Many of recommendations relate to public policies, however, it is not our intent that the public sector alone be responsible for their implementation.

Our work on implementation is informed by these principles:

(1) We will work in alignment across sectors to produce the best outcomes for residents, businesses and other community stakeholders.

(2) We will work through our recommendations and options with an explicit racial equity lens.

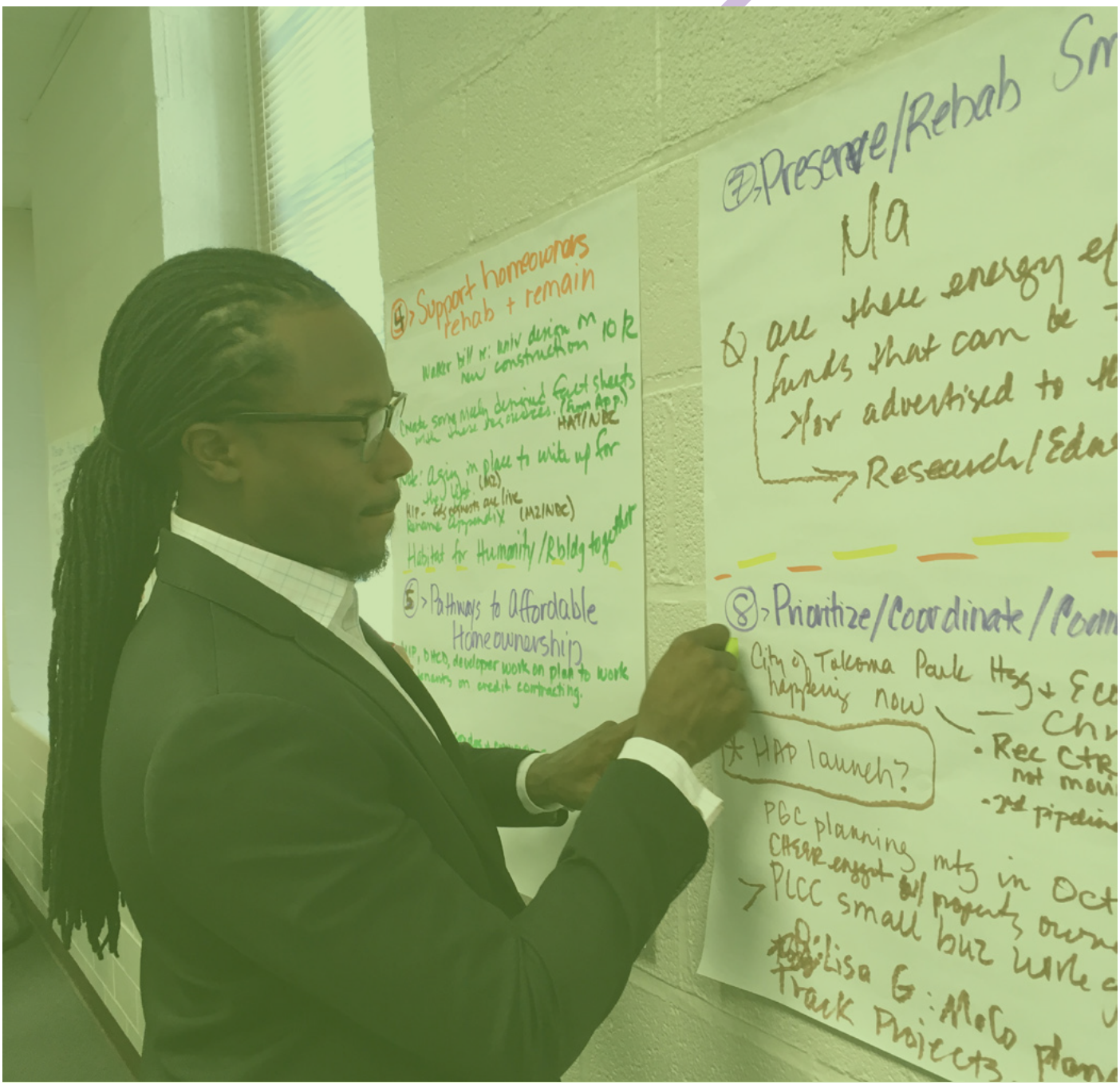
(3) We succeed when the community is engaged and empowered, especially those members who represent some of our most vulnerable populations.

(4) We will leverage and share resources and opportunities, from the financial to the political to the technical to accelerate results, scale impact and create cost-effective solutions.

Q7 To create and preserve a diverse mix of housing along the Purple Line, we'll need dedicated sources of public funding to increase access to decent, affordable homes for families and individuals. How strongly would you support such an increase in Prince George's and Montgomery, even if it might mean moving some of the funding from other parts of County budgets?

- A little more than 58% strongly support or support
- Another 21+% were neutral
- Approximately 20% oppose or strongly oppose

Figure 10. PLCC Survey Response - Spring 2019


④ Support homeowners rehab + remain
Habitat for Humanity / Rbldg together
⑤ Pathways to Affordable Homeownership
⑦ Preserve/Rehab
⑧ Prioritize/Coordinate
City of Tacoma Paul Hay
happening now
* HAP launch?
PGC planning mtg in Oct
PLCC small bus
Lisa G
Track Projects

Recommendations

The following 12 recommendations represent a variety of actions and strategies to expand housing opportunity and preserve existing affordability. These are organized into three categories:

- **the first set of actions are designed to increase the production of new housing, to accelerate the preservation and rehabilitation of existing housing and to protect tenants;**
- **the second set of actions establish more regular coordination between jurisdictions and coalition partners on specific locations within the corridor where collaboration is essential; and**
- **the third set of actions are those the Coalition can take to improve how it works together and with the community on advocacy, research and to monitoring housing trends along the corridor.**

Each recommendation includes a description of the set of actions along with the current context and a brief statement of need. Estimated timing, lead PLCC implementation partners, where on the corridor it may be most applicable, what additional PLCC resources may be needed to support implementation and a categorization of the action are identified for each. (See text box at right for key to actions)

Type of action:


Funding


Policy


Administrative

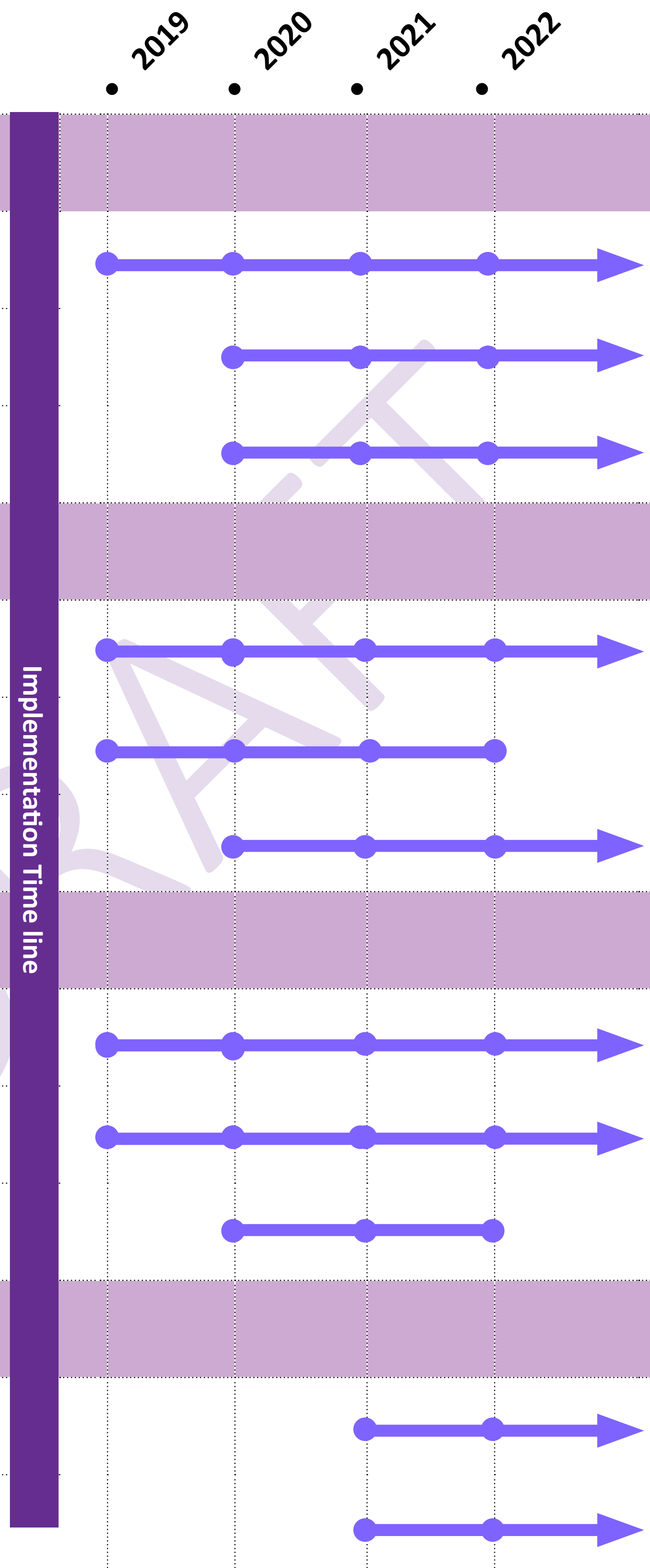

Education and Advocacy


Research


Collaboration

		Category			
1	**Deepen Commitment to tenant protections**	Preserving and Expanding Opportunities for Housing to All			
	• Increase legal protections from eviction			X	
	• Increase inspections to ensure that housing units are safe and maintained in good condition		X		X
	• Resource and support collaboration across tenant protection advocacy efforts.		X		X
2	**Grow and align existing affordable housing funding resources to prioritize the Purple Line**				
	• Increase housing trust funds in both counties		X		
	• Seek Purple Line prioritization of state resources				X
	• Aggressively pursue State funding for the Purple Line				X
3	**Accelerate strategic acquisition and redevelopment opportunities**				
	• Implement Right of First Refusal program in Prince George's County		X		X
	• Prioritize redevelopment of surplus PGC land for workforce housing			X	X
	• Amend multi-family tax abatement programs in both counties for affordable housing developers		X	X	X
4	**Support current homeowners to rehab and remain in their homes**				
	• Establish loan rehabilitation program in Montgomery County		X	X	X
	• Pilot HRAP Long-Term Affordability program in Prince George's County		X		X

X		X
X		X
X		
X		X
X		X
	X	X
X		
X	X	X
X		



HAP Reference

		Category			
5	**Expand opportunities for current renters to purchase a home affordably**	Preserving and Expanding Opportunities for Housing to All			
	• Provide additional down payment support to low-income Purple Line homeowners		X	X	X
6	**Reduce the barriers to developing mixed-income neighborhoods**				
	• Finalize Adoption of Transit-Oriented Development zoning in Prince George's County			X	X
	• Clarify Purple Line Predevelopment Process for equitable TOD in both counties				X
	• Launch Prince George's County Purple Line Inclusionary Zoning Pilot		X	X	X
7	**Preserve and modernize smaller rental properties**				
	Expand the MHP Apartment Assistance program		X		X
8	**Prioritize coordinated action and improved communication in the Takoma Langley Area**	Commit to Greater Cross-County Coordination			
	• Formalize coordination between and within government and community partners				X
9	**Market and coordinate across Purple Line Jurisdictions to attract private investment**				
	• Create and convene a PLCC Opportunity Zone Advisory Group				X

			Implementation Time line	2019	2020	2021	2022	HAP Reference
								27
X								
X	X	X						
	X	X						
X								
X		X						
X		X						

		Category			
10	**Foster collaborative culture and leadership**	Preserving and Expanding Opportunities for Housing to All			
	• Formalize HAT structure and decision making				X
	• Create a PLCC Community Liaison Position		X		X
	• Grow Resources to Support Community Leadership and Engagement		X		
11	**Hold ourselves accountable**				
	• Maintain PLCC Housing Benchmarking Metrics and Require an Annual Corridor Rental Survey		X		X
	• Create an Underutilized Lands Inventory		X		X
	• Create a Development Pipeline Tracking and MF Preservation Work Group				X
12	**Research Critical housing issues and emerging trends**				
	• Research applicability of Land Banking and/or Community Land Trusts		X		
	• Establish process for advancing future HAT-endorsed research topics				X

HAP Reference
2019
2020
2021
2022
Implementation Time line
X
X
X
X
X
X
X
X
X
X
X
X
X
X
X
DRAFT

A.

Actions 1 -7:

Ensure there is a diverse mix of housing options by producing more housing, rehabilitating those that need repair and preserving homes that are already affordable

Q6 To create and preserve a diverse mix of housing options along the Purple Line, we know that we also need a mix of different households both renters and homeowners. Of the three options below, which is the most important to focus on in this plan?

Approximately:

- 59% chose "both equally"
- 25% chose homeowners
- 16% chose renters

Figure 11. PLCC Survey Response - Spring 2019

1. Deepen Commitment to Tenant Protections

"I'd stop relying on market rate affordability and make sure policy recommendations were in place to secure existing populations, increase tenant rights, and then I'd look to understanding how to get more existing residents into home ownership ASAP."
2019 PLCC Housing Survey Respondent

Type of action:

Between 2010 and 2017, the region added almost twice as many people as housing units. This rapid growth is putting pressure on areas like Riverdale and Langley Park that have been historically affordable neighborhoods. Existing renters living along the corridor face rent increases that are stretching family budgets. Many residents along the eastern half of the corridor are spending over 40% of their annual income on housing, leaving less money for other important household costs. Landlords see greater opportunity to continue charging higher rents in response to a regional housing demand vs. supply crisis for households at almost every point along the income spectrum.

As more than 60% of corridor residents are renters, it is critically important to ensure that tenants are protected from unfair evictions and disproportionate rent increases. Basic tenant protections currently exist through Maryland's Landlord Retaliation Act (§§ 8-208) and County-level measures such as Montgomery County's prohibition on source of income discrimination, recent reforms passed in Prince George's County to address overcrowding and non-conforming uses[2]. Montgomery County provides local rental assistance support ($14. 7 million in FY2019, not including federal vouchers) to help tenants meeting short-term emergencies.

Montgomery County Department of Housing and Community Affairs (DHCA) also provides a Landlord Tenant Handbook and has staff dedicated to supporting renter rights. The Department's Office of Landlord-Tenant Affairs provides assistance to both tenants and landlords in resolving disputes as well as enforcing Chapter 29 of the Montgomery County Code, the County law that governs Landlord-Tenant relations. DHCA licenses all rental facilities covered by Chapter 29, provides information on Landlord Tenant issues, investigates and tries to conciliate Landlord-Tenant disputes. When needed, the office refers complaints to the Montgomery County Commission on Landlord-Tenant Affairs.

Montgomery County's Condominium Conversion program ensures the conversion of rental housing to for sale condominiums including tenant notification and displacement mitigation. The County and its Housing Opportunities Commission (HOC) have the first right to purchase a rental property with 10 or more units where the owner plans to sell the property or convert the units to condominiums.

Yet in the face of growing localized and regional market pressures, more efforts are needed to ensure that renters are aware of their existing rights and that greater strides are made to ensure the corridor remains affordable to renters at a range of incomes. Proactive strategies can better ensure landlords welcome renters who may be using housing choice vouchers, who may be immigrants or people with disabilities, or those with families as well as those who are seniors or students.

2 See Appendix E for full list of existing and recently proposed tenant protection legislation relative to renters and landlords along the Purple Line corridor.

1. Deepen Commitment to Tenant Protections

	Increase legal protections from eviction	Increase inspections to ensure that housing units are safe and maintained in good condition	Resource and support collaboration across tenant protection advocacy efforts
Actions Involved	PLCC endorsement of future advocacy efforts at the state level and within both Counties to increase eviction protections for tenants in MC and PGC. This includes advocating for Prince George's County to adopt protections similar to MC's.	Counties continue to increase code enforcement resources & improved processes for reporting violations.	Coalition assists local tenant organizing groups in securing resources.
Compelling Needs	Rents are increasing and a majority of tenants in PL subareas are housing cost burdened. Non-English speakers, renters with families and low-income renters are often most vulnerable to formal and informal evictions and can least easily respond to rising rents.	Health and safety concerns are high priority for tenants and housing departments in both Counties. Improving health and safety standards without accompanying major rent increases is a challenge without resources or regulations in place to protect renters.	Tenant organizing and advocacy is done at the grassroots level by trusted community partners. This is labor-intensive work that requires adequate resources. Financial support for communication and messaging campaigns increases impact.
Alignment with Current Plans or Policies	Consistent with PGC CHS cross-cutting strategy 1.4, existing Takoma Park policies; Montgomery County Housing Code Enforcement policies of MC 91-15.	Consistent with Langley Park Affordable Housing Strategies report; MC 19-15; and PGC CHS targeted action 2.5	Aligns with CHS cross-cutting strategy 2.10
Timeframe	• Advocate county policy changes: 2019-2022	• Increase code enforcement resources beginning in FY2020	• Identify resources to support local tenant organizing and education efforts: 2020 - 2022
PLCC Partner Leads	PLCC HAT; Purple Line Caucus	MC DHCA; PGC Housing Opportunities Work Group	PLCC steering committee and director; MC DHCA
Type of + PLCC resources needed	staffing, advocacy		staffing, advocacy and training, subgrants
Application on the Corridor	Countywide – MC and PGC	Countywide – MC and PGC	Target to IC, UMD, R-NC sub-areas

2. Grow and Align Housing Funding to Prioritize the Purple Line.

Partners across the metropolitan Washington DC region are committed to increasing resources to support the production and preservation of housing serving people at a range of incomes. For the communities along the Purple Line, increased funds are necessary to ensure that 17,000 housing units currently affordable to those earning 60% of the area median income are not lost and to provide necessary commitments to extend current affordability protections for over 8,500 of these units. PLCC survey respondents support actions to preserve and create housing for both renters and homeowners.

For several decades, officials in Montgomery County have demonstrated a commitment to affordable housing by recognizing its critical role in the jurisdiction's inclusivity and long-term economic health and prosperity. The County's Housing Initiative Fund (HIF) has grown from roughly $5 million in 1990 to over $35 million in 2019, substantially funded by general fund revenues. Additional resources for County homeless assistance, rental assistance, bonding authority and its MPDU program provide significant and diverse additional resources to create housing opportunity for all. Within Montgomery County, 29 rent subsidy programs are managed between HOC and the County's Department of Health and Human Services.

Montgomery County receives federal funding for County programs for the acquisition, construction, and renovation of housing for special needs populations and the weatherization and renovation of single-family homes owned by lower income households. For FY2019, approximately $7 million is provided in federal funding from the Community Development Block Grant (CDBG) program and the HOME Investment Partnership Program (HOME), among others. The County utilizes federal assistance through the Low-Income Housing Tax Credit (LIHTC) program in conjunction with the Maryland state housing finance agency.

Prince George's County has fewer resources specifically targeted for housing preservation or construction, but its recently-adopted Comprehensive Housing Strategy recommends

Type of action:

significantly increased levels of funding. Housing demand from those with an annual income of $50,000 or less is projected to grow by nearly 13,000 households before 2030. Beyond this need for new housing, an estimated 4,800 existing subsidized housing units country-wide may be lost before 2028 due to expiring LIHTC contracts. Many of these are located along the Purple Line.

Prince George's County created a Housing Investment Trust Fund (HITF) in 2013, which today has over $6.5 million available including a $2.5 million transfer from the General Fund for FY2020. Of that total amount, $4,909,999 is allocated for Gap Financing (multi-family) and $1,538,100 to down payment and closing cost assistance loans (single family). Rental assistance is not funded through the HTF but limited to the federal Housing Choice Voucher program. The County but has been slow to commit its multi-family HITF resources but is currently seeking proposals.

A key recommendation of the PGC Comprehensive Housing Strategy is to substantially increase the HTF to more than $80 million over the next 10 years. It notes that $2.2 million to $68.7 million in local subsidy is needed annually to support new housing production, depending on availability of other development financing, and $13.4 million for annual preservation efforts to prevent the expiration of existing subsidized units over the next ten years. In pursuing this recommendation, the PLCC HAT members felt that a more realistic goal for the Coalition to advocate for over the next three years is to increase annual HTF appropriations to $13 million. This reflects a similar jump made in Montgomery County last decade to boost its HIF annual general fund allocation.

2. Grow and Align Housing Funding to Prioritize the Purple Line.

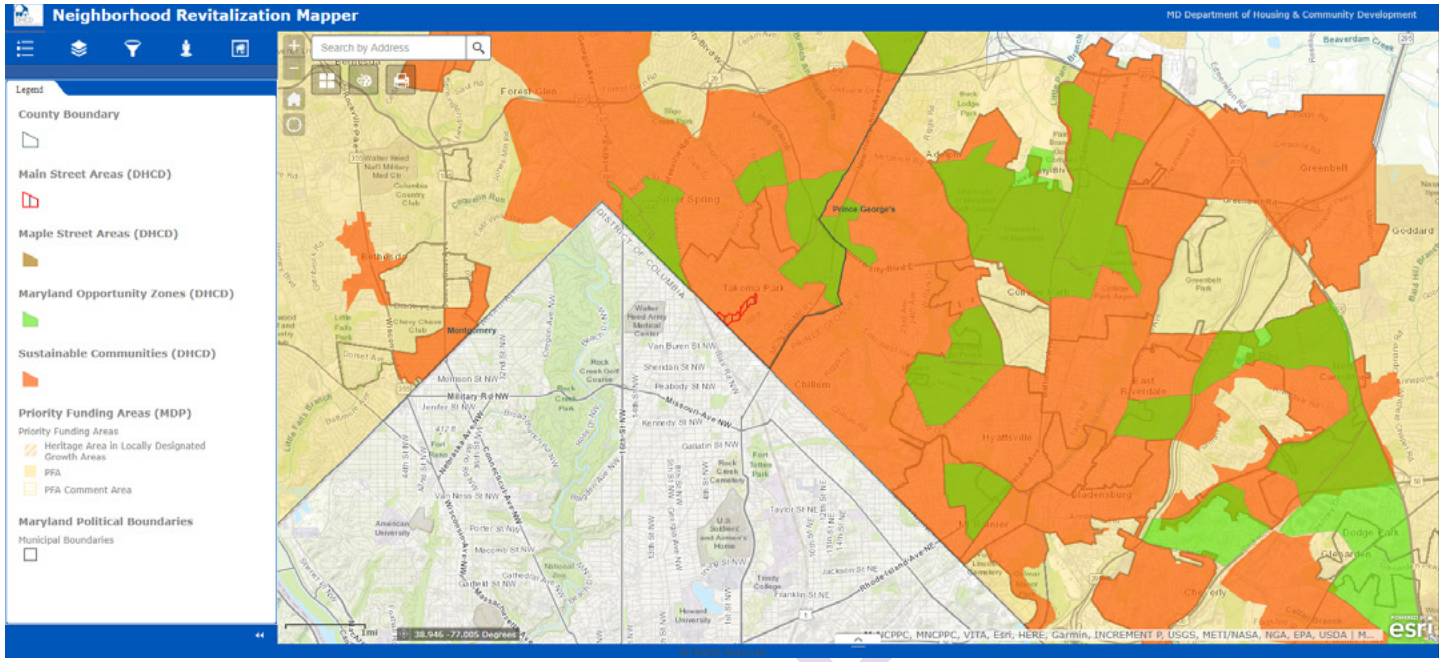


Figure 12. Designated state Sustainable Community areas (orange) and Opportunity Zones (green) cover the majority of the corridor (Source: DHCD Neighborhood Revitalization Mapper)

Most PGC housing resources come from federal and state resources which are also important funding partners to MC. The state provides several important housing funding programs and administers the Qualified Allocation Plan (QAP) for distributing Low Income Housing Tax Credits (LIHTC) critical to building affordable housing throughout Maryland. Both counties rely on these funds, but even greater opportunities exist to leverage these resources and advocate for specific Purple Line priorities within state criteria. For both counties, it is paramount to grow and prioritize resources to support changing housing dynamics along the Purple Line where substantial multi-family housing and affordable single-family housing exist. Housing stability creates the backbone for a strong, diverse economy and preserve vibrant, sustainable communities

Another important state resource for housing issues in the corridor comes from the National Capital Strategic Economic Development Fund (NED) that was established in 2017 by the Maryland General Assembly. NED provides competitive grants for commercial and residential predevelopment activities targeted to designated Sustainable Community areas in each county, including the vast majority of the Purple Line (see Figure 15 for these designated areas). Funds can be used for site acquisition, land assembly, site development, renovation and rehab of single-family homes and improvements to business properties and community open spaces, among others. The program is funded at $4 million in 2019, but projected to grow to $7 million annually in the coming years and can be an important source of funding many of the actions outlined in this plan.

2. Grow and Align Housing Funding to Prioritize the Purple Line.

	Increase Housing Trust Funds in both Counties	Seek PL prioritization of state resources	Aggressively pursue state funding for the PL
Actions Involved	Double MC's Housing Initiative Fund to $100 million by 2022 and set aside portion for PL preservation. Increase PGC's Housing Investment Trust Fund to $13 million by 2022 and ensure that DHCD staffing is adequately resourced to deploy funds	Brief state AH networks on need to make PL a targeted QAP priority. Advocate the state for specific language to the FY2021 QAP making Purple Line a targeted preferential geography. Further leverage additional state funding resources, i.e. Community Legacy Initiative	Identify and share information across the PLCC partners on available state funding opportunities. Identify other resources to support housing counseling.
Compelling Needs	Additional housing production funds are needed in both counties to meet projected future housing demand. As these funds grow, set aside resources for PL preservation efforts where existing affordable housing faces expiring affordability protections.	The 2019 QAP includes additional points for LIHTC projects located in Opportunity Zones, Communities of Opportunity, Sustainable Communities and Priority Funding Areas yet the PL is not called out.	Several funding programs managed by MD DHCD and other state agencies to support energy efficiency, and housing rehabilitation of multi-family and single-family housing. Unspent Maryland Energy Administration funding could be targeted to PL.
Alignment with Current Plans or Policies	Consistent with MC County Executive priorities; CHS cross-cutting strategy 3.1 and targeted strategy 1.2. Both counties include TOD prioritization		Consistent with the PLCC Action Plan and CHS targeted action 3.6. Expansion of past and current QAP approaches. Greater Lyttonsville Sector Plan energy efficiency recommendation
Timeframe	• Annual increases 2019 -2022	• Brief state AH networks (2019) • Advocacy: 2020 • QAP modification: 2021	• Coordinate to submit applications in 2020 - 2022
PLCC Partner Leads	PGC Housing Opportunities for All workgroup, HAT co-chairs	HAT through MD Affordable Housing Coalition and Community Development Network of MD; Purple Line Caucus	MC DHCA; PG DHCD; HAT
Type of + PLCC resources needed	None – pursue with existing advocacy resources		
Application on the Corridor	Corridorwide	Corridorwide	Corridorwide – but can provide extra leverage for 12 PL OZ areas

3. Accelerate Strategic Acquisition and Redevelopment Opportunities.

The Purple Line Corridor is largely built out but includes many areas with redevelopment potential such as underutilized parking lots, lower density multi-family housing projects, and surplus public lands. Accelerating efforts to acquire, preserve and redevelop strategic sites to use for new affordable housing is a priority for the near term before the transit line opens triggering additional price increases and land speculation.

Each county has existing tools to support acquisition of certain multi-family housing projects. Right of First Refusal (ROFR) programs allows county government the right to match any signed bona fide third-party sales contract for an existing rental building. The specifics of each county's program vary but both are designed to preserve housing at affordable rents. Montgomery County's program (§ 53A-4) allows the County, HOC or tenant organizations the right to purchase sites while Prince George's program (§13-1110 - §13-1120) allows the County to purchase a multi-family property with 20 or more units before it can be sold to a third-party buyer. Montgomery County has made much greater use of its ROFR program whereas Prince George's County has yet to utilize its program. Designating non-profit partners who can utilize the option and growing PGC's ROFR staff capacity and resources is a key near-term strategy included in the County's Comprehensive Housing Strategy. County staff are already working with PLCC members to implement this action, which is a top priority for 2019.

Another important acquisition practice is the strategic use of public lands for affordable housing . Other states, counties and regions have policies and inventories in place to facilitate the use of surplus public lands for affordable housing. (see appendix G).

Relatively little vacant land is left in the corridor, creating an even greater need to be strategic in utilizing public lands where feasible. Montgomery County already has land disposition processes in place that give priority to applicants that seek to create new affordable housing units. Since 1996, ten projects have been redeveloped on

Type of action:

MC-owned lands and five are in development stage, providing a total of 2,677 market-rate units and 1,205 affordable units. However, no similar process exists in Prince George's County. Housing goals should be established by the Prince George's Council and Parks and Planning Committee to identify the types of housing types that could receive priority consideration in the disposition process. This recommendation is called out in the Comprehensive Housing Strategy and could be an early implementation win supported by the PLCC and the County's Housing Opportunity Work Group.

Tax policies are another important tool both jurisdictions can better calibrate to create a more level playing field for developers seeking to provide workforce housing[3]. Currently both counties administer Payment in Lieu of Taxes (PILOT) programs, authorized under state law to lower the cost of County real property and special area taxes. Through negotiation, eligible developers can receive a time-limited tax exemption applied to the real property tax bills once the agreement with the local government is executed.

Outreach to developers reveals several concerns with how these independent programs operate in MC and in PGC. The lack of clear guidelines and certainty about when and how it can be leveraged create barriers to financing that are disincentives for affordable housing developers.

In Montgomery County an annual funding authorization is approved in the County budget that allows DHCA staff to negotiate a PILOT after computing the fiscal impact of a project. The county sets a maximum annual funding for a 10-year period

for the property. This is a change from past practice whereby the County provided a 100% PILOT to the developer for the lifetime of the project. Private investors and lenders typically do not consider PILOTs of less than 15 years duration in their underwriting of a 15-year mortgage. The result has been to increase the cost for developers doing affordable housing projects, that then may require deeper subsidies to be funded by the County's HIA.

In Prince George's County, each PILOT is negotiated between the developer and DHCD staff to abate property taxes and instead charge an amount equal to the negotiated PILOT, which is then approved by the County Council. 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. While County staff have not rejected an eligible PILOT project, the uncertain and time-intensive process adds to the cost and complexity of projects. In contrast, the District of Columbia amended its PILOT program to provide a by-right tax abatement for affordable housing projects. This upfront abatement process allows certainty to developers and project investors that can then be used to make a more competitive bid and leverage other financing resources.

The current process in both counties adds to the challenge of building new workforce housing or purchasing properties to rehabilitate and preserve affordable housing units. Policy changes must be sought to make better use of this potentially powerful housing production and preservation tool.

3- See Appendix F for a summary of existing tax incentive programs in both counties for homeowners and multi-family developers.

3. Accelerate Strategic Acquisition and Redevelopment Opportunities.

	Implement Right of First Refusal program in Prince George's County	Prioritize redevelopment of surplus PGC-owned land for workforce housing	Amend multi-family tax abatement programs in both counties for affordable housing developers
Actions Involved	Establish the procedures and needed authorities to allow PGC to reassign its ROFR rights to a third-party non-profit developer. Pursue additional staff capacity that could be provided possibly by philanthropy to the PLCC to support administrative and financial assessments required to advance projects if county staff is not available.	Establish thresholds and process to prioritize workforce housing proposals when disposing of surplus public lands in PGC. This could be targeted to the PL. Establish an inventory and process to accelerate sale of foreclosed single-family homes to eligible low-income residents seeking to purchase.	Revise PILOT programs in each county to extend by-right tax abatement period for life of the project's income restrictions. Establish a tiered PILOT for different levels of affordability provided or seek state legislative change to make the process by-right. Determine feasibility and impact of a parallel state PILOT.
Compelling Needs	Potential acquisition projects are being lost as the market is already starting to shift. The KP AIHC effort is already focusing on PGC ROFR implementation.	As noted in the CHS, PG County has surplus land but no intentional strategy to create redevelopment opportunities more efficiently on government-owned land.	Rising costs to acquire, rehabilitate and construct affordable housing in this region require more aggressive policies. Washington DC has a successful by-right program that could be adapted.
Alignment with Current Plans or Policies	CHS targeted action 2.6 and KP AIHC work.	CHS cross-cutting action 1.1. Supports East Riverdale / Beacon Heights sector plan recommendation for surplus and underutilized land.	Both counties already have PILOT programs in place. Aligns with CHS cross-cutting action 1.6; and supports Long Branch Sector Plan recommendation to support targeted use of tax credits.
Timeframe	• Utilize PGC ROFR for at least 1 project in 2020 • Increase ROFR through 2022 in both counties	• Establish thresholds: 2020 • Begin implementing: 2021	• County amendment advocacy: 2020; • Determine state PILOT feasibility: 2021
PLCC Partner Leads	KP AIHC; PGC RDA and DHCA	Enterprise, Housing Opportunity for All Workgroup, DHCD and PGC Office of Central Services	PLCC HAT co-chairs; State legislative requests also supported by Purple Line Caucus
Type of + PLCC resources needed	staffing, analysis		advocacy
Application on the Corridor	IC, UMD, R-NC	Corridorwide	Corridorwide

4. Support Current Homeowners Rehab and Remain in Their Homes

Much of the corridor is residential as shown in Figure 13. Stakeholder outreach underscored strong support for existing programs to reduce tax burdens for vulnerable homeowners, and to dedicate more funding to support home repairs and retrofits that reduce energy costs, improve water drainage, and allow seniors to remain in their homes even if mobility impaired.

Neighborhoods around Purple Line stations, especially those between Bethesda and Silver Spring and Riverdale Park to New Carrollton are predominately single family residential with a majority of homes built over 50 years ago. Rehabilitation needs, home repairs, and rising property values that can impact annual tax bills can present hardships for those homeowners who are older and living on fixed incomes and for lower income homeowners including first-time homebuyers. A common concern raised in focus groups was the inability of many homeowners to maintain their properties which can affect the value of adjacent homes.

The state and Montgomery County provide homeowners with several programs to help including the state Homeowners' Property Tax Credit Program. Prince George's County administers the Moderate Rehabilitation Program and Housing Rehabilitation Assistance Programs (HRAP) that provides critical funds to qualified low-income homeowners to address minor to moderate rehabilitation needs. Federal Community Development Block Grant funds, as well as local funds, are used to capitalize the County's HRAP program. HRAP currently serves up to 100 households a year with demand outstripping available resources. Increased funding is needed in the County to ensure that economic growth is sustained and supported by housing affordable to working families. Looking ahead, housing prices are already starting to rise adjacent to the Purple Line which can be fueled by speculation and house flipping. Creating a new source of HRAP funds that can be targeted to the Purple Line should be pursued, accompanied by requirements to ensure long-term affordability.

Type of action:

Demonstrating the impact of current funding programs and supporting advocacy to impact annual budgets are critical actions for the PLCC partners to take. Montgomery County currently has no equivalent to HRAP. It does provide several tax credit and exemption programs including to make energy efficiency improvements. DHCA is exploring the potential to establish a loan program to support rehabilitation and repair efforts, and has also initiated a housing preservation study to identify strategies to preserve and rehab a range of housing types.

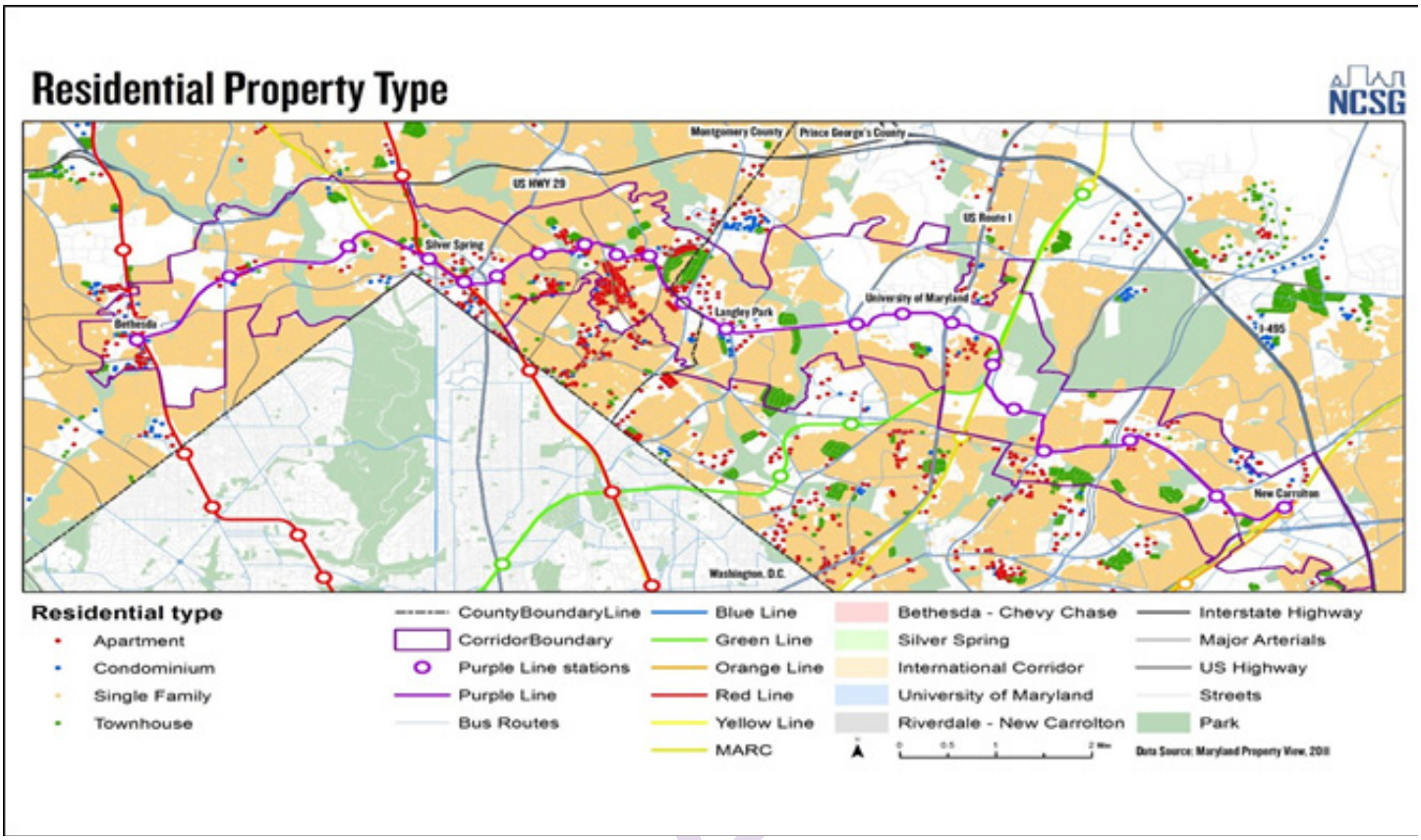


Figure 13. Single family homes (shown in orange) dominate much of the housing type along the Purple Line (Map source: UMD NCSG)

4. Support Current Homeowners Rehab and Remain in Their Homes

	Establish loan program to support rehabilitation and repair in Montgomery County	Pilot HRAP Long-Term Affordability program in Prince George's County
Actions Involved	Establish a single family rehabilitation and repair loan program in Montgomery County, with priority of low-income and senior Purple Line homeowners.	Pilot a HRAP long-term affordability program in PGC targeted to low-income and senior homeowners along the Purple Line. In exchange for a larger HRAP funding amount, homeowners accept time-limited affordability deed restrictions but still have ability to build wealth.
Compelling Needs	The County does not currently have a program to support single family repair and rehabilitation, yet this is a growing need for those homeowners on a limited or fixed income	Limited HRAP funding and strong demand creates pressures for PGC to maximize the program's impact.
Alignment with Current Plans or Policies	Consistent with Montgomery County Master Plan goals and Long Branch, Greater Lyttonsville and New Carrollton sector plans.	PGC RDA is researching the potential of an HRAP pilot. Aligns with CHS targeted actions 1.6 and 1.7
Timeframe	• Implement program in FY2021 • budget	• HRAP budget increase: PGC FY 2021
PLCC Partner Leads	MC DHCA	
Type of + PLCC resources needed	None – can do with existing advocacy resources	
Application on the Corridor	Focus on IC, but also applicable to B-CC and SS	IC, UMD, R-NC

5. Expand opportunities for current renters to be able to purchase a home affordably.

"The only reason I am a homeowner today is because of a Wells Fargo down payment assistance grant I received several years ago. We need more of this kind of thing to help other Millennials and those who are renter but could own with just a little assistance on the front end."
Riverdale Focus Group Participant

Type of action:

In station areas such as Piney Branch, Langley Park and Riverdale where housing prices are currently more affordable, average household incomes are also lower and a majority of residents are non-white. Nationally, the racial wealth gap has resulted in average wealth for white families being ten times higher than that of the average wealth for black families. The negative net worth of many black and Latinx families creates barriers to their desire to purchase a home. Student loan debt also puts home ownership out of reach for many Millennials who have less savings than the generations who came before them. Additional homeowner financial supports targeted to the Purple Line will help current renters earning 80% AMI to become homeowners.

Many current renters work full-time jobs and pay rents comparable to a monthly mortgage. They may lack funding to meet down payment requirements putting home ownership out of reach. During the housing recession begun in 2008, the Neighborhood Stabilization Program provided additional down payment assistance that allowed many renters to purchase their first home. This model was mentioned in several focus groups by current homeowners, including Millennials, as being essential to their ability to live in the corridor. Private funding resources such as those provided by banking institutions through the Community Reinvestment Act requirements or from emerging sources such LISC's equitable TOD Fund or the Capital Region Housing Challenge. Such as strategy would do much to mitigate displacement, expand affordable housing, and long-term create community wealth.

Accessory dwelling units are another tool that can make homeownership more affordable by bringing in additional rental income. Montgomery County recently revised its ADU policy, while Prince George's Comprehensive Housing Strategy recommends the adoption of ADUs within the county's zoning code. The PLCC supports both efforts and Coalition partners like Habitat for Humanity and the Coalition for Smarter Growth are working with residents and county staff to support thoughtful, tailored implementation.

5. Expand opportunities for current renters to be able to purchase a home affordably.

	Provide additional down payment support to low-income Purple Line homeowners
Actions Involved	Pilot a Purple-Line targeted 10% additional soft-second mortgage assistance pilot for homeowners at 80% AMI or below, tied with a housing counseling program. Explore potential to fund using CRA or CDFIs resources.
Compelling Needs	Based off a similar NSP program to support homeownership by low-income families creating this type of supplemental support can assist families in being able to afford to purchase a home.
Alignment with Current Plans or Policies	Consistent with PGC's CHS homeownership targeted action 2.8 and could align with CHS cross-cutting action 2.6 depending how it's funded.
Timeframe	• Explore CRA, CFI or other private funding: 2021 • Seek to implement in FY2022 budget in at least one county
PLCC Partner Leads	HIP in partnership with DHCA and DHCD
Type of + PLCC resources needed	training, communications
Application on the Corridor	Corridorwide

6. Reduce the Barriers to Developing Mixed-Income Neighborhoods.

""Incluiría disposiciones que ordenen que las viviendas de bajos ingresos se reserven en todos los nuevos desarrollos. (I would include provisions that mandate low-income housing be set aside in all new developments)"

2019 PLCC Housing Survey Response

Type of action:

The Purple Line Corridor is home to a diverse range of households including professors, financial professionals, government and tech workers on the upper income range to college students and retired adults, service workers, teachers, police officers and health care workers including those who rent and those who own. A mix of housing options reflects a mix of incomes along the corridor, and preserving this diversity is a key goal of the PLCC. Healthy and sustainable communities are those where all those who work, play or pray in a community can afford to live in that community if they choose. Between 2008 and 2017, the National Center for Smart Growth analyzed tax assessments and estimate that 5,542 residential units were built inside the corridor in Montgomery County with most clustered around Bethesda and Silver Spring. In this same time frame only 1,119 residential units were built inside the corridor in Prince George's County primarily in the College Park areas.

The pre-development process, including navigating zoning and building codes, is an important factor influencing development costs that facilitate or create barriers to realizing mixed-income communities. Both counties are still in the process of implementing new zoning, housing and sector plans. Prince George's County adopted a new zoning ordinance in 2018 but new TOD zones will not take effect until adoption of the Countywide Map Amendment that allows for greater density and mixed-use development near transit stations and activity centers. Montgomery County has a year-long development moratorium for two schools' catchment areas serving Purple Line neighborhoods. The PLCC should continue to monitor this and work with the County to expand waivers to this restriction for those pursuing affordable housing projects.

Zoning updates in both counties create the necessary framework to shape development but also create some confusion, especially for developers who may be new to working in the corridor. Regionwide there is a growing call from the development community to reduce regulatory and land cost barriers that add to the rising costs of housing[6].

Along the Purple Line, the predevelopment process is further complicated by the many players who are involved from the local jurisdictions and counties to the Maryland Transportation Authority. Developers report lengthy and frustrating processes to work through these layers and get needed approvals. Clarifying decision making points and points of contact is a critical action that does not require any additional funding or policy change. The PLCC can leverage its relationships with the varied corridor players to learn and share clarifications. Creating outreach and education resources for developers can also clarify the larger predevelopment process

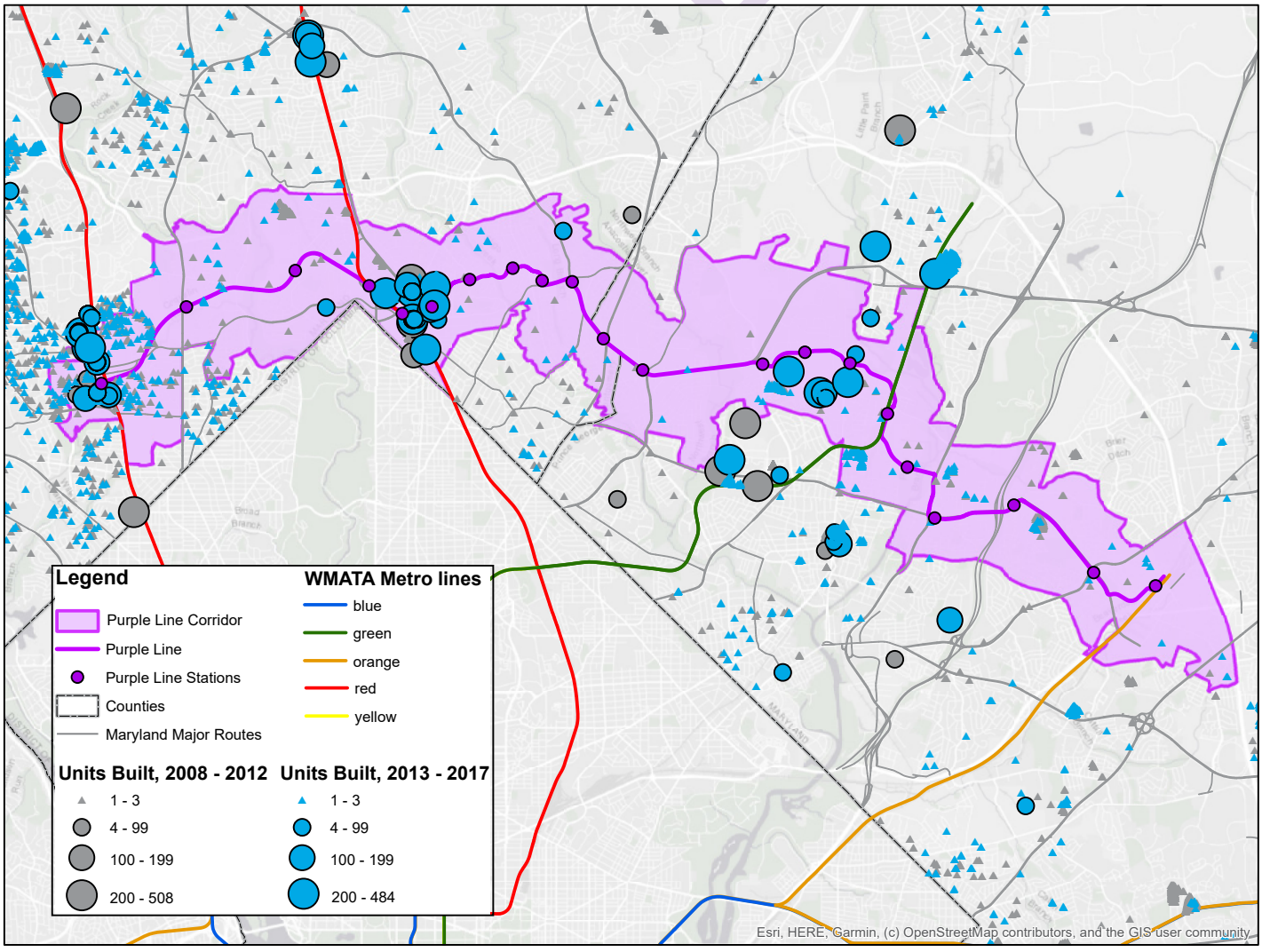
6 - See for instance, the 2019 ULI-Washington Report "Increasing Housing Supply and Attainability: Improving Rules and Engagement to Build More Housing" https://static1.squarespace.com/static/59681b3646c3c4fa0a65b387/t/5ce43b1d5ea3580001b52dce/1558461243385/SupplyAttainability_FullReport.pdf

including recent zoning changes and available programs such as tax abatements, trust fund resources, QAP prioritization, and what other actions called for in this housing action plan mean for new affordable housing development.

For four decades, Montgomery County has utilized inclusionary zoning (IZ) to achieve a mix of incomes and housing options. The County's Moderately Priced Dwelling Unit (MPDU) law (Chapter 25A) requires market rate developers to include construction of affordable housing in their multi-family projects with 20 units or more to meet the existing and anticipated needs for low and moderate-income housing. Montgomery County's inclusionary zoning program requires that between 12.5% and 15% of rental and for-sale unit are set aside for moderate-income households. The program helps to ensure that affordably priced housing is dispersed throughout the County consistent with the General Plan and Master Plans. The MPDU program provides a density bonus to offset the cost of construction.

Prince George's County does not have a similar program, but the Comprehensive Housing Strategy includes a recommendation to pursue IZs and efforts have already begun to explore its feasibility along the Purple Line. Each of the following three recommended actions are important to undertake before the end of 2019.

Figure 14. New residential units produced between 2008 – 2017
Source: NCSG analysis of Maryland Property View data



6. Reduce the Barriers to Developing Mixed-Income Neighborhoods.

	Finalize Adoption of Transit-Oriented Development zoning in Prince George's County	Clarify Purple Line Predevelopment Process for equitable TOD in both counties	Launch Prince George's County Purple Line Inclusionary Zoning Pilot
Actions Involved	Advocate initiation of Countywide MAP amendment to codify new TOD zoning in Prince George's County.	Identify who in the MTA PL office can sign-off on development related issues along the corridor. Produce education materials for the development community to market corridor incentives that exist for doing affordable housing projects.	Finalize market analysis and advance efforts to pilot and Purple Line IZ policy, if deemed feasible.
Compelling Needs	The failure to finalize the TOD zoning changes in PGC is creating confusion and additional regulatory barriers for those developers wanting to do higher density development and affordable housing projects along the Purple Line.	The confusion and complexity of the current PL pre-development process in both counties, translates into additional costs for developers whether through added time or additional legal fees.	Prince George's County does not currently require mixed-income housing in its zoning.
Alignment with Current Plans or Policies	Already included in zoning rewrite but not yet finalized. Consistent with CHS cross-cutting strategy 2.6 and targeted action 1.1.	Aligns with CHS cross-cutting actions 1.6, 2.10 and 3.3. Montgomery County's new sector plans and zoning create need for outreach and education to support higher densities and affordable housing.	CHS cross-cutting action 1.5 and targeted action 1.3; MoCo and Washington DC already have IZ programs in place.
Timeframe	• Late 2020/early 2021	• Clarify PL development approval POC: 2019 • Create & market a PLCC development review guide: 2021 – 2022	• Market analysis: 2019 • Implement: 2020
PLCC Partner Leads	PGC Planning Board and Council; PGC Planning Department; Housing Opportunity Work Group	PLCC Steering Committee; HAT in tandem with ULI	AIHC partners; PGC DHCD and MNCPPC; Councilmember Glaros
Type of + PLCC resources needed		staffing, analysis	communications, research
Application on the Corridor	IC, UMD, R-NC	Corridorwide	IC, UMD, R-NC

7. Preserve and modernize smaller rental properties

A range of multi-family housing options exists today across the corridor ranging from larger apartment buildings to small-scale properties with 20 or fewer units. Yet, overcrowding remains a concern and many of the apartment buildings along the corridor, especially in the Langley Park and Long Branch areas need repairs to improve living conditions and reduce energy costs for residents.

Given the large numbers of small-scale rental properties within both Counties, and the limited incentives that currently exist to support the preservation and rehabilitation of these properties additional tools are needed. Owners of small apartment properties typically have different motivations, financial considerations and management needs than larger-scale rental properties. Public funding tools may not be best suited to their needs.

Montgomery County DHCA supports the Apartment Assistance Program managed by the Montgomery Housing Partnership to assist owners of small apartment properties improve and manage their properties. A series of seminars are offered by MHP through the program on code enforcement, energy efficiency and sustainability practices and available funding resources to support landlords make these improvements, and to meet reasonable accommodation standards for renters with disabilities.

Type of action:

This successful program provides a model that could be adopted in Prince George's County and creates a pathway to provide information to private landlords that can result in safer and higher quality rental housing without government subsidy. Looking ahead though as housing demand increases, new tools need to be created that work with private landlords to ensure the preservation of small-scale rentals.

	Expand the MHP Apartment Assistance program
Actions Involved	Identify funding mechanism to adopt the MHP Apartment Assistance program in Prince George's County and to expand its reach in MC with increased focus on apartments located in the corridor.
Compelling Needs	This program has proven successful in MC but should be extended across the corridor as need exists in PGC to work with landlords of small-scale rentals.
Alignment with Current Plans or Policies	Consistent with CHS goals for preservation of affordable rental housing and could be a vehicle to advance targeted action 2.7 re: vacant condos.
Timeframe	• Identify funding in current FY2020 PGC budget or determine potential non-governmental or state grant funding. • Increase funding in FY2021 MC budget
PLCC Partner Leads	MHP, PGC DHCD, MC DHCA
Type of + PLCC resources needed	None – can do with existing advocacy resources
Application on the Corridor	Targeted to B-CC, SS, and IC

B.

Actions 8 - 9 : Formalize Collaboration and Communication between Jurisdictions and Across Sectors

8. Prioritize coordinated action and improved communication in the Takoma Langley crossroads area.

"Pay more attention to the people who live in the area – making different strategic meetings available where the majority of people may become more informed. I'm motivated for my family for a better future."

Langley Park / Long Brach focus group participant

Type of action:

Situated at the intersection of Montgomery and Prince George's Counties, the Takoma Langley Crossroads (TLC) will be the home to the Takoma Park and Riggs Road Purple Line stations. The TLC includes the unincorporated area of Langley Park in Prince George's County, and the City of Takoma Park in Montgomery County. This area was called out by many survey respondents as needing specialized attention both because it is the confluence of the two counties, and also because of the vulnerable population currently living here and the importance of the Langley Park Transit Center to connecting the Purple Line with the broader regional bus transit network.

The TLC area is considered to have market rate affordability with an average median monthly rent of $1,275 and $1,121 for monthly mortgages of existing homeowners, many of who are long-term owners. The age and condition of many units is reflected in the rents charged. However, rents are already starting to rise faster than incomes, and many households are cost burdened. The largely immigrant demographic has definitive impacts on housing issues of the TLC. Many immigrant families are multigeneration households, which may lead to overcrowding when most available units are only one or two-bedroom and three-bedroom units are waitlisted. Another cause of overcrowding is a high volume of non-related persons living together in units to ensure affordability for those earning modest incomes. The immigration status of many residents has led to a fear of reporting code violations to authorities or landlords due to potential retaliation in the form of rent hikes, eviction, or deportation.

Numerous plans exist for this area created by both counties, M-NCPPC and community partners such as CASA de Maryland and the Long Branch Business League. Some relate to specific housing and zoning plans. Others are focused on needed traffic safety and wayfinding improvements. Each county has designated an opportunity zone for the area contiguous to each other. Given the variety of plans and potential investments that may occur in this area greater coordination is needed to ensure these efforts are leveraged to support local residents and businesses, and that negative impacts to the surrounding community are minimized.

The racial and ethnic diversity of the TLC neighborhoods is reflected in the many small businesses in the area, and the cultural richness and sense of community that exists. Existing businesses may face economic disruption from Purple Line construction disruption to vehicular traffic and pedestrian access. Currently, the TLC has no unified branding strategy to market the TLC to the larger PL.

8. Prioritize coordinated action and improved communication in the Takoma Langley crossroads area.

Community organizations and faith-based groups are important partners in the work to engage and empower residents to address their housing and economic needs. These organizations have long-term relationships and language proficiency that make them invaluable assets to the PLCC in working to ensure that shared economic, development and quality of life goals are realized and shaped by members of the community themselves from business owners to renters and home owners, from school age children to their parents and retirees. Without intentional efforts by the PLCC to foster coordination between the many players involved in the International Corridor subarea it is unlikely that informed collaboration will occur between county departments, much less between the two counties and with the broader community.

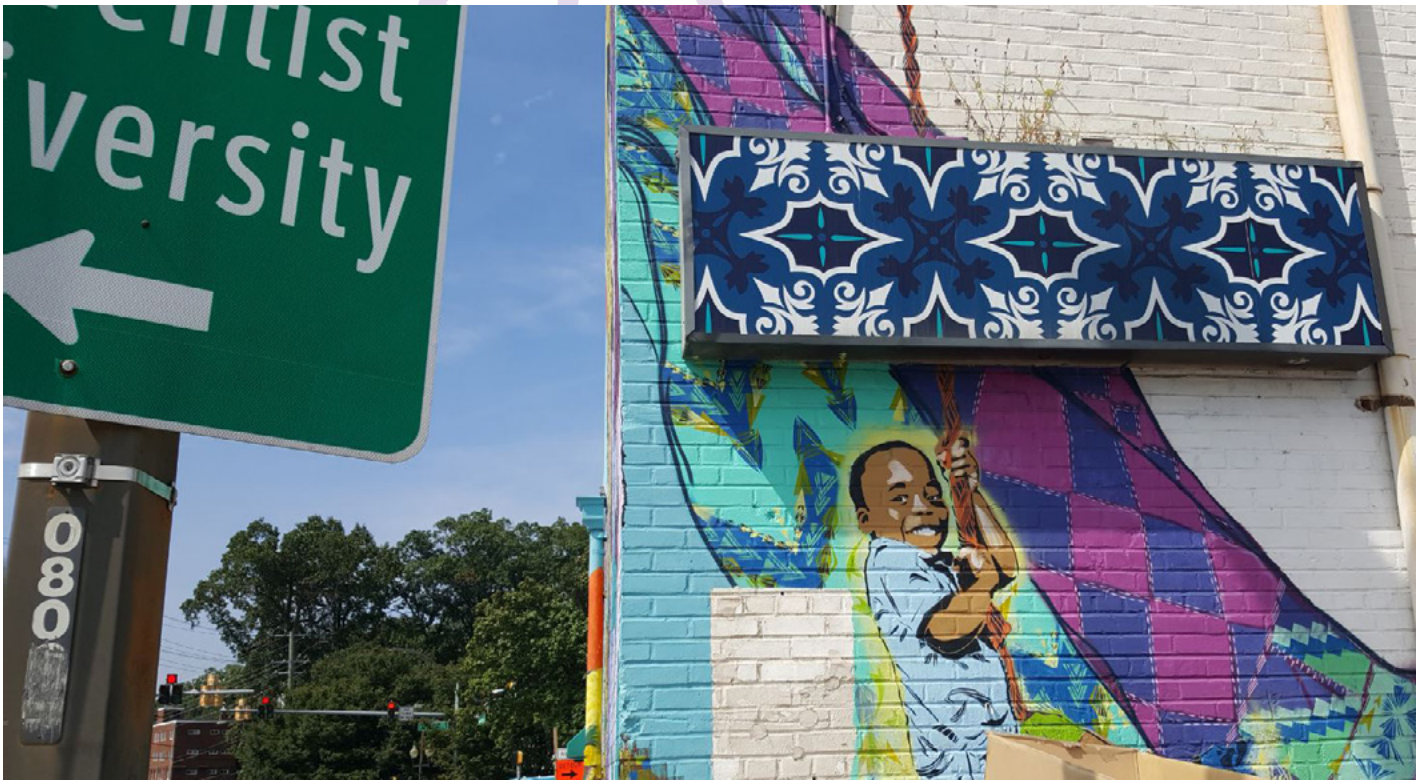


Figure 15. Long Branch Mural Credit MHP

8. Prioritize coordinated action and improved communication in the Takoma Langley crossroads area.

TLC Coordination	**Formalize coordination between and within government and community partners**
Actions Involved	Each of the 4 PLCC Action Teams will establish and communicate the process to be used to regularly engage and update community organizations, key landowners and faith-based partners to share relevant information on efforts underway or planned that impact the TLC area to ensure alignment, engagement and partnership across a range of stakeholders and community members. The HAT should ensure that each of its housing work groups includes a focus on TLC. Edit the PLCC website to clearly share updated information. The PLCC will partner with local community organizations and MC/PGC council members to communicate information to residents, business owners and others affected or whom can be engaged in coordination efforts.
Compelling Needs	Given the cross-jurisdictional geography, multitude of government and non-profit players involved, and the critical needs of the TLC area focused coordination is required. This needs to go beyond coordination related to the construction of the project, but even here many along the corridor are not well informed about when the line is opening, where stations will be, or how they may be impacted. Rather than creating a new Task Force or TLC work group, each PLCC Action Team will be responsible for convening a quarterly meeting of cross-sector partners focused on the TLC geography, ie HAT could convene in January, business action goal team in March, the Workforce Goal team in June, and the Community Goal team in September
Alignment with Current Plans or Policies	Consistent with PGC CHS recommendations 2.1 and 2.5 for greater coordination across County programs. Consistent with MTA Purple Line efforts. Supports Takoma Langley Crossroads Sector Plan recommendations. Advances the PLCC coalition goals for improved cross-sector coordination on the Purple Line
Timeframe	• Begin quarterly meetings in conjunction with HAP release: 2020 - ongoing
PLCC Partner Leads	PLCC steering committee; HAT
Type of + PLCC resources needed	staffing, communications
Application on the Corridor	IC

9. Market and coordinate across Purple Line jurisdictions to attract private investment.

Type of action:

Opportunity Zones (OZs) were created in 2017 in the federal Tax Cuts and Jobs Act as a community investment mechanism geared to encourage economic growth and investment in rural and low-income urban communities across the country. Approximately 8,700 zones were designated in qualified census tracts in all 50 states, and the Purple Line include 12 OZs. (See Figure 18.) This includes roughly 941 acres in Montgomery County including the Silver Spring Transit Center and Silver Spring stations, the Manchester Place and Long Branch Stations and the Takoma/Langley Transit Center Station which is also part of the nearly 3,400 OZ-designated acres in Prince George's County which also includes OZs around the Riggs Road, two UMD Campus stations, Riverdale Park and Beacon Heights stations, and the Annapolis Road/Glenridge and New Carrollton stations.

Rather than competing against each other to attract new investment, these 12 OZ areas can be a catalyst for both counties to coordinate to develop a Purple Line vision, informed by the PLCC Community Development Agreement, to attract and guide investments. This can include leveraging existing and new incentives, while also implementing protective policies to keep existing businesses and residents in place. Intentional coordination across both counties, the state, and with community stakeholders is required to articulate community visions and align investment incentives to ensure the kinds of outcomes desired.

The state is a strong partner in local OZ efforts, with Governor Hogan actively marketing OZ sites and prioritizing state resources to attract investment. This includes $20 million prioritized for building or renovating affordable housing, $8 million for small business lending and $3.5 million for site acquisition and demolition of derelict buildings and redevelopment in OZs. The state's EARN workforce development grant program will invest $3 million in a job training program for businesses in the state's 139 OZs and the state will issue other grants for businesses to provide workforce training programs.

The Governor also signed an executive order creating a state OZ leadership task force.

Existing tax credits and incentives currently offered by each County could make the Purple Line OZs an attractive investment. Additionally, their proximity to high quality transit, a range of housing options, and regional job, health care and educational centers creates a set of assets that many other OZs across the country and region lack. Greater coordination and collaboration between counties can ensure that these are not 12 separate investment opportunities that outside interests may or may not choose, or that may or may not align with community goals and adopted plans.

While OZ policy is grounded within workforce and economic development, housing is a critically related and eligible investment need. There is uncertainty regarding whether an OZ investment would meet the kinds of returns investors need when coupled with income restricted affordable housing, since returns are deliberately capped for those projects in order to keep rents low. Nonetheless, OZ policy should be housing policy and seized as another opportunity to advance housing needs. The US Department of Housing and Urban Development is encouraging its grantees to create stronger linkages between housing and community development plans to utilize OZ.

As an example of how this could look in the corridor, the Prince George's County Comprehensive Housing Strategy includes a recommendation to utilize the federal Section 108 Loan Guarantee Funds represent an available resource to the County that is currently not being used.

9. Market and coordinate across Purple Line jurisdictions to attract private investment.

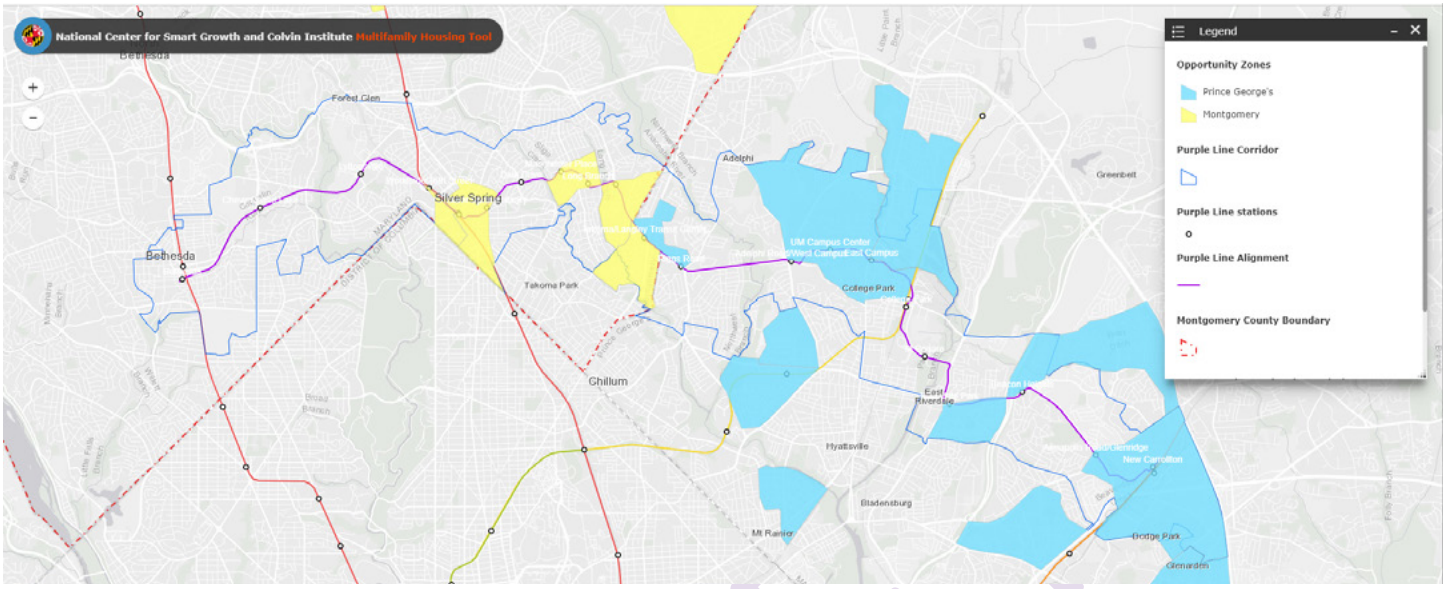


Figure 16. Opportunity Zones in the Purple Line Corridor Source NCSG MultiFamily Housing Tool

Opportunity Zones Implementation	**Create and convene a PLCC Opportunity Zone Advisory Group**
Actions Involved	A small team comprised of those involved with OZ and housing issues at the county and state levels will convene and liaison with the PLCC Steering Committee to ensure economic development teams understand the Purple Line context and existing/future planning activities and to also ensure that PLCC members working on capital deployment and pipeline development are aware of potential OZ projects and deals. The advisory team will catalog data and information about projects and activities for use by NCSG and the Counties in reporting and in updating elected local and state officials.
Compelling Needs	To create common language and market opportunities consistently using PLCC framework and concepts that tie OZ opportunities to a grand vision and materials of interest to investors and developers.
Alignment with Current Plans or Policies	Both counties and the state are committing resources to promote OZs. CHS cross-cutting actions for improved coordination of targeted investments (C2.1, T3.4/3.6)
Timeframe	• Create and convene PLCC OZ advisory group: 2019 - ongoing
PLCC Partner Leads	Enterprise; PLCC Steering Committee and MD DHCD
Type of + PLCC resources needed	staffing, communications
Application on the Corridor	SS, IC, UMD, R-NC

C

Actions 10 - 12 : IMPROVING PLCC ENGAGEMENT ACROSS MEMBERS AND WITH LOCAL COMMUNITY ORGANIZATIONS TO ADDRESS EMERGING HOUSING ISSUES AND TO COMMUNICATE OUR PROGRESS.

The following set of actions are necessary to improve the Coalition's ability to implement the housing action plan and achieve its larger housing goals. Some of these can be done with existing resources, but overall there is a need to grow available resources. This can include greater alignment and leverage of existing or forthcoming resources across partners and coordinated efforts to bring in new resources to support staffing, grants to community partners, data development and maintenance. The PLCC leadership has already begun this process and during 2019 several exciting new funding opportunities realized through the Federal Transit Administration grant and Center for Community Investment.

"Community" is a network of individuals, each with unique perspectives and insights, connected by a shared lived experience of their neighborhood (or other context). We must approach the process of community engagement with the goals of (1) improving it over time and (2) sharing lessons learned as we go along"

The Elevated Chicago equitable Transit-Oriented Development Collaborative; a model for the PLCC

The PLCC was formed before light rail construction began. Its strength comes from being a public-private-community collaborative of more than 30 organizations that engages hundreds of stakeholders. As the transit line becomes a reality, the power of collaboration becomes more important, as does expanding the diversity of voices at the table to represent the range of stakeholders in the neighborhoods surrounding the Purple Line -- especially communities of color.

Engaging local residents, businesses, institutions and the groups who represent them ensures that development doesn't happen to a community, but with community as vested partners. The PLCC Community Development Agreement creates a framework to promote broader community goals as a result of new transit investment. Greater involvement of local partners especially those who represent immigrants, communities of color, and the many different ethnic groups living along the corridor will help the Collaborative meet its stated goals with strategies that are directed by those living, working, playing and praying in the corridor.

Type of action:

To date, the PLCC includes many valuable partners from government, non-profits, academia and business. Looking ahead, we see the opportunity to grow the partnership to include a greater number of community voices and civic organizations. Some of this work has already begun in developing the Housing Action Plan through our stakeholder outreach work with local partners which included stipends, translation services, and meeting residents where they are in the community. Beyond collaboration with community partners, the PLCC can support investment in leadership development, capacity building and engagement in decision-making and ownership of this housing action plan.

10. Foster Collaborative Culture and Leadership

	Formalize HAT structure and decision making	Create a PLCC Community Liaison Position	Grow Resources to Support Community Leadership and Engagement
Actions Involved	Formalize HAT decision-making processes and structure including process that will be used to update Housing Action Plan as future needs warrant.	PLCC Steering Committee authorizes and funds a bi-lingual community liaison staff position to deepen engagement and collaboration with the many grassroots and civic groups active in the corridor.	Identify and commit resources to compensate community groups or members for their participation in key implementation activities. Include locally based organizations in funding proposals.
Compelling Needs	Over the past year the HAT membership has grown and implementation of the Housing Action Plan will require coordination and decision-making plus accountability by members. Improved structures and processes are needed to clarify and guide these processes.	Implementation of recommended actions will require continued advocacy and outreach with affected communities. This requires investment in relationship building, communications, and organizing to create accountability, drive collaboration, and make communication more accessible.	Compensation is important when relying on others' time, expertise, or connections. This is especially true when engaging low-income residents or those representing communities of color. Grassroots partners are chronically underfunded for the important work they do.
Alignment with Current Plans or Policies	PLCC is in the process of expanding membership.	Expands outreach efforts begun with the Housing Action Plan development process.	Consistent with PLCC mission to "ensure the Purple Line light rail creates a place of opportunity for all…"
Timeframe	• Formalize structure and decision making: 2019. • Supplement HAT with community membership: 2019-2022.	• Secure funding and fill position by 2021, or as soon as funding available	• Set funding goals and identify partnership opportunities: 2020 • Fund community capacity and leadership grants/ programs: 2021
PLCC Partner Leads	HAT Co-Chairs and PLCC Director	PLCC Steering Committee	PLCC Director and Steering Committee
Type of + PLCC resources needed	None – do with existing HAT resources	staffing	subgrants, training
Application on the Corridor			

"New Carrollton has been underutilized, but I'm starting to see expensive apartments being built. We need to bring in more affordable options before it is too late"

2019 PLCC Housing Survey Respondent

Type of action:

The PLCC Community Development Agreement provides a shared commitment among signatories to support multiple goals including housing opportunity. Measurement, monitoring and reporting on housing progress provides accountability towards meeting shared goals and refining strategies as needed. The Coalition benefits from partners who bring strong analytical capabilities. NCSG brings deep data capacity to the Coalition and created housing metrics and maps for the PLCC website[7]. NSCG provided the data analysis included in this Housing Action Plan. Enterprise Community Partners houses a suite of technical assistance staff who bring deep expertise in housing data, assisted Prince George's County in crafting its Comprehensive Housing Strategy, and manage Opportunity 360 which provides census-tract level data on a variety of metrics related to housing and community livability.[8]

Likewise, Montgomery County has strong data capacity, including annual requirements for rental reporting and other metrices that provide important real-time information on data trends happening in the corridor. Prince George's County has created a Purple Line application through its website that provides information on a variety of development factors. Yet the County also identified several areas where improved data capacity is needed, particularly in identifying priority areas for preservation and managing an inventory of its surplus lands.

In looking at successful practices from other TOD collaboratives, several strategies emerge that are worth adoption by the PLCC to specifically monitor housing trends and affordability with an eye towards implementation. The first is to create a targeted set of data benchmarks to track housing affordability and achievement towards the Coalition's 17,000-unit No Net Loss goal. This is a powerful way to evaluate the effectiveness of policies and investment decisions against key performance metrics. Annual reporting on these benchmarks provides a pathway for developers, renters and homeowners and community-based organizations to work with government and community development partners to co-design strategies to mitigate or accelerate market trends so that they do not lead to residential displacement or greater financial hardship for working families living in the corridor.

7 - http://uofmd.maps.arcgis.com/apps/webappviewer/index.html?id=6479c92ead5843ef9851813ba8c2bd5d

8 - https://www.enterprisecommunity.org/opportunity360

11. Hold Ourselves Accountable

Going forward, the following Ten Housing Opportunity Benchmarks are recommended for use by the PLCC, and to be monitored and reported on annually by the data team at the National Center for Smart Growth:

Setting the Context:

1. Housing cost-burden percentages for renters and homeowners within the corridor, relative to the County, and relative the greater Washington metropolitan region
2. Percentage of households along the corridor earning 30% AMI, 60% AMI, 80% AMI and 100%+ AMI
3. Median rent price changes along the corridor
4. Assessed home value price changes along the corridor
5. The number of single-family homes with assessed values affordable to households at 80% AMI

Measure & Monitoring Collective Impact:

6. The number of units with below-market rent levels by unit type (ie studio, 1 BR, 2 BR, 3 BR, etc)
7. Of those above, number of units along the corridor with affordability restrictions, and the date of expiring restrictions
8. The total number and location of housing units in the development pipeline along the corridor
9. The number and location of affordable housing projects in the development pipeline along the corridor, including MPDU or other inclusionary zoning units.
10. The number of low-income households served by homeowner assistance programs.

Another TOD collaborative best practice is to create and assess the development potential of underutilized lands within proximity to transit. These may be surplus public lands owned by the County, state, school district or city. Or these may be lands that religious organizations or non-profits own but are not developed to the full potential allowed by zoning and County plans. Large underutilized parking lots at commercial centers located near station areas can be another source of potential redevelopment. Communities as diverse as Miami, Durham, and Seattle– to name just a few --- have undertaken work to map these kinds of properties and determine whether they may be suitable for redevelopment or could be part of a larger land assembly strategy.

11. Hold Ourselves Accountable

	Maintain PLCC Housing Benchmarking Metrics and Require an Annual Corridor Rental Survey	Create an Underutilized Lands Inventory	Create a Development Pipeline Tracking and MF Preservation Work Group
Actions Involved	Prince George's County adopts a policy requiring landlords to provide annually information on rental properties and rates, like to Montgomery County requirement. Consider Benchmarks with MWCOG regional benchmarking underway. Annually update the PLCC housing benchmark data and report on progress, with HAT continuing to implement and adjust Housing Action Plan as needed.	Building upon existing public data and MC planning departments underutilized land inventory, secure funding to build out a Purple Line Corridor lands inventory to include tax-exempt properties along the corridor and underutilized commercial lands. HAT members can set criteria to determine development feasibility.	Create a process to regularly report the affordable housing development pipeline so that PLCC HAT partners can be better informed on opportunities for collaboration and formalize AIHC capital absorption framework and MF preservation work group. Build on new work by MC DHCA to conduct county wide housing preservation study to inform PLCC and PG county strategy Explore dedicated Housing Preservation Lead located at MNCPPC (similar to DC Preservation Czar). This person could work collaboratively along the corridor with both county Planning and Housing departments.
Compelling Needs	The lack of annual local data on rent prices and rental characteristics across the corridor is a challenge to accurately evaluating market changes	Better information is needed on the availability and development feasibility of underutilized lands along the corridor that can be prioritized for affordable housing or other purposes that advance PLCC goals.	Provides more accurate information to assist PLCC partners in aligning capital resources to respond more quickly and competitively in securing sites and accelerating redevelopment for affordable housing.
Alignment with Current Plans or Policies	Consistent with current MC annual rental survey policy; Aligns with MWCOG regional housing benchmarking work underway; Aligns with CHS cross-cutting action 2.12	Consistent with PGC CHS recommendations C2.3 and T1.4; Takoma Langley Crossroads, Long Branch, Greater Lyttonsville, Chevy Chase, New Carrollton and East Riverdale/Beacon Heights sector plans. Aligns with current KP AIHC work	Consistent with KP AIHC model, DC Preservation Network, and OZ implementation goals

11. Hold Ourselves Accountable

Timeframe	• Housing benchmarks established: 2019 • Pursue COG benchmarking alignment: 2019 • Council approval of PGC rental survey: 2020 • Initiate PGC rental survey: 2021	• Pursue inventory funding: 2019 • Undertake and publish inventory analysis: 2019 -2020	• Create pipeline beta tracker: 2019 • Formalize pipeline tracking process: 2020-2022 • Pursue dedicated Housing Preservation Lead: 2020
PLCC Partner Leads	PGC Councilmembers; HAT co-chairs; MWCOG	NCSG; KP AIHC; Enterprise; M-MNCPPC; PGC RDA	NCSG; KP AIHC; M-MNCPPC; MC DHCA; PGC RDA
Type of + PLCC resources needed	staffing, data maintenance, communications	staffing, data maintenance, communications	staffing, data maintenance, communications
Application on the Corridor			

12. Research Critical Housing Issues and Emerging Trends.

The complexity of the corridor requires additional research be undertaken and supported by the Coalition to identify applicable models that can best advance the unique dynamics and housing needs of each county. Topics raised during the development of the Housing Action Plan for future study and analysis include better understanding the informal eviction process and possible remedies for those tenants who find themselves in this situation. Other topics raised include pursuing value capture strategies to leverage the increased property values that successful transit-oriented development can bring. Some of these, like the value capture work are already being supported by Coalition partners at the UMD through the FTA TOD planning grant. The Preservation Study recently initiated by Montgomery County should provide some much-needed insights into best practices to preserve and rehabilitate privately-owned and managed small-scale rental properties. No doubt other emerging issues will arise.

One topic though which has garnered repeated support across various housing plans and outreach efforts is to pursue creation of a land bank and/or community land trust . Given the corridor's preservation needs, and the strong desire to acquire lands for future development that creates affordable homeownership and rental opportunities these strategies deserve a deeper analysis to determine their appropriateness, feasibility and potential structure and funding mechanisms for the Purple Line.

Community land banks and land trusts, managed by local governments or quasi-public or non-profit entities, are a recommended strategy in the 2017 PLCC Action Plan, Prince George's Comprehensive Housing Strategy and several adopted Montgomery County sector plan relevant to the corridor. Coordinating land bank activities with code enforcement efforts and right of first refusal or public lands strategies can be effective ways to redevelop under-performing properties while maintaining long-term affordability. Nationally, community land trusts are an emerging model

Type of action:

for redevelopment of affordable housing units particularly for affordable single-family home ownership . Public funds and mission driven capital can be utilized to capitalize these strategies. In 2017, the State of Maryland approved legislation (HB 1168) that expands the ability of counties and municipalities to establish land banks.

	Research applicability of Land Banking and/or Community Land Trusts	Establish process for advancing future HAT-endorsed research topics
Actions Involved	Research the feasibility and preferred structure to establish a Purple Line land bank (including land acquisition and staffing) and/or community land trust that could operate within either county or across both. The HAT should prioritize development of a research proposal and its funding to pursue this concept, and this work could provide an excellent opportunity to partner with community-based organizations to consider its efficacy and application beyond the perspective of academics, housing developers, or public sector partners.	Create a process for identifying research topics that align with the Housing Action Plan goals that can be endorsed by HAT members to coordinate and prioritize funding efforts.
Compelling Needs	Little incentive currently exists within PGC to redevelop underutilized public lands for affordable housing. This is a first step that can be taken in tandem with analysis of larger land banking opportunities. As land values rise along the corridor, site acquisition and cooperative ownership models could be pursued to create more opportunity for long-term affordable multi-family and single-family housing.	The complexity of housing issues and richness of research assets facing the Coalition can be better aligned to share results, leverage fund raising efforts and inform future HAT priorities.
Alignment with Current Plans or Policies	Consistent with PGC CHS targeted action 3.2; Takoma Langley Crossroads, Long Branch, Greater Lyttonsville, and East Riverdale / Beacon Heights sector plans; PLCC 2017 Action Plan.	
Timeframe	• Develop and fund a research proposal to determine the applicability and potential structure for establishing a Purple Line land bank and/or CLT: 2020	• Create process: 2020
PLCC Partner Leads	HAT co-chairs with support of NCSG	HAT co-chairs
Type of + PLCC resources needed	research funding	none
Application on the Corridor		

Conclusion

When done well, transit-oriented development includes a mix of housing, retail, and jobs interwoven with safe public spaces for people to gather, natural amenities, and sidewalks convenient to navigate for those on foot or in a mobility-assisted device. These improvements to quality of life can also increase the value of adjacent areas creating higher housing prices and increased rents.

Looking ahead, the Purple Line light rail project represents a huge opportunity for the neighborhoods along the corridor. However, displacement pressures pose a real threat to many households unless action is taken now to preserve a range of housing options and price points for renters and owners.

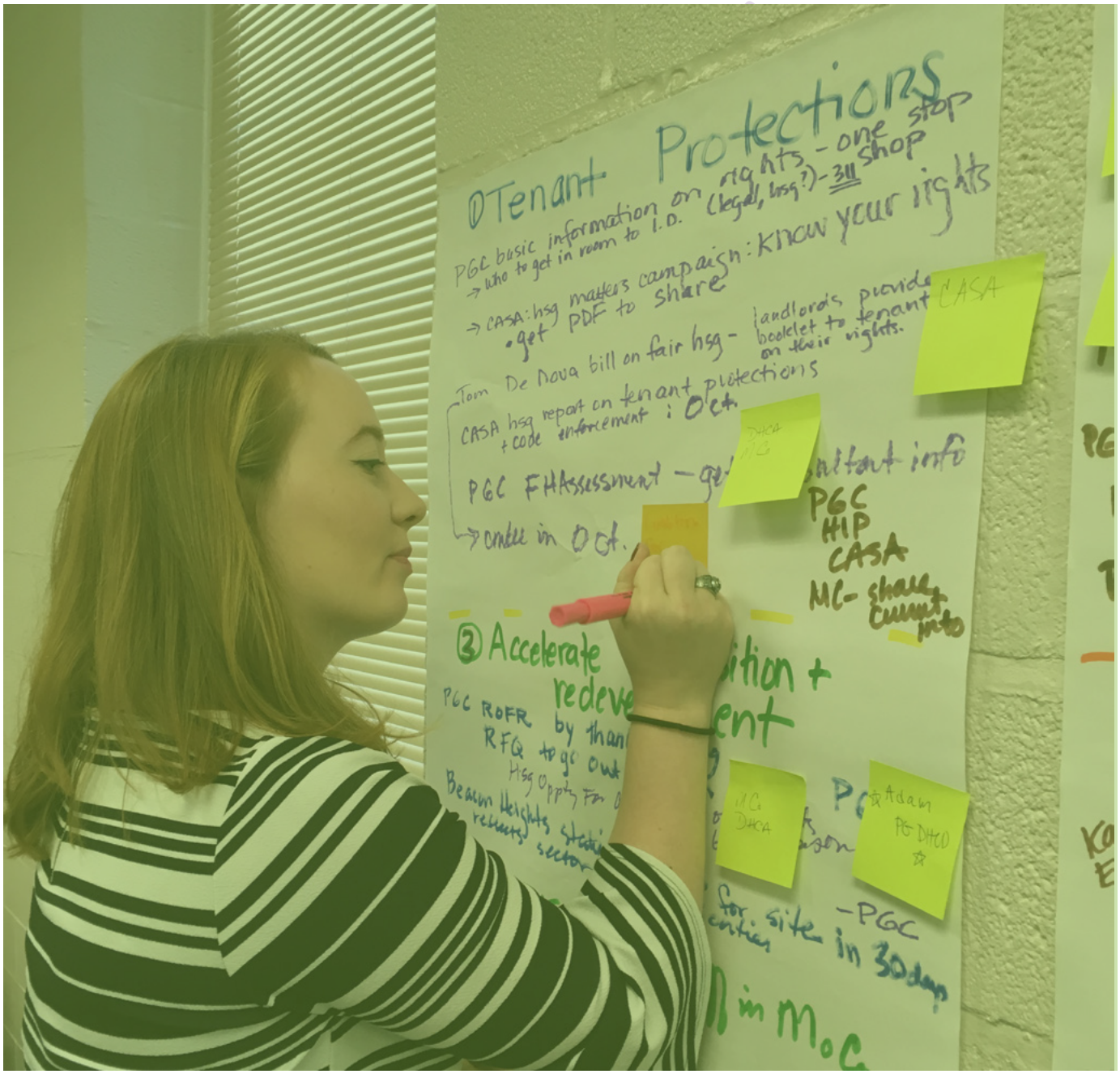
No single action will suffice to meet the Coalition's housing goals. Nor is achieving our goals the sole responsibility of the public sector or the private market. This Housing Action Plan identifies 12 core actions and a set of recommendations for each that require cross-sector collaboration between current Coalition members and additional community-based actors. The PLCC is committed to preserving at least 17,000 units currently affordable to households earning 60% of the area median income. Preserving and improving the quality of existing workforce housing ensures that people from a range of backgrounds, income levels, and occupations remain in our community Other regions building new light rail lines such as Denver, Minneapolis, and Seattle demonstrate how fast real estate markets can change after new high-quality transit opens, and we've seen gentrification close to home as people of color and low-income households are pushed out of neighborhoods in Washington, D.C. with increasing frequency. The time to act is now.

The next three years, as the light rail line is being built, are a critical time to act in anticipation of market dynamics that will accelerate once service is open. Simply put, this is a plan that cannot afford to sit on a shelf. We must immediately begin implementation and accelerated commitment by partners. Deeper commitments to tenant protections will help current and future renters.

Increasing trust funds in both counties will provide much-needed financial resources to build more housing, preserve and modernize existing units and help low-income homeowners. Accelerating the use of existing programs such as Right of First Refusal and Payment in Lieu of Taxes leverages private investment to create more housing options in Prince George's and Montgomery Counties. Creating new tools and counseling programs to help low-income residents with affordable homeownership creates lasting community roots that help preserve the unique character of the many diverse neighborhoods along the Purple Line.

Making it easier and more common for government agencies to work together across state and county lines alongside community organizations and PLCC partners improves the impact and efficiency of the important work we have to do together.

The Coalition's goal is ambitious: to ensure that "housing opportunities are available for people of all income levels in communities throughout the corridor, especially current low-, middle-income, and transit-dependent residents." So, too, are the set of actions needed to achieve this goal. This housing action plan recognizes the strong existing assets and several parallel implementation efforts already underway that can catalyze meaningful action. There is much work to do, but we cannot let a shortage of time or resources be a reason not to act. Rather, these are precisely the motivations for why we must all act together and with a clear plan for the different ways all the PLCC members can engage.


Tenant Protections
PGC basic information on rights - one stop
→ who to get in room to I.D. (legal, hsg?) - 311 shop
→ CASA: hsg matters campaign: know your rights
• get PDF to share
Tom De Nova bill on fair hsg - landlords provide booklet to tenant on their rights.
CASA hsg report on tenant protections + code enforcement : Oct.
PGC FH Assessment
→ online in Oct.
CASA
PGC
HIP
CASA
③ Accelerate
PGC ROFR
RFQ
-PGC
in 30 days

Key Terms and Abbreviation

Accessory Dwelling Unit (ADU) - A small independent residential dwelling unit located on the same lot as a stand-alone/detached single-family home.

Accelerating Investments for Healthy Communities (AIHC) – A national capacity building initiative supported by the Robert Wood Johnson Foundation and Center for Community Investment at the Lincoln Institute of Land Policy that is supporting a local team of housing partners led by Kaiser Permanente focused on the Purple Line.

Area Median Income (AMI) - The median income of a city defined each year by U.S. Department of Housing and Urban Development (HUD)

Community Development Agreement (CDA) - Pathways to Opportunity: A Community Development Agreement for the Purple Line Corridor was adopted by the PLCC in 2015 and articulates a collective vision for vibrant economic and community development along the corridor and strategies to achieve that vision.

DHCA – Department of Housing and Community Affairs within Montgomery County

DHCD – Department of Housing and Community Development within Prince George's County

Enterprise Community Partners (ECP) - A national nonprofit organization based in Colombia, MD that works to finance, build and advocate for affordable housing for low- and moderate-income families. PLCC HAT Co-Chair

Housing Action Team (HAT) – A cross-jurisdictional and cross-sector action team of the Purple Line Corridor Coalition co-chaired by ECP, HIP and MHP that is focused on achieving the Coalition's housing opportunity goals.

Housing Initiative Partnership, Inc. (HIP) - An innovative, green nonprofit developer and counseling agency based in Prince George's County, Maryland dedicated to revitalizing neighborhoods.

Housing Cost Burdened - Families who pay more than 30 percent of their income for housing often leading to difficulty affording other necessities.

Housing Opportunity for All: Comprehensive Housing Strategy (CHS) – Key housing planning document finalized by Prince Georges' County in 2019 to guide housing investments and programs.

Housing Trust Fund - State or local funds allocated to increase and preserve the supply of affordable housing.

Inclusionary Zoning (IZ) - A zoning ordinance that requires or incentivizes private developers to designate a certain percentage of the units in a given project as below market rate affordable housing.

Just Cause Eviction - Evictions permitted only for reasons as explicitly stated under law.

Low Income Housing Tax Credit (LIHTC) - Tax incentives meant to encourage individual and corporate investors to invest in the development of affordable housing.

MNCPPC – Maryland-National Capital Park and Planning Commission who oversees parks and land use planning for Montgomery County and Prince George's County.

MC – Montgomery County

Moderately Priced Dwelling Unit (MPDU) – Montgomery County's Inclusionary Zoning law.

Montgomery Housing Partnership (MHP) - A private, nonprofit housing development organization based in Silver Spring, MD focused on developing affordable housing.

Market Rate - Housing on the private market that is not subsidized or limited to any specific income level

National Center for Smart Growth (NCSG) – a center at the University of Maryland – College Park conducting research and offering educational programs on topics that pertain to smart growth. NCSG staffs and manages the PLCC and provides housing data analysis.

No Net Loss - Maintaining a jurisdictions current level of affordable housing through preservation or replacement.

Opportunity Zones (OZ) - An economically-distressed community where new investments may be eligible for preferential tax treatment.

PGC – Prince George's County

Purple Line Corridor Coalition (PLCC) - a partnership of regional stakeholders across Montgomery County and Prince George's County working to ensure that investments in the Maryland Transportation Administration's planned 16-mile light rail, the Purple Line, will offer the maximum economic, social, and environmental opportunities to the residents and businesses along the corridor.

Qualified Allocation Plan (QAP) - The selection criteria and application requirements for Housing Credits and tax-exempt bonds.

Small-Scale Rental - Rental properties with 50 or less units.

Takoma Langley Crossroads (TLC) – Geographic area that includes the unincorporated area of Langley Park in Prince George's County, and the City of Takoma Park in Montgomery County.

Tax Increment Financing (TIF) - Financing through increased property or sales taxes generated by new development.

Tenant Protections - Legal rights for tenants, mainly providing protection from landlords and lease restrictions.

Transit-Oriented Development (TOD) - a mixed-use residential and commercial area designed to maximize access to public transport that incorporates features to encourage transit ridership.

Value Capture- a type of public financing that recovers some or all of the value that public infrastructure generates for private landowners.

Appendix

Appendix A: The PLCC Commitment to Housing

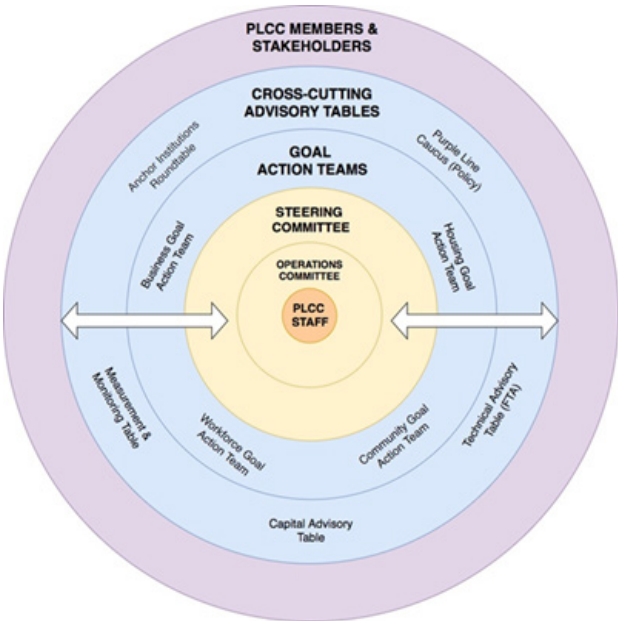


Figure 17. The PLCC Structure includes goal action teams to lead work on implementing the Community Development Agreement goals for housing, business development and retention, workforce development and community goals.

The Purple Line Corridor Community Development Agreement (CDA), informed through engagement with over 300 residents, business owners, property owners, nonprofit leaders, and public officials, provides a collective commitment to equitable development along the corridor. Signed as a voluntary, non-legally binding document at the end of 2017 by County Executives in Prince George's and Montgomery County, Enterprise Community Partners (Enterprise), CASA de Maryland, the President of the University of Maryland and endorsed by over 40 organizations, the CDA defines four community goals that support shared priorities for growing local businesses, building a thriving and diverse labor market, ensuring housing choices for all, and supporting vibrant, sustainable, healthy communities.

Enterprise, the Montgomery Housing Partnership (MHP) and Housing Initiative Partnership (HIP) are long-time PLCC members that co-chair the Coalition's Housing Goal Action Team (HAT). HAT members represent housing production and finance, regional philanthropic partners, social justice and smart growth advocates, and staff from both counties, helping to ensure that future investments and policies achieve and preserve a diversity of housing choices for those of all incomes, races, household sizes, and abilities.

NCSG created a set of maps and housing data available through the PLCC website to illustrate the diversity of housing needs, demographics, and land use characteristics[9]. The data illuminate the need to focus attention on housing affordability and equity issues in Prince George's (PGC) and Montgomery (MC) Counties where combined, over 170,000 people live within a ½ mile of the Purple Line.

In late 2018, the HAT selected MZ Strategies, LLC to assist the Coalition in crafting a Housing Action Plan to prioritize recommendations and identify specific actions that Coalition members can undertake together to achieve the CDA Housing Goal. The Coalition is committed to a trio of strategies articulated in the PLCC 2017 Action Plan to preserve and grow housing opportunity within the corridor.

These include:

- Make sure that there is a diverse mix of homes across the full range of price points.
- Address major challenges that would hinder the ability of residents to continue to afford to live along the corridor whether renting or owning.
- Make it possible for a wider range of families to own their homes across the corridor.

9 - See "Resources" tab on PLCC website at http://purplelinecorridor.org/

Appendix A: The PLCC Commitment to Housing

Several important related housing and economic planning efforts are simultaneously underway that provide opportunities to further refine and implement many of the actions outlined in this Plan (see Figure 3). The Accelerating Investments for Healthy Communities managed by Kaiser Permanente (KP AIHC) and the TOD Planning grant funding by the Federal Transit Administration, bring new financial resources and technical assistance. The KP AIHC effort is intended to develop and begin to execute a pipeline of affordable housing projects[10]. The FTA TOD planning grant is focused on improving pedestrian and bicycle access, multi-modal connectivity, boosting corridor-wide economic development, preserving local businesses and housing choice, and coordinating TOD implementation to boot transit ridership[11].

CASA de Maryland has been helping to lead community advocacy and education efforts along the corridor for many years, with a focus in the Langley /Takoma Park – Long Branch neighborhoods. Other HAT members are also strong advocacy partners including the Coalition for Smarter Growth that has helped to lead regional transit and affordable housing advocacy, and organizations such as HIP and MHP who provide financial counseling and outreach to prospective homebuyers, renters and landlords along with their advocacy work to increase housing resources at the state level and in each county.

Figure 18. Related housing and economic housing efforts

10 - https://centerforcommunityinvestment.org/accelerating-investments-healthy-communities

11 - https://umdrightnow.umd.edu/news/2m-transportation-development-grant-awarded-maryland-bolster-planning-along-purple-line

Appendix B: Purple Line Sub Areas

To help focus Coalition efforts, the NCSG data team created five geographic subareas reflecting the distinct demographic, housing and employment characteristics of the corridor. (See Figure 4.) These five subareas are:

1. 1.Bethesda--Chevy Chase (MC) - downtown Bethesda, combined with residential neighborhoods in Chevy Chase and connects to Metro's Red line. Major facilities in the area include Walter Reed National Medical Center and the National Institutes of Health. Both neighborhoods are mainly white and affluent, with many residents commuting into DC or working locally in Bethesda. Almost 19% of the population is over 65 years of age, with an additional 20% of the population under the age of 18. Median annual household income is roughly $140,000 while 28% of the population earns less than $70,000 annually.

2. Silver Spring (MC) - a mixed-use, postwar center east of Bethesda-Chevy Chase with a racially and economically diverse population. Included in this subarea is Silver Spring commercial center that also include office and residential uses connected to the Metro Red line and MARC commuter rail. Woodside and Lyttonsville, located west of Silver Spring, are mostly suburban and residential, with a small light-industrial area. East Silver Spring and Long Branch are suburban as well, with a median household annual income of $92,000 with 45% earning less than $70,000. The median age of those living in the subarea is 39.

3. International Corridor (MC and PGC) – County line runs through the center, this subarea is composed of Takoma Park, Piney Branch, Long Branch, Langley Park, Adelphi, and Lewisdale. Population mainly comprises residents of Hispanic origin, many of whom are low-income. The existing transit center makes carpooling and transit convenient options for those commuting to work. Major landmarks include churches, schools, and the Maryland Drafting Institute. Not many jobs beyond neighborhood retail and service are offered in the area yet most of the population works. Unemployment rates are lower than county or state levels with workers primarily employed in low-wage jobs. Median household income is roughly $71,000. Over 27% of the population is under 18 years of age, while only 7% are over 65 years of age.

4. University of Maryland (PGC) - located primarily in College Park and is dominated by the University. The population mainly consists of University faculty, staff members, and students. Over 80% of the population is between 18 – 44 years of age. It is the largest employment node in the corridor and connects to Metro's Green line. Median household income is $70,000 per year.

5. Riverdale--New Carrollton (PGC) -the corridor's easternmost subarea, and where the Purple Line meets the Blue/Orange lines at New Carrollton. The community is suburban, mixed income, and diverse, with a higher African American concentration. Over a quarter of Riverdale's population is under the age of 18, the second highest percentage for the corridor; while only 8% of its population is over 65 years of age, the second lowest for the corridor. The Social Security Administration and new Kaiser Permanente headquarters are located near the New Carrollton Metro, which connects to the Orange line and Amtrak. Median household income is below $65,000 with nearly 60% of the population earning less than $70,000 per year.

Appendix B: Purple Line Sub Areas

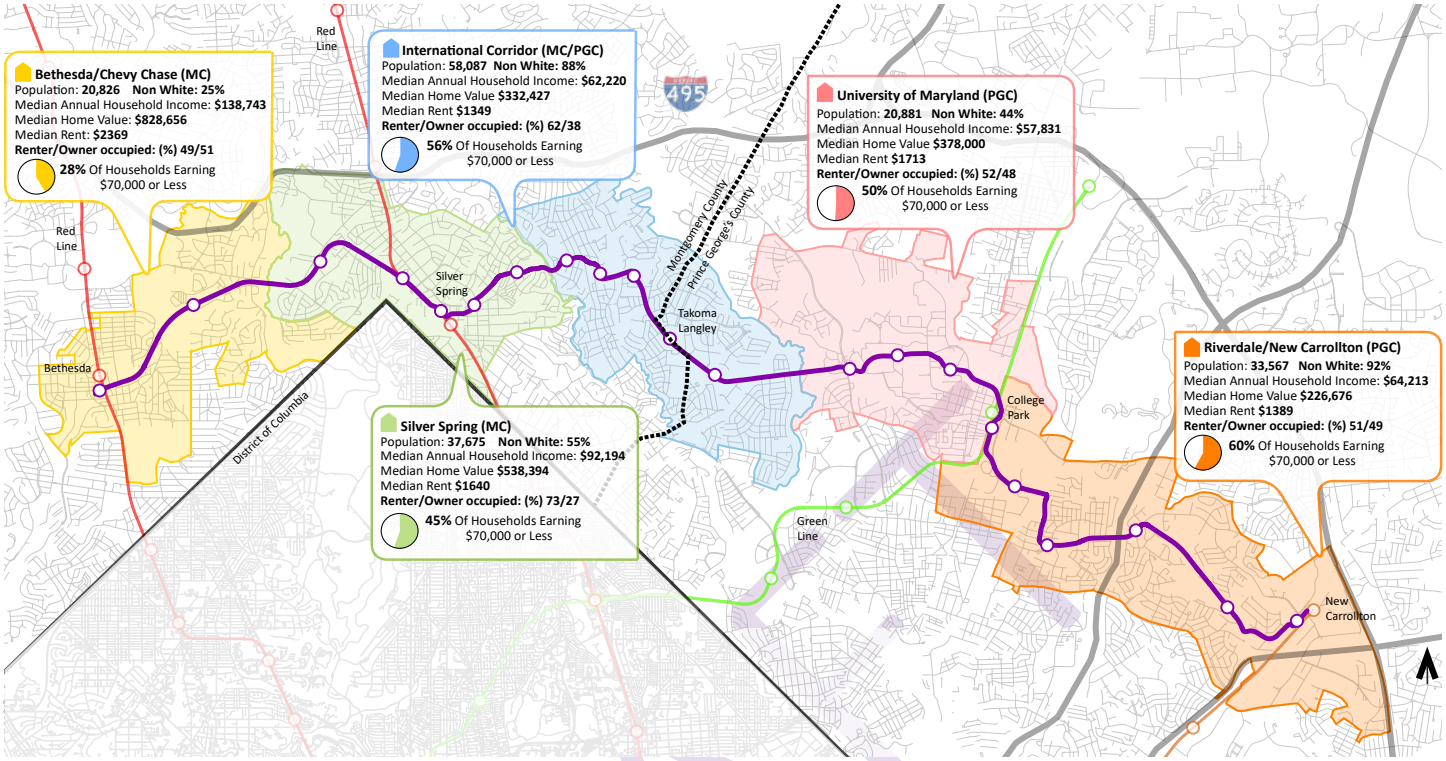


Figure 19. Purple Line Sub Areas with Housing typologies across the corridor

Appendix C: Purple Line Housing Context

Healthy, vibrant communities include housing affordable to those at a range of price points along the spectrum and a variety of household types from families with children, to empty-nesters and single-person households whether renters or homeowners. A range of housing options exist along the corridor today from concentrations of larger multifamily apartment buildings in places like Silver Spring, to concentrations of smaller apartment buildings and homes providing rental housing options for those living in the International Corridor, to condos and single family owner-occupied housing in Riverdale and Chevy Chase. Rents and home values also vary in similar ways.

The Need for New Housing Units Has Been Well Documented. According to analysis by the Metropolitan Washington Council of Governments, over the next 25 years the region needs to increase the planned number of new housing units with access to transit by slightly more than 100,000 at all price points and types to meet projected job growth.

Regionally, we would need 25k Units Per Year to Meet the Demand. To meet short and long-term needs, the region would need a sustained annual housing production of at least 34,000 units per year according to analysis by the Urban Institute and the Metropolitan Washington Council of Regional Governments. For comparison, more than 23,500 units were approved in 2017 throughout the region. For both Montgomery and Prince George's Counties where population growth has exceeded new housing production for a number of years, the Purple Line creates both greater demand for housing, and an opportunity to provide housing at greater densities that also support transit use.

We are Falling Behind the Demand at All Income Levels. Failure to keep up with housing demand creates price pressures for households at all income levels. We need more housing built to support current and future projected residents and jobs in both counties, and to leverage the competitive advantage that a new east-west transit corridor brings to this part of the region. Across the region, a significant loss of affordable rental units is further straining supply. Since 2000, the Washington region has more than 125,000 fewer rental units renting for less than $1,300 a month which are often considered "market rate affordable." Overall, according to the Urban Institute, overall housing production has fallen behind 2000 levels in both Prince Williams and Montgomery Counties.

Rents are also rising despite a large market-rate affordable inventory. Numerous market-rate affordable units are currently available near station areas between New Carrollton and the International Corridor. These are located in older homes and apartment buildings and may be affordable because of poorer housing conditions or fewer amenities. But while affordable to many in the region, they may not be affordable to low-income residents who are also earning lower wages and paying more than 30% of their annual income on housing. (See Figure 19.) In the Silver Spring subarea, for instance, 22% of homeowners and 35% of renters pay more than 30% of their income for housing. In the Riverdale-New Carrollton subarea these numbers are even higher, with 22% of homeowners cost-burdened and 47% of renters.

Households along the corridor carry a greater housing cost burden than the regional average (47.2% for the corridor vs. 44.1% for the DC metropolitan area). Over 1/3 of the 40,682 renter households who live in the corridor and earn annual incomes below $50,000 are housing cost burdened. Given regional housing trends and the new transit opening, these numbers may worsen without intentional strategies in place to protect renters, preserve affordability, increase housing options and create more economic opportunity for those living and working in the corridor.

According to the US Census, average rents increased 10% between 2010 and 2017 along the Purple Line, and even more in some neighborhoods. In the Bethesda subarea, for instance, rents increased almost 22% during that time. By comparison, International Corridor subarea rents increased 12%. (See Figure 20.)

		Montgomery and Prince George's				Within one mile of Purple Line			
	DHCD's 60% AMI rent level	Total units	Average rent	Total Units - rent below 60% AMI	Percent of units below AMI	Total units	Average rent	Total Units - rent below 60% AMI	Percent of units below AMI
Studio	$1,231	8,404	$1,356	3,596	42.8%	3,301	$1,387	663	20.1%
1BR	$1,319	79,969	$1,416	36,701	45.9%	18,490	$1,486	7,588	41.0%
2BR	$1,582	86,489	$1,821	45,670	52.8%	16,424	$2,024	7,426	45.2%
3BR	$1,828	19,785	$2,311	9,890	50.0%	2,997	$2,873	1,378	46.0%
4BR	$2,040	2,824	$2,430	670	23.7%	1,547	$3,355	37	2.4%
Totals	-	**197,471**	-	**96,527**	48.9%	**42,759**	-	**17,092**	**40.0%**

Figure 19. Affordable rental stock (Source: NCSG analysis of 2018 CoStar data)

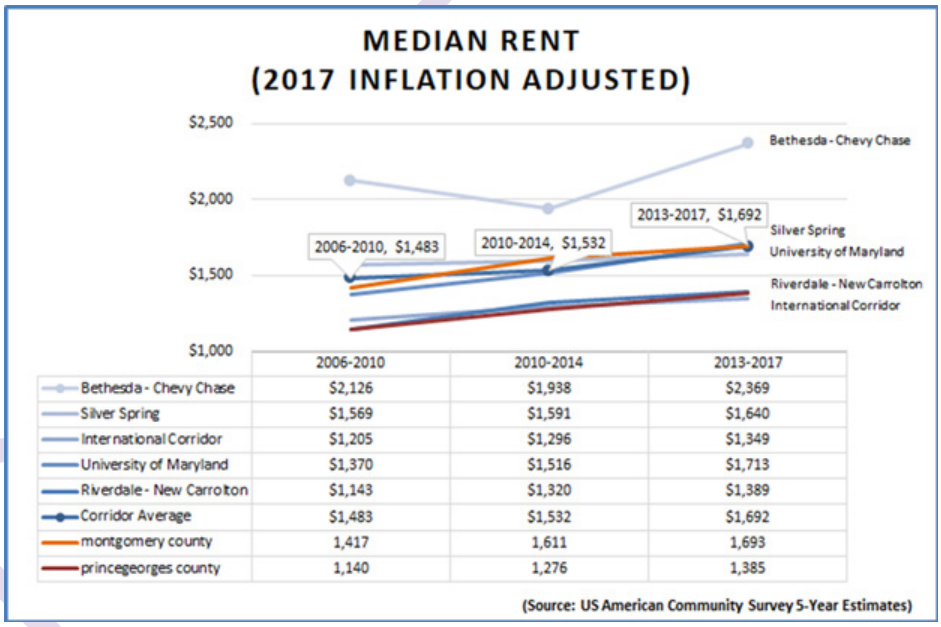


Figure 20. Average rents and home values are increasing along the Corridor (Source: American Community Survey)

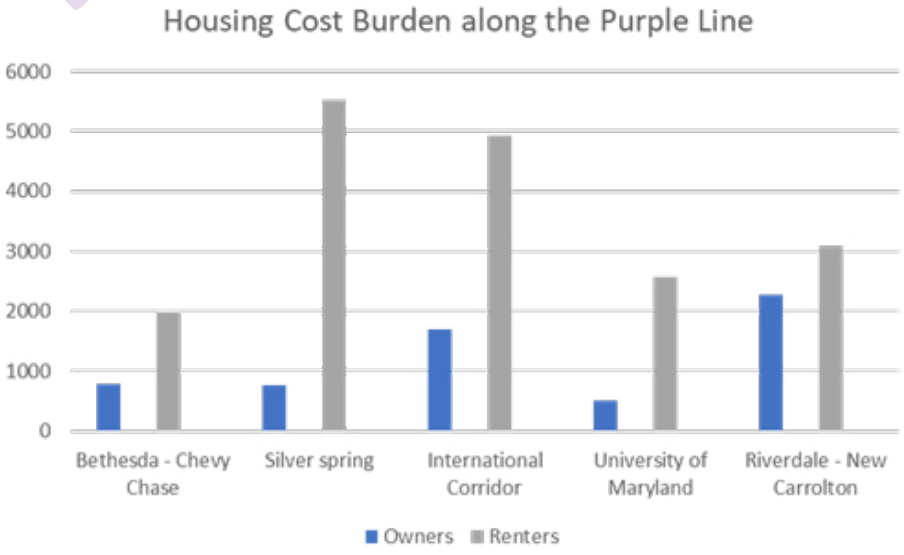


Figure 21. Most Purple Line renters pay over 30% of their annual household income on housing (Source: American Community Survey)

Rents are also rising across different unit types along the corridor. In the International Corridor area, apartments make up approximately three-fourths of the neighborhood's housing stock. Within the Montgomery County portion of the International Corridor, over 6,000 units exist of which 80% are in apartment buildings with fewer than 50 units. In the Prince George's portion of the International Corridor, 3,966 units exist of which only 3% are in apartment buildings with more than 50 units.

Much of the current housing stock is more than 60 years old, with about 64 percent of housing constructed between 1940 and 1979, and a median year of construction of 1950. About 90 percent of Langley Park housing was constructed between 1940 and 1979, with a median year of construction of 1965. Many apartment buildings have not been renovated in decades.

The housing stock along the entire corridor is aging, with most of it built more than 50 years ago. (See Figure 9.) This is true for multi-family and single-family housing stock. Less than 5% of single family housing along the corridor was built within the last 19 years. New student housing near the University of Maryland and increased transit-oriented development in downtown Silver Spring and Bethesda have added the majority of new multi-family housing in the corridor.

Older rental stock in both single-family houses and apartment buildings today represent thousands of affordable homes available without subsidy. As shown in Figure 10, within a one-mile radius of the Purple Line there are over 17,000 units currently charging rents at or below $2,040 per month. Ensuring the preservation of at least 17,000 units affordable to low-income households and moderate wage earners is a focus for the Housing Action Plan and PLCC members. Successful preservation of affordable units will likely need to include rehabilitation assistance.

Inclusionary zoning policies in Montgomery County and utilization of low-income tax credits in both counties have provided much-needed affordable housing, yet both also come with affordability expiration dates. Of the 17,000 units currently affordable to those households earning $70,000 or less annually, three-quarters of these are located in Prince George's County. 8,500 have some affordability protections in place, including 935 MPDUs in Montgomery County. More analysis is needed to determine when these protections may expire and how long-term affordability can be assured.

COUNTS

	Single Family						Multi family					
	Built 2010 or later:	Built 2000 to 2009:	Built 1980 to 1999:	Built 1960 to 1979:	Built 1940 to 1959:	Built 1939 or earlier:	Built 2010 or later:	Built 2000 to 2009:	Built 1980 to 1999:	Built 1960 to 1979:	Built 1940 to 1959:	Built 1939 or earlier:
Silver Spring	51	246	708	560	3,444	2,364	1,881	2,054	2,314	6,012	3,122	923
Bethesda - Chevy Chase	147	617	740	928	4,432	3,449	313	1,173	2,194	3,675	2,275	493
Riverdale - New Carrollton	81	278	673	3,126	4,538	1,233	136	84	1,127	3,151	976	105
International Corridor	5	197	590	1,323	6,493	1,323	404	433	1,824	5,704	3,556	785
University of Maryland	25	91	459	1,112	2,898	1,070	849	747	749	853	331	84
Corridor Total	309	1,429	3,170	7,049	21,805	9,439	3,583	4,491	8,208	19,395	10,260	2,390

PERCENTAGES

	Single Family						Multi family					
	Built 2010 or later:	Built 2000 to 2009:	Built 1980 to 1999:	Built 1960 to 1979:	Built 1940 to 1959:	Built 1939 or earlier:	Built 2010 or later:	Built 2000 to 2009:	Built 1980 to 1999:	Built 1960 to 1979:	Built 1940 to 1959:	Built 1939 or earlier:
Silver Spring	0.7%	3.3%	9.6%	7.6%	46.7%	32.1%	11.5%	12.6%	14.2%	36.9%	19.1%	5.7%
Bethesda - Chevy Chase	1.4%	6.0%	7.2%	9.0%	43.0%	33.4%	3.1%	11.6%	21.7%	36.3%	22.5%	4.9%
Riverdale - New Carrollton	0.8%	2.8%	6.8%	31.5%	45.7%	12.4%	2.4%	1.5%	20.2%	56.5%	17.5%	1.9%
International Corridor	0.1%	2.0%	5.9%	13.3%	65.4%	13.3%	3.2%	3.4%	14.4%	44.9%	28.0%	6.2%
University of Maryland	0.4%	1.6%	8.1%	19.7%	51.2%	18.9%	23.5%	20.7%	20.7%	23.6%	9.2%	2.3%
Corridor Total	0.7%	3.3%	7.3%	16.3%	50.5%	21.8%	7.4%	9.3%	17.0%	40.1%	21.2%	4.9%

Figure 22. Much of the housing stock along the corridor was built more than 50 years ago. (Source: NCSG analysis of American Community Survey data)

Appendix D: Housing Action Plan Outreach Efforts (April – August 2019)

Designing the Engagement Strategy

The PLCC Housing Action Team directed the consultant team to develop an engagement strategy including a wide range of stakeholders involved in shaping the Housing Action Plan in meaningful and in-depth ways during the plan's development. With the formal launch of the Housing Action Plan development process, Montgomery Housing Partnership (MHP) and Housing Initiative Partnership (HIP) joined Enterprise Community Partners (ECP) as HAT co-chairs, and throughout the next several months several important new members were added to expand the HAT partnership with community advocates and aligned efforts. Kaiser Permanente, the Housing Opportunities Commission, Purple Line Now, and Coalition for Smarter Growth joined the HAT in 2019.

Engagement for the Housing Action Plan was conducted in three rounds. During the first round in February and March the consultants convened the HAT for its first formal meeting to kick off the planning process. Several individuals involved in current or past housing policy work were interviewed including Councilmember Glaros, PGC; Melissa Bondi, ECP; Stewart Schwartz, Coalition for Smarter Growth; Stephanie Killian, MC; Zachary Chissell, MTA; and Michelle Martin, MDOT.

Round Two outreach occurred in March and April and included additional HAT meetings and a series of meetings with key stakeholders to provide initial advice, input, and guidance to the development of a draft plan. A community survey was also designed and administered in late April and early May. Round Three outreach involved a working session of the HAT to provide detailed feedback on draft recommendations and a series of meetings and focus groups in July and August with key stakeholders and resident groups to gather feedback and guidance on the draft plan. These efforts are described further in the following sections.

Round Two Engagement (March – April)

Stakeholder meetings:

- Montgomery County cross-agency meeting (March 27): The consultant team and HAT co-chairs convened staff from across Montgomery County departments at the offices of Montgomery County's Department of Community and Housing Affairs (DCHA) to discuss potential areas of focus for the Housing Action Plan from the county's perspective. Topics included disposition of public lands, funding for affordable housing and land value capture, housing cost-burdened residents, tenant protection and rent control, Opportunity Zones, and rehabilitation of older single-family dwellings, among others. Representatives from DHCA, Montgomery County Planning, the County Executive's office, County Council, the Economic Development Corporation, and the City of Takoma Park participated.
- Prince George's County cross-agency meeting (March 28): Staff from a wide variety of PGC departments met with the consultant team at the offices of the Department of Community and Housing Development (DHCD) to provide input on key issues for the County that were raised during its recently completed Comprehensive Housing Plan outreach. Topics discussed included workforce housing, funding supports for affordable housing, eviction prevention, code enforcement, the housing trust fund, the county's Transforming Neighborhoods Initiative (TNI), inclusionary zoning, right of first refusal, among others. Representatives from DHCD, the Redevelopment Authority, County Council, Department of Public Works and Transportation, Economic Development Corporation, the Housing Authority, the County Executive's office, Department of Social Services, and the Department of Permitting, Inspection, and Enforcement participated.

- Housing Developers meeting (March 28): HAT co-chairs convened a small group of regional developers with a specific interest in the Purple Line corridor to discuss barriers and opportunities that may influence affordable housing production and preservation. Topics included failure to implement the existing right of first refusal policy in in Prince George's County, surplus land disposition, real estate tax abatement, sector plans & zoning barriers, inclusionary zoning, co-location studies underway in Montgomery County, expedited permit review, and impact fees among other issues. Representatives from Montgomery Housing Partnership, Housing Initiative Partnership, AHC, Inc., Victory Housing, Community Preservation and Development Corp., Northern Gateway Community Development Corporation, Urban Atlantic, and SEED participated.

- Civic Groups, cross-corridor (April 17): The consultant team invited representatives from about fifteen civic, faith-based and community organizations working locally in the corridor to provide input on how to best engage with residents regarding the plan, given quite limited resource constraints. Their input led to further refinement of the outreach process for the survey in late April and the Round Three outreach strategy. HAT members joined the meeting and used the opportunity to begin deepening connections with grassroots organizations who will be key HAP implementation partners. Representatives from Catholic Charities, Purple Line Now, Solid Rock Church (Riverdale Park), CASA de Maryland, Central Kenilworth Avenue Revitalization Community Development Corporation (Riverdale Park), Coalition for Smarter Growth, CHEER, City of Takoma Park's Housing and Community Development Department, and Prince George's Councilmember Danielle Glaros' office participated.

- Focus group: Public Engagement Associates held one Langley Park focus group with residents, in collaboration with CASA de Maryland. The focus group centered input around the those challenges tenants face in the International Corridor subarea including rent increases, overcrowding, substandard living conditions, landlord neglect of multi-family apartments, among many others.

Community Survey

A survey was designed by the consultant team to elicit broader community input on housing priorities and preferences to further shape draft recommendations. With the assistance of several stakeholders across the corridor, more than 600 people participated in the survey, with more than 450 coming from online responses, and another nearly 150 coming via paper-and-pen. More than 125 surveys came from Spanish-speaking residents, a very important constituency and stakeholder in the Purple Line corridor. The survey results had a predominance of Prince George's residents responding (approximately 72%) and homeowners (75%) but still helped to shape our thinking about what is important to emphasize and prioritize in the initial draft plan.

Survey respondents were clearly inclined to favor housing for living wage and middle-income household residents as well as for housing options for households with three or more people. As well, even though the majority of respondents were homeowners, respondents as a whole favored a housing plan the emphasized both renters and homeowners and nearly the same number of respondents support or strongly support. Additional survey analysis is provided at the end of the appendix.

Catholic Charities (faith-based outreach): With the help of Father Jacek Orzechowski from Catholic Charities, the priests from several local Catholic parishes in the corridor asked a few simple, raise-your-hand questions on housing in their neighborhoods on Palm Sunday.

Fig 23 Catholic Charities

Round Three

After receiving extensive guidance in Round 1 between mid-March and mid-May (when the survey concluded), the HAT consultant team spent developed an initial draft Housing Action Plan that included twelve recommended actions.

The draft was then shared with the Housing Action Team on July 11th and with a gathering of Civic Groups on July 12th to vet and refine the initial recommendations.

Representatives from Catholic Charities, Central Kenilworth Avenue Revitalization Community Development Corporation (Riverdale Park), Purple Line Now, Northern Gateway Community Development Corporation (Langley Park), Coalition for Smarter Growth, CHEER (Long Branch), and chiefs of staff from both Prince George's Councilmember Danielle Glaros' office and Prince George's Councilmember Deni Taveras participated in the July 12th meeting.

Stakeholder meetings

- Housing Developers meeting (July 31): HAT co-chairs re-convened a small group of regional developers, several of whom attended the April meeting, to gather more specific feedback to refine identified HAP recommendations specifically influencing the development process. Topics analyzed included potential improvements to surplus land disposition processes, real estate tax abatement programs, sector plans & zoning barriers, and challenges of getting needed governmental sign-offs for Purple Line projects that involve numerous agencies including the state MDOT and MTA. Representatives from Montgomery Housing Partnership, Housing Initiative Partnership, AHC, Inc., Habitat for Humanity, Landex Development, JBG Smith, EYA, Bozzuto Community Preservation and Development Corp., Northern Gateway Community Development Corporation, Urban Atlantic, and Enterprise Community Partners participated.

- Cross-Jurisdiction Governmental meeting (July 31): The consultant team facilitated a meeting between HAT members and government staff from a variety of organizations from the state to regional as well as both counties and local governments. In addition to a broad overview of all 12 draft recommendations, the meeting focused in on areas of specific collaboration opportunity between agencies and across sectors. Key topics were coordination on Opportunity Zones, the Takoma-Langley Park-Long Branch geography, on greater leverage of state and regional funding resources and on data and benchmarking efforts. Representatives from Maryland DHCD, Metropolitan Washington Council of Governments, University of Maryland National Center for Smart Growth, Enterprise Community Partners, MHP, HIP, Kaiser Permanente, the City of Takoma Park, and staff from both counties including Montgomery County DHCA and Planning departments, M-NCPPC, the Montgomery County Executive's office; from Prince George's County participants included Councilmember Glaros and staff from Councilmember Taveras, DHCD, the Redevelopment Authority, County Council, the Housing Opportunities Commission, the County Legislative office, and the Department of Real Estate.

Above Figure 24. Developer outreach meeting in Silver Spring (Photo: S. Brigham)

Right Figure 25. Long Branch-Langley Park Focus Group held at CHEER (Photo: S. Brigham)

Residential Focus Groups

- Focus group – Silver Spring/Takoma Park (Montgomery County). On Tuesday evening, July 30th, the HAT convened its first of three focus groups to obtain feedback on the twelve core recommendations from the draft Housing Action Plan. HAT consultants partnered with Annie Tulkin, a neighborhood leader of the Neighbors Impacted by the Manchester Tunnel in Takoma Park to bring together an excellent mix of eleven renters and homeowners in neighborhoods near the Takoma Park/Silver Spring line and near the future Dale Drive and Manchester Place Purple Line stations. The meeting was held at Highland View Elementary School in Takoma Park.
- Focus group – Riverdale Park (Prince George's County). On Wednesday evening, July 31st, the HAT facilitated its second of three focus groups, this one at the Riverdale Park Town Hall. HAT consultants partnered with Aimee Olivo, chief of staff for Prince George's County District 3 Councilmember Danielle Glaros, to organize the meeting. Fourteen residents and neighborhood leaders from Riverdale Park, Riverdale Heights, and New Carrollton participated.
- Focus group – Long Branch/Langley Park (bi-county). On Thursday evening, August 1st, the HAT convened the final focus group. The meeting was jointly convened by two local non-profit organizations – CHEER (Community Health and Empowerment through Education) and CASA de Maryland, each of whom recruited 6-7 Spanish-speaking residents from Long Branch (Montgomery County) and Langley Park (Prince George's County) to participate in the focus group. CHEER staff member Vanesa Pinto facilitated the meeting and CHEER staffer Anthea Levy provided the written translation of the results afterward. Staff from Montgomery Housing Partnership translated all of the pre-read materials into Spanish.

For all three meetings, to incentivize full participation and ensure a diverse mix of residents participating, Enterprise Community Partners provided each attendee a gift card from Giant grocery stores, dinner from a local restaurant, and, where requested, child care so that parents would be free to fully take part.

Common themes for each reflected the diversity of these areas and commonalities:

Silver Spring/Takoma Park

- Ensure tenants across the corridor are much better protected
- Increase funding for housing trust funds in both counties along the Purple Line

Riverdale Park/New Carrollton

- Expand the ability for current homeowners along the Purple Line to rehab their houses
- Expand opportunities for current renters to be able to purchase a home affordably

Long Branch/Langley Park

- Ensure tenants across the corridor are much better protected
- Expand opportunities for current renters to be able to purchase a home affordably

Results from Purple Line Housing Survey: Executive Summary

May 2019

Overall Summary

- High Response Rate: More than 600 survey respondents started survey; more than 96% completed it.
- Respondents Mostly Prince George's Residents: Just over 72% of the respondents hailed from Prince George's County; overall survey analysis needs to consider that there's an overly high emphasis from Prince George's residents; approximately 55% of respondents live within the corridor across both counties
- Respondents Mostly Homeowners: More than 75% of respondents were homeowners, slightly less than double the actual rate in the corridor; use of this analysis in crafting the final action plan will need to account for this imbalance, as renters are a key constituency for the housing plan. 68.3% of Spanish-speaking respondents are renters while 90% of English-speaking respondents are homeowners.
- Priority – Living Wage/Middle Income Households: Respondents are inclined toward housing that favors low-income and middle-income residents
- Priority - Housing for Larger Households: More than half of respondents prioritize housing options for households with 3 or more people.
- Support Homeowners and Renters: Nearly 60% of respondents favor the housing plan emphasizing both renters and homeowners
- Medium Support for Housing Trust Funds: Just over 58% support or strongly support reallocating more funds in county budgets toward housing trust funds, although only about 20% oppose or strongly oppose such reallocation
- Staying Informed: About 28% of respondents (165) want to stay informed and/or involved in or about coalition and housing action team activities

How Would Residents Define Success for Purple Line in Their Communities

- Reduces Beltway Traffic
- Provides Ample Parking for Riders
- Provides Ease of Access to Stops
- Increases Home Values without Causing Displacement
- Ensures Safety at Stops
- Ensures Affordable Ridership
- Encourages Diverse Businesses to Open
- Redevelop Class C Shopping Centers

- If rent is not raised and neighborhoods are preserved (Si el alquiler no se eleva y se conservan barrios)

When asked if there were particular neighborhoods where the building and preserving of affordable housing should occur first:

- By far the most common response was Langley Park and neighborhoods within Langley Park
- Others mentioned far less but still multiple times included neighborhoods in Silver Spring, Riverdale, New Carrollton, and Takoma Park
- Also, it was noted by a number of respondents that very little affordable housing currently exists in Bethesda
- In particular, there was a desire to see the preservation of the character of communities (particularly in Langley Park and Long Branch) and to preserve the vibrancy of immigrant businesses

NOTE: In disseminating the survey, we targeted our outreach to public and non-profit (including faith-based) organizations and agencies that have constituencies or members in the corridor. This targeting clearly shows up in how respondents answered the question about where to start building and/or preserving affordable housing first.

When asked if they were writing the Housing Action Plan, what would they be sure to include, common themes were:

- Diverse income developments/neighborhoods
- Options for existing low-income families to become homeowners
- Plenty of green space
- A focus on single family homes and town-homes instead of apartment buildings.
- Energy efficient affordable housing
- Walkable communities
- Common Themes among Spanish-speaking respondents (drawn from more than 100 respondents)
- Strong mixed-income housing (Viviendas fuertes de ingresos mixtos)
- Well-built housing and community centers (Viviendas bien construidas y centros comunitarios)

Additional Insights from the Survey:

- Those who oppose the Purple Line say they want a focus on higher salaried households, and a focus on lower occupant households.
- Those who want to focus on lower income households also want to focus on higher occupancy households and support county funding/ budget adjustments to support affordable housing.
- 64.5% of Spanish speaking respondents want to prioritize households with incomes less than $25k/year. 95.1% want focus on household incomes less than $50k/year; whereas the majority of English speaking respondents want to focus on households making $50k-$75k/year
- 42.6% of Spanish speaking respondents want to focus on 5-6 person households, while the majority of English speaking respondents want to focus on 1-4 person households.

State of Maryland

Landlord Retaliation (§§ 8-208.1, 8-208.2)

Legal Tenant Actions That Could Trigger Landlord Retaliation: The following are common reasons that a landlord may retaliate against a tenant:

- The tenant provided written notice to the landlord or a government agency about a health or safety violation at the property.
- The tenant provided written notice to the landlord or a government agency about a violation of the lease.
- The tenant provided written notice to the landlord or a government agency about a violation of the law.
- The tenant has complained about a possible lead-based paint hazard at the property.
- The tenant filed a lawsuit against the landlord or testified or participated in a lawsuit against the landlord.
- The tenant has organized a tenants' union or participated in an existing tenants' union.

Acts of Landlord That Could Be Considered Retaliation

- Increasing a Tenant's Rent
- Decreasing Services to the Tenant
- Threatening to Evict the Tenant
- Terminating a Tenant's Lease Agreement
- Harassing the Tenant
- Changing the Locks on the Tenant's Rental Unit

Timeline for Act to Be Considered Retaliation: In order for a court to even consider a landlord's action to be retaliation, the landlord's action must have occurred within six months of a tenant committing an action, such as filing a complaint against the landlord.

Landlord Has Retaliated: If a court concludes that a landlord has performed a retaliatory action, then the court could award the tenant up to three months' rent, plus reasonable court costs and attorney's fees.

Landlord Has Not Retaliated: If a court finds that a tenant's claim of landlord retaliation has no merit, then the court could award the landlord up to three months' rent, plus reasonable court costs and attorney's fees.

Montgomery County

The Montgomery County Landlord Tenant Handbook provides residents with information on their rights and resources available within the County. It states that, "The Department of Housing and Community Affairs (DHCA) is committed to fair and quality housing opportunities for all Montgomery County residents."

Bill 19-15

- Requiring landlords to offer a 2-year lease at each renewal
- Requiring landlords to offer community space at no cost to tenants organizing, or holding tenant association meetings
- Increased rental housing reporting requirements
- Increased and concentrated code enforcement program
- Increasing from 60 days to 90 days required notice of rent increases and renewal terms
- Requiring landlords to include detailed utility billing information explaining charges
- Allowing tenants to deduct the cost of necessary repairs from rent, if approved by Code
- Requiring landlords to post information on how to file a complaint and prohibited retaliatory practices by landlords

- Requiring landlords to publish a lease explanation summary provided by the county
- Requiring landlords to offer the L/T handbook at lease signing
- Expanding language to break a lease for condition beyond a tenant's control

http://www.rentersalliance.org/county-executive-isiah-leggett-signs-renter-protection-legislation/

Source of Income Discrimination (Montgomery County Code Chapter 27-1)

- Chapter 27 of the Montgomery County Code makes it illegal to discriminate in the sale or rental of housing on the bases of race, sex, marital status, physical or mental disability, color, religion, national origin, ancestry, presence of children, source of income, sexual orientation, age and family responsibilities

Notice of Rent Increase (Sec. 29-54)

- A landlord must not increase the rent until 90 days after the landlord gives the tenant written notice of the increase
- A landlord must not impose more than one rent increase on a tenant in any 12-month period

Voluntary Rent Increase Guidelines (Sec. 29-53)

- County Executive must issue annual voluntary rent increase guidelines, and publish them on the County website
- States that the "Department should encourage landlords to hold rent increases at the lowest level possible. The Department may review any rent increase that appears to be excessive and encourage the landlord to reduce, modify, or postpone the increase"

Just-Cause Eviction

MC 22-19 or HB 628 (failed)

- Would have prohibited landlords from evicting tenants by not renewing their leases without a stated, good reason
- Received an unfavorable report from environment and transportation; withdrawn 3/27/19
- Would have applied to tenants holding over

Just-Cause Eviction

MC 15-19 or HB 995 (failed)

- Would have prohibited landlords from evicting tenants by not renewing their leases without a stated, good reason
- Received an unfavorable report from environment and transportation; withdrawn 3/12/18
- Bill was intended to apply to all landlord and tenant relationships in MC, not just tenants holding over
- Would have required landlords to renew leases on substantially similar terms

The Montgomery County Landlord Tenant Handbook provides residents with information on their rights and resources available within the County. It states that, "The Department of Housing and Community Affairs (DHCA) is committed to fair and quality housing opportunities for all Montgomery County residents. The Department's Office of Landlord-Tenant Affairs is dedicated to providing assistance to both tenants and landlords in resolving disputes as well as enforcing Chapter 29 of the Montgomery County Code, the County law that governs Landlord-Tenant relations. DHCA licenses all rental facilities covered by Chapter 29, provides information on Landlord-Tenant issues, investigates and tries to conciliate Landlord-Tenant disputes, as well as refers complaints that we are unable to conciliate to the Montgomery County Commission on Landlord-Tenant Affairs." The DHCA recently added a new Tenant Advocate position.

https://montgomerycountymd.gov/DHCA/Resources/Files/housing/landlordtenant/handbook_olta_eng.pdf

Prince George's County

Landlord Tenant - Retaliatory Action Bill (CB-85-2017)

- Very similar to the State's bill, mostly the same exact language
- Adds protection for tenants who consult an attorney on any matter involving tenant's rights or specific housing violations, it also extends protection against retaliatory action for tenants who help other tenants exercise any of their rights

Housing and Property Standards - Overcrowding (CB-037-2017)

- Amends the Prince George's County Housing and Property Standards ordinance to address overcrowding
- The bill adopts the 2015 International Property Maintenance Code pertaining to minimum area requirements for dwelling standards relating to overcrowding of dwelling units

Non-Conforming Properties (CB-049-2018)

- Extends the time for abrogation of certain provisions in Section 27-547 of the Zoning Ordinance. These provisions permit limited industrial uses in the M-X-T (Mixed Use – Transportation Oriented) Zone under certain circumstances
- Ordinance no longer effective after July 1, 2019, use(s) then located on the property for which permits were issued pursuant to this ordinance will be deemed nonconforming

MF Code Violation Fines (CB-091-2018)

- This legislation permits certain alterations, enlargements, or extensions to certified nonconforming buildings, structures, and uses without the requirement for a special exception under certain circumstances
- Council Member Taveras, the bill's sponsor, explained the intent of the legislation is to ensure that private property owners are not penalized due to the conveyance of land to a governmental agency for public use that may result in increasing nonconformities due to the private-to-public land conversion

City of Takoma Park

Rent Stabilization (Chapter 6.20)

- First adopted in 1981, one of the City's primary affordable housing programs
- All landlords who are under rent stabilization are required to give at least a two-month written notice of a rent increase and cannot increase the rent more than the city's rent stabilization allowance in effect at the time of the increase
- Current rent increase allowance is 1.6% and applies to all rent increases between July 1, 2019 through June 30, 2020
- Does NOT apply to single family homes, accessory apartments, and duplexes (if one of the units is occupied by the owner)
- Landlords are required to submit an annual accounting of the rents and fees charged to their tenants and any rent increases that may have been imposed during the 12-month period between July and June of the following year

Appendix F: Existing Housing Related Tax Credits and Exemptions

MONTGOMERY COUNTY - HOMEOWNERS

Homestead Property Tax Credit
To assist homeowners with the fiscal impact from large assessment increases, the Homestead Property Tax Credit program limits the annual taxable assessment increase to a rate set annually by county resolution between 1% and 10%. This program is administered by the State Department of Assessments and Taxation (SDAT) and applied only to owner-occupied residential dwellings. Note: this credit is not applicable in the first year following the purchase of a new home.
The State of Maryland, Montgomery County, and municipalities in Montgomery County use a 10% homestead credit which results in any annual assessment growth in excess of 10% to become a credit. In addition to limiting annual growth in taxable assessment for homeowners, the homestead credit spreads out the assessment growth over a longer period of time resulting in a stable revenue flow. Since the cumulative credit can be significant, some taxpayers may still observe growth in taxable assessment during times of weak real estate market conditions as prior year growth is still being phased in.

Property Tax Credit – Local Income Tax Offset
The County may grant, by law, a property tax credit against the county tax imposed on real owner-occupied property, in order to offset, in whole or in part, increases in the county income tax revenues resulting from a county income tax rate in excess of 2.6%. The County establishes the amount of a property tax credit under this section by Resolution.

Historic Preservation Tax Credit
This tax credit may be granted against the County real property taxes, based upon the amount expended by a taxpayer for restoration or preservation of an historic property. A property must be an historic site designated on the master plan for historic preservation.

PRINCE GEORGE'S COUNTY - HOMEOWNERS

Homeowners' Property Tax Credit Program
This property tax credit program sets a limit on the amount of property taxes a homeowner must pay, based on total household income of $60,000 or less. Nontaxable retirement benefits such as Social Security and Railroad Retirement must be reported as income. You must apply every year no later than September 1 on a standard application supplied by the Department of Assessments and Taxation.

Homestead Property Tax Credit
To help homeowners deal with large assessment increases on their principal residence, state law established the Homestead Property Tax Credit. The Homestead Credits limits the increase in taxable assessments each year to a fixed percentage. Every county is required to establish an annual cap of CPI or 5%, whichever is lower.

Improvements to Historic Resources
A credit towards expenses incurred for the restoration and preservation of any structure having historic, architectural, or cultural value, classified as a Historic Site of Historic District on the Adopted and Approved Historic Sites and Districts Plan of Prince George's County, MD, or has been designated on such plan as a historic resource which the Historic Preservation Commission has recommended to be classified as a Historic Site or Historic District. Tax credit shall be allowed for the tax year immediately following the year in which the restoration or preservation work or new construction, or any portion thereof, is completed. Any unused portion of a credit granted may be carried over to subsequent years within the same 5-year period.

Property Tax Credit – Renewable Energy (Energy Conservation Devices)

An owner of an owner-occupied residential property who installs an energy conservation device may receive a real property tax credit against the County tax on the property. In any fiscal year, the total amount of credit allowed under this section for all conservation devices is limited to $250 per property.

In order to receive the tax credit, a taxpayer must submit a completed application to the Montgomery County Department of Finance. The application must demonstrate that the device for which a credit is sought is an eligible energy conservation device, defined as a device that reduces the demands for conventional fuels, or increases the efficiency of these fuels; and that the device meets safety and performance standards set by a nationally recognized testing laboratory for that kind of device. An energy conservation device does not include a standard household appliance.

Solar and Geothermal Residential Property Tax Credit

The tax credit is equal to 50% of the cost of the system, up to $5,000 for heating and cooling systems and $1,500 for water heating systems. Eligible costs include parts, components and accessories necessary to operate the device as well as reasonable installation costs. Only costs incurred during the 12 months preceding a credit application are eligible for a tax credit. All systems must meet performance and safety standards set by a nationally recognized testing laboratory.

The amount of the tax credit may not exceed the taxes imposed on the property during a fiscal year. Excess credits accrued during a year may be carried forward for up to two additional years. The total value of credits granted by the county during a fiscal year may not exceed $250,000.

RENTER TAX ASSISTANCE

Maryland Renters' Tax Credit Program

The State of Maryland Renters' Tax Credit Program provides Property Tax credits for renters who are over age 60, or who are 100% disabled or who have dependents under 18 and meet certain income requirements. Qualified renters can receive maximum tax relief up to $1,000.

Prince George's County Renters' Property Tax Relief

Prince George's County automatically provides a Renters' Property Tax Relief Supplement to each resident who qualifies for the State Renters' Tax Credit. The County Supplement is 50% of the State payment, No additional application beyond the State Renters' Tax Credit application is required.

Appendix F: Existing Housing Related Tax Credits and Exemptions

MC Multi-Family Property Owners	PGC Multi-Family Property Owners
Property Tax Credit – Energy and Environmental Design This tax credit, introduced as the "Green Building" tax credit, may be granted against the General County real property tax and special service area taxes, based upon a building achieving one of ten qualified ratings for energy efficient buildings. The tax credit must be applied for within 1 year of the building being certified as a high energy performance building. Payment in Lieu of Taxes (PILOT) Exemptions State law authorizes Local governments to negotiate agreements with rental property owners to lower the cost of County real property and special area taxes. In return, a rental property owner commits to provide affordable housing to low-income residents. Following the legal, budgetary, and procedural review of a negotiated PILOT agreement, the County Department of Housing and Community Affairs (DHCA) recommends a PILOT to the Director of Finance for approval. The Department of Finance computes the fiscal impact and, subject to the guidelines and an annual funding limit, either approves or denies the recommended PILOT. This exemption is applied to the real property tax bills once the agreement is executed. The County Council sets the maximum annual funding amount for PILOT programs for a 10-year period only for properties that are not owned or controlled by the Housing Opportunity Commission (HOC).	**Payment in Lieu of Taxes (PILOT)** **The PILOT program was authorized by the state legislature to allow 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. Property developers negotiate the details of the agreement with County housing staff but approval by the County Council is required.** **New Markets Tax Credit (NMTC)** **New Markets Tax Credits are federally-provided, however the Prince George's County Community Capital Corporation is the local intermediary, which applies to the U.S. Treasury Department to receive New Market Tax Credits (NMTC). These tax credits can be used in variety of ways to facilitate a project by providing an additional equity or financing source.** **PGC Revitalization Tax Credit** **Revitalization Tax Credits are designed to encourage revitalization in existing communities. The county offers eligible projects relief from taxes on any incremental value that they add as a result of making certain real property improvements. Improvements can be non-residential or residential (though the approval of the County Council is required for developments of ten or more single-family dwellings and for multifamily units), and the tax reductions vary accordingly. Ultimately, Revitalization Tax Credits allow for the increase in taxes associated with increased assessed value due to qualified improvements to be phased in over time.**

Appendix G: Utilizing Surplus Lands for Affordable Housing

Numerous regions across the country are prioritizing surplus publicly-owned and other underutilized land portfolios for affordable housing and other community benefits. Development on such sites can expand opportunities for affordability in neighborhoods where land costs make it difficult for mission-driven developers struggle to compete and acquire sites. Developers working on public sites generally must overcome the same challenges and cost issues inherent in multifamily, mixed-use and/or affordable housing development on privately-owned parcels. However, these sites also come with challenges associated solicitation and development processes including additional regulatory requirements, potential deed restrictions, and multi-agency involvement in assemblage and disposition processes.

Activating surplus lands requires making information accessible to the public about the characteristics and location of these sites. Clarifying policies and procedures for their disposition and preferred use by not-for profit developers further helps to activate these sites. Early and continual community input is essential to building public support and advancing development projects that can include elements important to preserving or creating new affordable housing.

Several resources are available to help inform surplus land inventory development and disposition policies, including:

Local

- Northern Virginia Affordable Housing Alliance

https://nvaha.org/213/

- Coalition for Smarter Growth

https://www.smartergrowth.net/wp-content/uploads/2012/11/pl4pg-final.pdf

- D.C. ACT 20-485: Requires specific percentages of units dedicated as affordable housing when public property is disposed of for development of multifamily projects with over 10 units. There are increased affordability requirements for development of land near fixed transit lines, and a lifetime (of the building) affordability covenant.

http://lims.dccouncil.us/Download/30743/B20-0594-SignedAct.pdf

National

- Public Benefit from Publicly Owned Parcels: Effective Practices in Affordable Housing Development (Enterprise 2017)

https://www.enterprisecommunity.org/download?fid=3257&nid=3739

- Prioritizing Public Lands for Affordable Housing and other Public Benefits Model Ordinances & Best Practices (MN Family Housing Fund and MZ Strategies 2018)

https://www.fhfund.org/wp-content/uploads/2018/09/FHF_PublicLands_ModelPolicies.pdf

- Local Housing Solutions: Use of publicly owned property for affordable housing

https://www.localhousingsolutions.org/act/housing-policy-library/use-of-publicly-owned-property-for-affordable-housing-overview/use-of-publicly-owned-property-for-affordable-housing/

- National Association of Realtors

https://www.nar.realtor/articles/vacant-land-or-affordable-housing

- California Executive Order: Mandates that state agencies identify surplus land and issue RFP's for those parcels. Layered map showing statewide affordable housing opportunities sites. Layers include opportunity zones, housing needs, disadvantaged communities, Education, jobs, transit, districts.

https://cadgs.maps.arcgis.com/apps/webappviewer/index.html?id=392e5e687e9041bb8f20e3acc5b211c7

- Home For All: San Mateo County, CA

https://homeforallsmc.org/toolkits/public-land-for-affordable-housing/

- San Francisco Bay Area: Web Mapping Application for Public Lands for Workforce Housing.

http://opendata.mtc.ca.gov/datasets/public-lands-for-workforce-housing-2018

Appendix H: Purple Line Zoning and Development Review Process

To inform the PLCC Housing Action Plan the consultant team conducted an initial scan of the development review process in Prince George's and Montgomery Counties to assess incentives and deterrents that may impact transit-oriented development (TOD) and affordable housing within the corridor. The results of this assessment are provided in the following pages and may be useful to inform future PLCC materials to help developers understand existing incentives and requirements that support mixed-income housing and neighborhoods.

Prince George's County

Zoning

Prince George's County is in the process of finalizing its zoning re-write. This includes efforts to pre-emptively support TOD surrounding the future Purple Line to increase allowable densities and reduce parking requirements, where appropriate.

The County has created a transit-oriented development zone (TOD-Z) to foster denser development around important transportation centers of the county. As laid out in the county's Master Plan, Plan 2035, the number of transportation connections -- existing or planned -- to each Purple Line station determined it's assigned level of TOD-Z[13].

Figure 26 shows the zones for the Purple Line stations in Prince George's County. For example, the Takoma/Langley Crossroads area has a major state-owned road, a major transit center for bus transport, and a soon to be constructed Purple Line light rail Station so it is assigned a Local Transit Oriented Zone (LTO-Z)[14].

New TOD zones of Regional or Local designation have a core area covering a ¼-mile from the existing or proposed transit stop that allows for the highest level of residential density[15]. Properties within a ¼-mile radius of a Purple Line station have more opportunity for the addition of denser residential development than areas outside of a TOD-Z.[16] Adjacent to the TOD-Z are edge-zoned areas that allow for a slightly scaled back level of unit density. The full extent of edge areas around Purple Line stations will be decided with the passing of the Countywide Zoning Map Amendment, currently being negotiated by the Council.

Regional Transit-Oriented High-Intensity (RTO-H Zone)
New Carrollton Metro
Regional Transit-Oriented Low-Intensity (RTO-L Zone)
College Park/UM Metro/M Square Purple Line
Local Transit-Oriented Zone (LTO Zone)
Takoma/Langley Crossroads
Riggs Road
Neighborhood Activity Center (NAC Zone)
UMD West
UMD Center
UMD East
Riverdale Park
Beacon Heights
Annapolis Road/ Glenridge

Source: Prince George's County Zoning Ordinance Rewrite Committee. (2019). DRAFT Guide to New Zones (p. 16). Upper Marlboro: M-NCPPC Prince George's County Planning Department. Retrieved from: https://pgccouncil.us/DocumentCenter/View/3989/DRAFT-Zoning-Rewrite-Guide-to-New-Zones-

Figure 26. PGC Zoning Rewrite for Purple Line Station Areas

13- M-NCPPC Prince George's County Planning Department. 2014. "Plan 2035". Upper Marlboro: The Maryland-National Capital Park and Planning Commission.

14 - Prince George's County Zoning Ordinance Rewrite Committee. (2019). DRAFT Guide to New Zones (p. 16). Upper Marlboro: M-NCPPC Prince George's County Planning Department. Retrieved from: https://pgccouncil.us/DocumentCenter/View/3989/DRAFT-Zoning-Rewrite-Guide-to-New-Zones-

15 - M-NCPPC Prince George's County Planning Department. 2019. "Division 27-4: Zones and Zone Regulations". Upper Marlboro: The Maryland National Capital Parks and Planning Commission.

16 - M-NCPPC Prince George's County Planning Department. 2019. "Division 27-4: Zones and Zone Regulations". Upper Marlboro: The Maryland National Capital Parks and Planning Commission.

The TOD-Z regulation also includes changes to parking requirements. Parking is expensive to build in higher-density projects where it is often provided underground. This is reflected in higher construction costs that in turn lead to higher unit prices. Under the new zoning, in Core TOD-Z areas, off-street parking will be required for any type of permitted use, except for private dorms specifically in the LTO-Z[17]. In edge TOD-Z areas, residential use will require 1 to 1.35 per units depending on its' type. For example, multi-family buildings will require 1 space for a studio or 1-bedroom unit and 1.35 spaces for all other style units. If the property or project has mixed use types, then parking is subject to a time-of-day calculation based on uses to determine the maximum level of off-street parking required.

A shared parking agreement with adjacent property owners may be developed and approved in the development review process to alleviate parking costs. If a property is proposed for a mixed-use development, the developer and the adjacent property owner may craft a shared parking agreement to have their tenants or customers use existing parking spaces owned but underutilized by the adjacent property owner.[18] For example, a retail shopping center whose parking spaces are not used at night could provide some portion of these as residential parking in the evening hours for residents and visitors of the mixed-use property.

Development Review Process

In late 2018, the Prince George's County Council approved a new development review process, which will become effective once the Countywide Map Amendment has passed rezoning all county property to correspond to the new code[19]. Appendix i highlights key elements in the new development review process relevant to the Purple Line. Two items in the new process – both related to meetings supporting more effective early coordination -- have the potential to foster affordable housing along the Purple Line.

Under the new review process, a meeting is required with the M-NCPPC staff for all major site plan applications[20]. Additionally, a neighborhood meeting is required prior to submission[21]. Both of these meetings have the potential to anticipate issues that will arise in the approval process. Resolving issues before submission can reduce the review time and questions that may arise from M-NCPPC staff in the official review process. M-NCPPC staff will have the opportunity to view raw plans and suggest areas for improvement or recommend additional affordable housing in residential or mixed-use plans in exchange for leeway in another aspect of a developer's plan. This may be particularly effective if the developer has not utilized their property's maximum unit density. The new zoning, however, does create a common framework that is designed to provide more consistency for developers.

The second portion of the new process, the neighborhood meeting, has the potential to work with community input early on to avoid challenges to the project during the review process. Ultimately, any portion of the new development review process that speeds up the approval time of projects for affordable housing reduces the cost of the approval process to the developer. This, in turn, lowers the overall cost of the project, which if the aim is to provide affordable units then these savings can be passed to the new residents.

17 - M-NCPPC Prince George's County Planning Department. 2019. "Part 27-6: Development Standards". Upper Marlboro: The Maryland National Capital Parks and Planning Commission.

18 - Ibid

19 - Prince George's County Council Agenda Item Summary. 2018. PDF. Upper Marlboro: Prince George's County Council. https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=3482803&GUID=0ABC9FC5-E9D8-4850-A8A5-3C1CDC0D6CE3&Options=ID%7CText%7C&Search=.

20 - M-NCPPC Prince George's County Planning Department. 2018. "Part 27-3: Administration". Upper Marlboro: The Maryland National Capital Parks and Planning Commission.

21 - Ibid

Montgomery County

Each community within Montgomery County has a master plan, and in some instances a sector plan, that creates a comprehensive view of land use trends and future development. These plans are updated every 15 to 20 years and they inform a variety of development decisions from those related to housing and land use but also parks, schools, libraries, transportation and other critical community issues. A full list of approved plans can be found at https://montgomeryplanning.org/planning/master-plan-list/ The County Council is the final authority on land use matters, including approval of area master plans, functional master plans and parcel-level zoning decisions.

Zoning

In Montgomery County every property has a type of zone that outlines maximum density, maximum height, and the Commercial/Residential and Employment Zones specify the commercial and residential maximums.

Under the recently updated Zoning Ordinance, residential detached, residential multi-unit, commercial/residential, townhouse, and employment zoned properties with or without the "T" designation may receive increasing density bonus rates depending on their increase in percentage of MPDUs.[22]

Density bonuses become higher at certain thresholds of MPDU percentages, which pushes for more MPDUS per development project however the rate at which the density bonus increases is smaller.

Finally, the MPDU requirement of 12.5% for planning area's where 45% or more census tracts have a median household income of 150% the Countywide median household income will increase the MPDU requirement to 15% MPDU. [23]

Moderately Priced Dwelling Units (MPDUs) Incentives	
MPDU %	**Incentives**
> 12.5% and < 15%	.88% bonus density for every .1% increase in MPDUs for a maximum of a 22% bonus density
≥ 15% and < 20%	.16% for every .1% increase in MPDUs for a maximum of 30% bonus density
> 20%	increase in density equal to 30% plus 1% for each additional 1% of MPDUs
Bethesda Overlay	Residential FAR may be increased above the mapped residential FAR by 17.5% plus 0.1% for each 0.1% increase in MPDUs above 17.5%
Public Benefit Points in C/R and Employment Zones	12 incentive points for every 1% of MPDUs greater than 12.5% in the Optional Development method

Source: Chapter 59 Montgomery County Zoning Ordinance. 2014. Article 59-4. Rockville: Montgomery County Government.

Figure 27. MPDU incentives to support affordable housing in Montgomery County.

Montgomery County Development Review Process

Optional Method Development Procedure

Montgomery County has an alternative development review process for capturing the bonuses offered for MPDUs.[24] This new process has the potential to assist in the creation of affordable housing as it allows the Commercial/Residential family of zones, multi-unit (R-10, R-20, R-30), and Single Family Residential zoned properties an option to acquire MPDU bonuses[25]. These zones cover the majority of property surrounding the Purple Line's path.

22- Chapter 59 Montgomery County Zoning Ordinance. 2014. Article 59-4. Rockville: Montgomery County Government.

23 - Unknown. 2018. "Montgomery County Council Passes New Bills To Enhance Flexibility Of Moderately Priced Dwelling Unit Regulations - Montgomery Planning". Montgomery Planning. https://montgomeryplanning.org/montgomery-county-council-passes-new-bills-to-enhance-flexibility-of-moderately-priced-dwelling-unit-regulations/

24 - Commercial/Residential And Employment Zones Incentive Density Implementation Guidelines. 2017. PDF. M-NCPPC Montgomery County Planning Department. https://montgomeryplanning.org/wp-content/uploads/2018/01/Commercial-Residential-Zone-and-Employment-Guidelines-FOR-WEB.pdf.

25 - M-NCPPC Prince George's County Planning Department. 2019. "Division 27-4: Zones and Zone Regulations". Upper Marlboro: The Maryland National Capital Parks and Planning Commission.

Appendix H: Purple Line Zoning and Development Review Process

Claiming MPDU incentives for both density and public benefit points falls under the Optional Method of Development[26]. The Optional Method of Development trades an increase in public benefits like green roofs, open spaces, public art, community facilities, and more for an increase in density as well[27]. As shown in Figure 1, a developer may agree to provide above 12.5% MPDUS to acquire 12 points for every 1% above in MPDUS. The tradeoff of public benefits for density provides a residential or mixed-use development with more marketable building square footage which can allow for more residential units or larger units. The proportion of MPDUs to market must be 15% (15% if you're getting a 22% bonus density).

Parking requirements

Montgomery County parking regulations offer several reduction types for parcels along the purple line. Bethesda and Silver Spring stations are within Parking Lot Districts (PLDs).[28] In PLDs, the minimum number of required spaces based on use is also the maximum limit of spaces allowed[29]. A developer may receive a further parking reduction by paying an additional fee. The county has set a limit on the reduction of any vehicle parking that it may not be reduced by more than 50% the original minimum required.

Reduced Parking Areas (RPAs) are applicable to any property zoned CR or CRT along the Purple Line. In RPAs under the alternative compliance method, a parking reduction waiver may be requested after complying with special use and shared parking reduction options in the code. Shared parking can reduce the required parking spaces for new development. Providing one shared car space by an entrance offers a reduction of two spaces for residential and three for commercial use.

For affordable housing, both MPDUs and workforce housing are eligible for a multiplying adjustment factor of 0.50 against the space minimum for each type of residential unit. These parking reductions help reduce overall construction costs. Finally, for residential development, if the spaces are not bundled in the sale or rental of a unit, then the baseline minimum of one space per unit may be lowered to either 0.50 or 0.75 depending on the unit type.

Adequate Public Facilities: Schools

In the coming years, the overcrowding of two high schools servicing seven of the eleven Purple Line station areas could significantly impact development potential. Blair High school serves the Takoma Langley Crossroads, Piney Branch Road, and Long Branch stations[30]. Northwood High School serves the Manchester Place, Dale Drive, Silver Spring Library/ Fenton Street, Silver Spring Metro station areas[31]. According to the County's School Capacity Test, Blair will be at 123.8% capacity and Northwood at 141.2% in the school year 2023-2014[32]. In 2018, the County placed a one-year building moratorium on new housing in these two school districts[33]. Appendix ii highlights the development restrictions that exist for station areas along the Purple Line. The moratorium as it exists today creates a significant barrier to producing new housing, especially new affordable multi-family housing.

26- Ibid.

27 -Commercial/Residential And Employment Zones Incentive Density Implementation Guidelines. 2017. PDF. M-NCPPC Montgomery County Planning Department. https://montgomeryplanning.org/wp-content/uploads/2018/01/Commercial-Residential-Zone-and-Employment-Guidelines-FOR-WEB.pdf.

28 - "PLD And TMD Program Descriptions". 2019. Montgomerycountymd.Gov. https://www.montgomerycountymd.gov/DOT-Parking/Parking-Info/ProgramDescription.html.

29 - Chapter 59 Montgomery County Zoning Ordinance Council Approved. 2014. PDF. Rockville: Montgomery County Council. http://www.montgomeryplanning.org/development/zoning/documents/FULLCh59APPROVEDclean3.5.14.pdf.

30 - Montgomery Blair HS 2018-2019 Service Area. 2019. PDF. MCPS Division of Capital Planning. http://gis.mcpsmd.org/ServiceAreaMaps/BlairHS.pdf.

31 - Northwood HS 2018-2019 Service Area. 2019. PDF. MCPS Division of Capital Planning. http://gis.mcpsmd.org/ServiceAreaMaps/NorthwoodHS.pdf.

32 - Unknown. 2019. Subdivision Staging Policy FY 2019 School Test Results Summary. PDF. M-NCPPC Montgomery County Planning Department. http://montgomeryplanning.org/wp-content/uploads/2018/06/FY2019AnnualSchoolTest.pdf.

33 - Reed, Dan. 2018. "Montgomery County Says No New Homes In Silver Spring Because The Schools Are Full". Ggwash.Org. https://ggwash.org/view/69029/montgomery-county-says-no-new-homes-in-silver-spring-because-the-schools-ar.

Prince George's County Detailed Site Plan Development Review Process	
Detailed site plans are required to be reviewed and approved by the planning board	Sec. 27-3605 (B) (1)
Before Submission	
Pre-Application Staff Conference	
Required	Sec. 27-3401
Pre-Application Neighborhood Meeting	
Required	Sec. 27-3402
Submission	
Submitted to the Planning Director	Sec. 27-3403
Submitted to the Planning Director by the owner or legal representative of the property. Also, "The detailed site plan shall be prepared by a licensed professional engineer, architect, landscape architect, land use planner, or another designee by the Planning Director."	Sec. 27-3605 (C) (1) + (2)
All Detailed must include all components laid out by Sec. 27-3605 (5) unless one or more components is waived by the Planning Director	Sec. 27-3605 (5)
After Submission	
Determination of Completeness	
Planning Director will determine the completeness of the application within 15 days	Sec. 27-3404
The application will be provided to all applicable parties for review and comments (Planning staff, County staff, the Subdivision and Development Review Committee, and other municipal and public agencies, as appropriate)	Sec. 27-3406
Within 10 days after the closing of the month following the completeness decision, the application details will be placed on the Planning Department website	Sec. 27-3404

Staff Review and Action	
If necessary, the Historic Preservation Commission will and make comments if necessary 30 days prior to a hearing	Sec. 27-3404
Major Site Plans will be sent to the Prince George's County Health Department for a Health Impact Assessment	Sec. 27-3406 (B)
Planning Director will complete a Staff and agency review and compile a Technical Staff Report If compliance issues are found within the application, the Planning Director will notify and discuss the issues with the applicant. Additionally, a " reasonable opportunity" will be given to the applicant to fix the issues in accordance with Sec. 27-3405(a), Amending an Application	Sec. 27-3406 (A) and (C)
Review and Decision by Decision-Making Body or Official	
Planning Board has a public hearing and either approves, approves with conditions, or dismisses the application	Sec. 27-3405 (7) (A) + (B)
Notification	
The Planning Board will provide written notice to the Clerk of the Council within seven days after the date of the Planning Board adopts its decision.	Sec. 27-3405 (9)
After Decision	
Appeal and Election	
Optional: Planning board decision may be appealed with the District Council.	Sec. 27-3405 (10)
Post-Decision Actions	
If required, apply Subdivision Process or any minor amendments to site plan	Sec. 27-3405 (11) (A)
Source M-NCPPC Prince George's County Planning Department. (2019). The Zoning Ordinance of Prince George's County- Draft Part 27 - 3: Administration. Upper Marlboro: County Council of Prince George's County, Maryland.	

Montgomery County Purple Line Stations: Development Restrictions		
Stations	Schools*	Predominate Zoning**
Takoma Langley Crossroads	Build Moratorium due to schools: Blair High School	CRT surrounded by R-60 (Single Family Development)
Piney Branch Road	Build Moratorium due to schools: Blair High School	CRT surrounded by various Residential Zones
Long Branch	Build Moratorium due to schools: Blair High School	CRT surrounded by R-60 (Single Family Development) and R-10 (Multi-Family)
Manchester Place	Build Moratorium due to schools: Northwood High School	R-10 and R-60
Dale Drive	Build Moratorium due to schools: Northwood High School	R-60
Silver Spring Library/ Fenton Street	Build Moratorium due to schools: Northwood High School	CR with T (Incentives for Density) with R-60 on the Eastside. Fenton Village Overlay Zone
Silver Spring Metro	Build Moratorium on Southwest side of the stop due to schools: Northwood High School	CR with T (Incentives for Density) with Fenton Village Overlay Zone on the Eastside.
16th Street - Woodside	None	CR to the SW and SE, R-60 to the NE, and R-10 and one CRT property to the NW
Lyttonsville	None	CRT along East side and IH on Westside of Brookville Rd; Behind CRT properties are R-60
Connecticut Avenue	None	CRT surrounding followed by Multi-family (R-10, R-20, R-30); R-60 & R-90 sprinkled in; 1 LSC (Life Sciences Center-Industrial) NW of Station.
Bethesda Metro	None	Surrounded by CR; CRT on the West and East followed by R-60; Bethesda Overlay Zone for all properties except R-60
*Sources: http://montgomeryplanning.org/wp-content/uploads/2018/06/FY2019AnnualSchoolTest.pdf; http://gis.mcpsmd.org/ServiceAreaMaps/BlairHS.pdf; http://gis.mcpsmd.org/ServiceAreaMaps/NorthwoodHS.pdf		
**Source: https://mcatlas.org/zoning/		

October 2019

PLCC