Affordable Housing Along the International Corridor

Council Member Deni Taveras
Affordable Housing Along the International Corridor

Agenda

The Northern Gateway

Case Study

Policy Solutions

- Rental Survey
- Tenant’s Rights
- Inclusionary Zoning
- Right of First Refusal
The Northern Gateway
Unincorporated
7.14 square miles of unincorporated neighborhoods in District 2

High Density
Highest density in Prince George's County and Maryland

Immigrant Population
Over half of residents are foreign born
THE NORTHERN GATEWAY POPULATION

- **32.7** MEDIAN AGE
- **14.3 %** HOUSEHOLD POVERTY RATE
- **$61,322** MEDIAN HOUSEHOLD INCOME
- **80,000+** RESIDENTS
Case Study
VICTORIA & BEDFORD STATION

1407 Merrimac Dr, Hyattsville, MD 20783
**Poorly Maintained**
Consistently has highest number of code violations in the County

**Aging without Added Investment**
Built in 1953, no central air

**Extreme Overcrowding**
Units, which range from 1 to 2 bedrooms, have 5-8 residents on average
1-BEDROOM UNITS

$1,169
MONTHLY RENT

48%
HUD AMI

94%
N. GATEWAY AMI

668
AVERAGE SQ FT

SOURCE: NATIONAL CENTER FOR SMART GROWTH CO STAR DATA

2-BEDROOM UNITS

$1,630
MONTHLY RENT

54%
HUD AMI

106%
N. GATEWAY AMI

875
AVERAGE SQ FT
Rental Survey

Filling the information gap

Need to institute a survey that captures rent and other characteristics in multifamily units through the biennial permitting process.
Tenants' Rights

Informing tenants of their rights and providing the resources to exercise them.

Need to develop and distribute a tenant bill of rights and responsibilities in several languages and execute an educational program via a County Tenant Advocate.
Inclusionary Zoning

Mandating units affordable to the lowest income levels

Need to target areas at high-risk for loss of affordable housing, such as the Purple Line corridor, International Corridor, and TOD areas
Right of First Refusal

Keeping affordable properties affordable

Need to streamline communication between elected officials, DHCD, and affordable developers.