DISTRICT 2 Affordable Housing Alongine Internation Correction

Council Member Deni Taveras





Agenda

The Northern Gateway

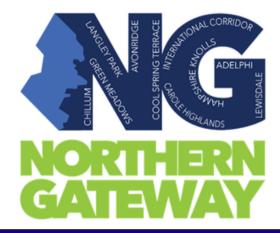
Case Study

Policy Solutions

Rental Survey Tenant's Rights Inclusionary Zoning Right of First Refusal



The Northern Gatevay



Unincorporated

7.14 square miles of unincorporated neighborhoods in District 2

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

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

County

Aging without Added Investment Built in 1953, no central air

Extreme Overcrowding

on average

Consistently has highest number of code violations in the

Units, which range from 1 to 2 bedrooms, have 5-8 residents

1-BEDROOM UNITS





94% **N. GATEWAY AMI**





SOURCE: NATIONAL CENTER FOR SMART GROWTH CO STAR DATA

2-BEDROOMUNITS

\$1,630 **MONTHLY RENT**

106% **N. GATEWAY AMI**

875 **AVERAGE SQ FT**



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 officals, DHCD, and affordable developers.