

DISTRICT 2

# Affordable Housing Along the International Corridor

Council Member Deni Taveras





# Agenda

## The Northern Gateway

## Case Study

## Policy Solutions

Rental Survey

Tenant's Rights

Inclusionary Zoning

Right of First Refusal



# The Northern Gateway





**Chillum  
Green Meadows  
Langley Park  
Avonridge  
Cool Spring Terrace  
Carole Highlands  
Interantional Corridor  
Hampshire Knolls  
Adelphi  
Lewisdale**

## *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**



# Victoria Station & Bedford Station

**587 units**

## *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

## 2 - BEDROOM UNITS

**\$1,630**  
MONTHLY RENT

**54%**  
HUD AMI

**106%**  
N. GATEWAY AMI

**875**  
AVERAGE SQ FT

SOURCE: NATIONAL CENTER FOR SMART GROWTH CO STAR DATA

A photograph of two people on a porch at night. The person in the foreground is wearing a white t-shirt with various logos on the back and dark pants. The person in the background is wearing a white long-sleeved shirt and light-colored pants. They are standing on a wooden deck next to a house with a large window. A decorative wreath is hanging on the window. The scene is dimly lit, with some light coming from the window and the porch lights. A large white text overlay reading "Policy Solutions" is positioned on the right side of the image.

# Policy Solutions

# 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.