**MEMORANDUM**

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: ***Status Report*** DATE: November 5, 2020

***Status Report***

1. PGC/BOWIE 2020-2025 Analysis of Impediments to Fair Housing Choice
   During its recent "Retreat", City Council requested an update on "Fair Housing in the City". The attached memo describes current activities, and recent studies and recommendations as required by HUD for the City of Bowie and Prince George's County.

2. EZ Storage of Bowie – (Detailed Site Plan #DSP-99003-01)
   On Thursday, October 29th a virtual Stakeholders Meeting was held regarding a proposed addition to the existing EZ Storage facility located at the western terminus of Gallant Fox Lane. The applicant, the Siena Corporation, is proposing to construct a three-story/48,708 sq. ft/478-unit addition. The property is zoned I-1 (Light Industrial), where the existing and proposed uses are permitted by right under the County Zoning Ordinance. Staff and the applicant, represented by Mr. Bradley Farrar of Shipley and Horne, P.A., presented and reviewed PowerPoint shows, which included slides of: the proposed site and landscaping plans; and, color-rendered building elevations and photographs of the existing and new structures. Mr. Farrar described the configuration of the proposed addition, and noted that the material colors and accent treatment of the addition will match those of the existing building. The hallways in the existing building will be extended into the addition. Mr. Farrar also noted that, due to recent technological advances, it is no longer necessary for a manager to be on-site on a 24/7 basis. It was further stated that the use will meet the required on-site parking standards. No members of the public attended this virtual meeting. To conclude the meeting, staff noted the City's upcoming public hearing dates and times: Bowie Advisory Planning Board on Tuesday, November 10th at 7 P.M.; Bowie City Council on Monday, November 16th at 8 P.M.

ADL: lfr
Attachments

**PUBLIC NOTICE**
**ON THE CITY OF BOWIE'S**
**2020-2025 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)**

The City of Bowie, in conjunction with Prince George's County, have prepared the joint 2020-2025 Analysis of Impediments to Fair Housing Choice (AI) consistent with the five-year submission requirement of the U.S. Department of Housing and Urban Development (HUD). The Analysis of Impediments is required as a condition of the City of Bowie's 2019-2023 (HUD 2018-2022) Consolidated Plan to ensure that HUD grant funds affirmatively further fair housing in its use of Community Development Block Grant (CDBG) program.

Units of local government that receive HUD funds are also required to comply with the Fair Housing Act of 1968 which protects citizens from discrimination due to race, color, religion, sex, familial status, or national origin. The City of Bowie has examined policies and practices that: attempt to alleviate housing discrimination within their jurisdictions; promote fair housing choice for all persons; provide opportunities for all persons to reside in any given housing development; and promote housing for persons with disabilities and all protected classes.

The purpose of the public notice is to provide citizens with the opportunity to address and comment on the City of Bowie's plan to expand housing choice prior to its submission deadline in the Fall of 2020. The City of Bowie hereby solicits public comment from residents of the City of Bowie.

**Online Public Comment Period**
**Document Link:** https://www.cityofbowie.org/Archive.aspx?ADID=3228
**Date:** September 24 – October 24, 2020

Written comments may be sent to the City of Bowie Grants Office, 15901 Excalibur Road, Bowie, MD 20716 Attn: Kay Starr at: bowiehsg@cityofbowie.org.

The City of Bowie affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, source of income, or familial status in admission or access to benefits in programs or activities.

# Prince George's County Council

## Meeting Agenda - Final

## Sitting as the Committee of the Whole

County Administration
Building
14741 Governor Oden
Bowie Drive
Upper Marlboro,
Maryland
20772-3050

**Thursday, October 29, 2020** **10:00 AM** **(VIRTUAL MEETING)**

**VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE**

**ORDER OF PROCEEDINGS:**

*a) Presentation by Committee Staff*
*(Including comments received by the Committee)*
*b) Comments from Sponsor*
*c) Questions from Committee Members*
*d) Comments from Agencies*
*e) General Discussion*
*f) Motion and Vote*

**CALL TO ORDER**

**APPOINTMENTS**

APPT-10-20
Draft: 1

**Appointment of the following individuals to the Fire Commission for Prince George's County:**

Mr. William F. Broadus
Appointment: Volunteer
Replacing: Julian (Jay) Tucker
Term Expiration: July 1, 2020

Mr. William O. Cunningham
Appointment: Volunteer
Replacing: Piero Mellits
Term Expiration: July 1, 2020

Mr. Antwan D. Holbert
Appointment: Sworn Member
Replacing: Kenneth McSwain
Term Expiration: July 1, 2022

APPT-12-20
Draft: 1

**Appointment of the following individual to the Washington Suburban Sanitary Commission for Prince George's County:**

Mr. Christopher Lawson
Reappointment
Expiration: 6/1/2024

APPT-13-20
Draft: 1

**Appointment of the following individual to the Human Relations Commission for Prince George's County:**

Llamilet Gutierrez
Term Expiring: 6/30/2023

APPT-14-20
Draft: 1

**Appointment of the following individuals to the Art in Public Places Panel for Prince George's County:**

Carol Rhodes Dyson
Appointment: Program Expert
Replacing: Tewodross Melchishua
Term Expiration: 12/1/2023

Eric Key
Appointment: Citizen
Replacing: Heekyu Hong
Term Expiration: 12/1/2023

APPT-15-20
Draft: 1

**Appointment of the following individuals to the Commission for Individuals with Disabilities for Prince George's County:**

Ms. Veronica Davila-Steele
Reappointment - Consumer Member
Term Expiration: 7/01/2022

Mr. Eugene Langbehn
Reappointment - Consumer Member
Term Expiration: 7/01/2022

Ms. Amber L. Woods
Appointment - Consumer Member
Term Expiration: 7/01/2023

APPT-16-20
Draft: 1

**Appointment of the following individuals to the Housing Authority Board of Commissioners for Prince George's County:**

Euron R. Blackwell
Appointment
Replacing: Ndy Otis
Term Expiration: 10/24/2023

W. Marshall Knight, II
Appointment
Replacing: (Vacant) Joseph Hamlin
Term Expiration: 10/24/2022

Regina Miller Nadir
Appointment
Replacing: Deborah K. Patrick
Term Expiration: 10/24/2022

Brett A. Theodos
Appointment
Replacing: Leonard Hamlin, PhD
Term Expiration: 10/24/2024

TA-2-20
Draft: 1

**TRANSCRIPT ANALYSIS**

**MINOR AMENDMENT TO THE 2014 SOUTHERN GREEN LINE STATION AREA DEVELOPMENT DISTRICT OVERLAY (D-D-O) ZONE - (CR-83-2020)**

Brian Byrd, Project Leader
Community Planning Division
M-NCPPC

***Attachment(s):*** Technical Staff Report and Analysis of Testimony
Southern Green Line PPT

**RECESS**

**1:00 P.M. - RECONVENE**

**LEGISLATION**

CR-092-2020
Draft: 1

**A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE** for the purpose of approving and adopting the Analysis of Impediments to Fair Housing Choice for Prince George's County.

***Sponsor(s):*** Turner, Taveras, Streeter, Davis, Harrison, Glaros and Franklin

***Attachment(s):*** R2020092
CR-092-2020 Attachment A
CR-092-2020 AIS

***Legislative History:***

| | | |
|---|---|---|
| 9/22/20 | County Council | introduced and referred to the Sitting as the Committee of the Whole |

CR-093-2020
Draft: 1

**A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George's County Fiscal Year ("FY") 2021 Annual Action Plan for Housing and Community Development by adding the United Communities Against Poverty, Inc.'s ("UCAP") Neighborhood Development Program project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan, and the reallocation and commitment of one hundred and twenty five thousand dollars ($125,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2019 Annual Action Plan to support the Neighborhood Development Program project.

***Sponsor(s):*** Turner, Taveras, Ivey, Streeter, Davis, Harrison, Anderson-Walker, Glaros, Franklin, Hawkins and Dernoga

***Attachment(s):*** R2020093
CR-093-2020 Attachment B
CR-093-2020 Attachment C
CR-093-2020 AIS

***Legislative History:***

| | | |
|---|---|---|
| 9/22/20 | County Council | introduced and referred to the Sitting as the Committee of the Whole |
| 10/13/20 | County Council | public hearing held |

CR-094-2020
Draft: 1

**A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George's County Fiscal Year ("FY") 2021 Annual Action Plan for Housing and Community Development by adding the Woodyard Station Senior Apartments project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan, and the reprogramming and reallocating of three million dollars ($3,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2019 Annual Action Plan to support the Woodyard Station Senior Apartments project.

***Sponsor(s):*** Turner, Taveras, Streeter, Davis, Harrison, Franklin and Glaros

***Attachment(s):*** R2020094
CR-094-2020 Attachment B
CR-094-2020 Attachment C
CR-094-2020 AIS

***Legislative History:***

| | | |
|---|---|---|
| 9/22/20 | County Council | introduced and referred to the Sitting as the Committee of the Whole |

CR-095-2020
Draft: 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES ("PILOT") AGREEMENT** for Woodyard Station Apartments for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and Woodyard Station 9, LLC (the "Owner").

***Sponsor(s):*** Turner, Franklin, Glaros, Harrison, Davis, Streeter and Taveras

***Attachment(s):*** R2020095
CR-095-2020 AIS
CR-095-2020 Attachment B

***Legislative History:***

| | | |
|---|---|---|
| 9/22/20 | County Council | introduced and referred to the Sitting as the Committee of the Whole |

CR-096-2020
Draft: 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES ("PILOT") AGREEMENT FOR WOODYARD STATION SENIOR APARTMENTS** for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and Woodyard Station 4, LLC (the "Owner").

***Sponsor(s):*** Turner, Franklin, Taveras, Glaros, Streeter, Harrison and Davis

***Attachment(s):*** R2020096
CR-096-2020 Attachment B
CR-096-2020 AIS

***Legislative History:***

| | | |
|---|---|---|
| 9/22/20 | County Council | introduced and referred to the Sitting as the Committee of the Whole |

**ADJOURN**

# Analysis of Impediments to Fair Housing Choice

## Prince George's County and City of Bowie, Maryland

## Council of the Whole Committee Meeting
## October 29, 2020

# Analysis of Impediments (AI) to Fair Housing Choice

## What is an Analysis of Impediments?

An Analysis of Impediments analyzes the disparities in access to opportunity among protected classes and identifies factors that have contributed to disparate access.

## Why is Prince George's County and City of Bowie conducting an AI?

The completion of an AI is required of all localities receiving funding from HUD. The County and City have opted to complete a joint AI, as they have done in the past.

The AI will outline specific goals and actions steps for the County and the City to advance fair housing, expand housing choice, mitigate economic and racial segregation, and target investments in communities that are most in need.

# What We Are Doing?

The Analysis of Impediments we are conducting will:

- Build upon the AI conducted in April 2011 (updated in 2019) for the upcoming grant cycle for the upcoming HUD Consolidated Plan
- Evaluate local data for each protected class such as population, income, etc.
- Evaluate local policies and laws that limit fair housing choice
- Identify (direct and indirect) impediments to fair housing choice
- Recommend specific strategies to overcome the effects for each identified impediment

# What Does the Fair Housing Act Address?

**Under Most Housing Situations**

- Refusal to rent or sell housing
- Refusal to negotiate for housing
- Make housing unavailable or deny a dwelling
- Set different terms, conditions, or privileges
- Falsely deny housing is available for inspection, sale or rental
- Persuade owners to sell or rent for a profit (blockbusting)
- Deny access to or membership in a facility or service (multiple listing service)

**In Mortgage Lending**

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans or available loan terms
- Impose different conditions, higher interest rates, additional points or fees
- Discrimination in appraisals
- Refuse to purchase or set different conditions for purchasing a loan

**Other**

- Threaten, coerce, intimidate, or interfere with anyone with their right to housing

# Protected Classes Under Fair Housing Laws

| | Federal Fair Housing Act | Maryland Human Relations Act | Prince George's County |
|---|---|---|---|
| Race | • | • | • |
| Color | • | • | • |
| National Origin | • | • | • |
| Religion | • | • | • |
| Sex | • | • | • |
| Familial Status | • | • | • |
| Disability | • | • | • |
| Marital Status | | • | • |
| Sexual Orientation | | • | • |
| Age | | | • |
| Occupation | | | • |
| Political Opinion | | • | • |
| Personal Appearance | | • | • |
| Source of Income | | | • |

# What is Affirmatively Furthering Fair Housing?

- The Fair Housing Act also went one step further with the intention of dismantling the causes for segregation

- The Act states that "[a]ll executive departments and agencies shall administer their program and activities relating housing and urban development (including any federal agency having regulatory or supervisory authority over financial initiations) in a manner affirmatively to further the purposes of this subchapter."

# Analysis of Impediments?

- The Housing and Community Development Act of 1974 (as amended), requires any community that receives Community Development Grants Funds (CDBG) “affirmatively further fair housing.”
- Applies to all HUD grants funds including HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG).
- Requires all urban counties and cities that directly receive HUD funds (aka Entitlement Communities) to certify that each grantee is complying with the Fair Housing Act of 1968 and related laws and regulations.
- Also known as a fair housing plan or assessment of fair housing.

# Assessment of Past Fair Housing Goals

Among the key impediments in the *2012 Analysis of Impediments to Fair Housing Choice* and the *2019 Update:*

- Black and Hispanic households have greater difficulty becoming homeowners because of lower incomes
- Mortgage loan denials and high-cost lending disproportionately affect minority applicants
- Supply of decent, affordable housing remains inadequate
- Supply of affordable housing that is accessible to persons with disabilities is inadequate

# Assessment of Past Fair Housing Goals

- The Urban County should revise its entitlement funding application and review processes to ensure fair housing
- The County's Human Relations Commission (HRC) does not have enforcement authority with regards to fair housing complaints
- The majority of fair housing complaints filed through HUD involve race and disability as the bases for discrimination

# Racial Segregation

Residential segregation in Prince George's County is high and has not improved over the past two decades.

- Black-Hispanic and Hispanic-White segregation levels are higher in Prince George's County than in many other parts of the Washington DC region.

| | Black/ White | Hispanic/ White | Asian/ White | Nonwhite /White | Hispanic/ Black |
|---|---|---|---|---|---|
| Prince George's County | 52.6 | **56.9** | 35.2 | 47.7 | **53.9** |
| City of Bowie | 40.0 | 13.7 | 32.0 | 35.2 | 36.7 |
| Montgomery County | 47.5 | 47.4 | 31.8 | 36.7 | 33.8 |
| District of Columbia | **68.7** | 41.1 | 25.4 | **56.9** | **54.2** |
| Arlington County | 52.2 | 39.8 | 30.6 | 32.7 | 36.9 |
| City of Alexandria | 42.4 | 46.1 | 36.3 | 40.6 | 33.7 |
| Fairfax County | 44.4 | 42.6 | 28.7 | 29.9 | 35.7 |
| Loudoun County | 25.4 | 37.5 | **37.3** | 29.9 | 32.1 |
| Prince William County | 37.0 | 41.6 | 28.9 | 33.7 | 31.3 |
| Washington DC Metro Area | 61.3 | 48.4 | 41.3 | 45.3 | 50.6 |

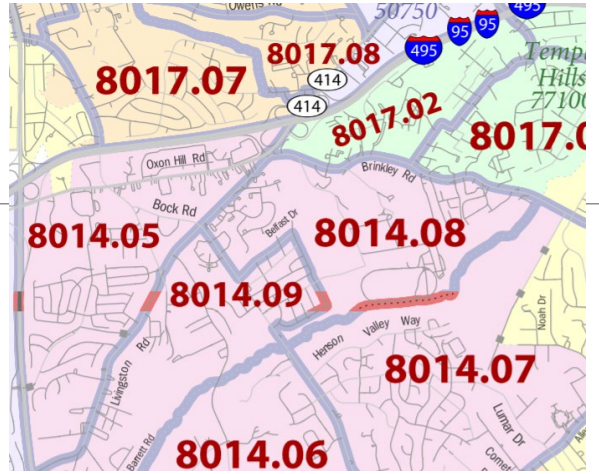
Source: U.S. Census Bureau, 2017 ACS 5-year file

# R/ECAPs

## Racially/ethnically concentrated areas of poverty

- Only four Census tracts in Prince George's County are defined as R/ECAPs. There are no R/ECAPs located in the City of Bowie.
- Hispanic residents and Asian are more likely to live in a R/ECAP. Black Prince George's County residents are less likely than residents of other races/ethnicities to live in R/ECAPs.
- Persons with a disability in Prince George's County are modestly more likely to reside in a R/ECAP than are residents without a disability.

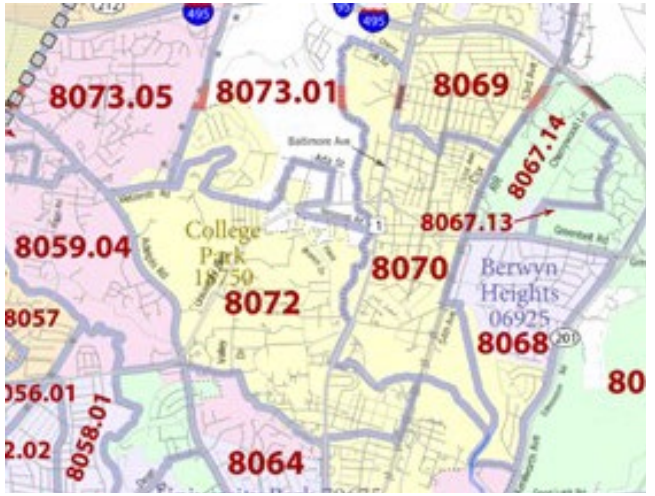
**Tract 8014.08 Oxon Hill/Temple Hills**



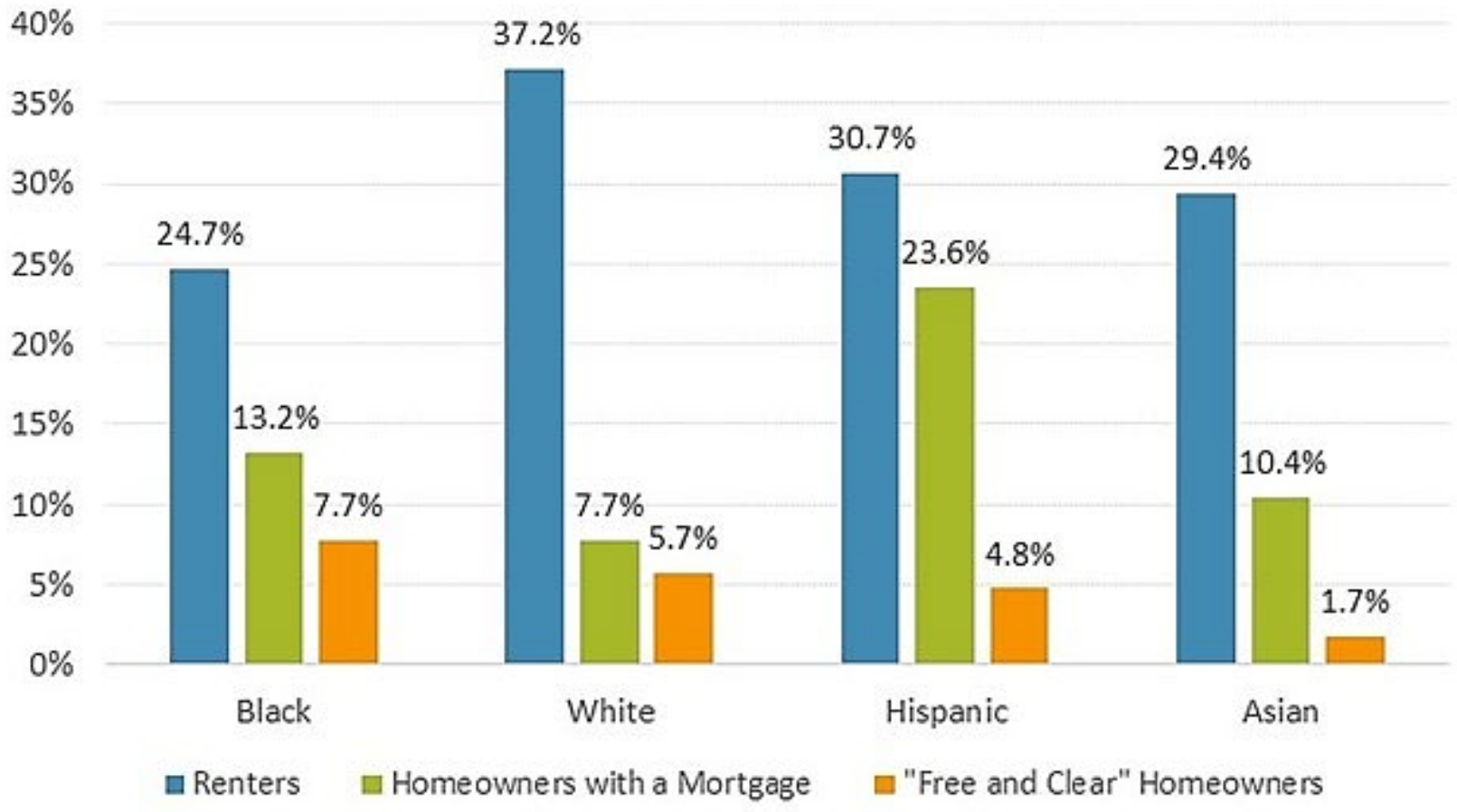

**Tract 8040.01 Bladensburg**

**Tract 8055 Langley Park**

**Tract 8070 College Park**

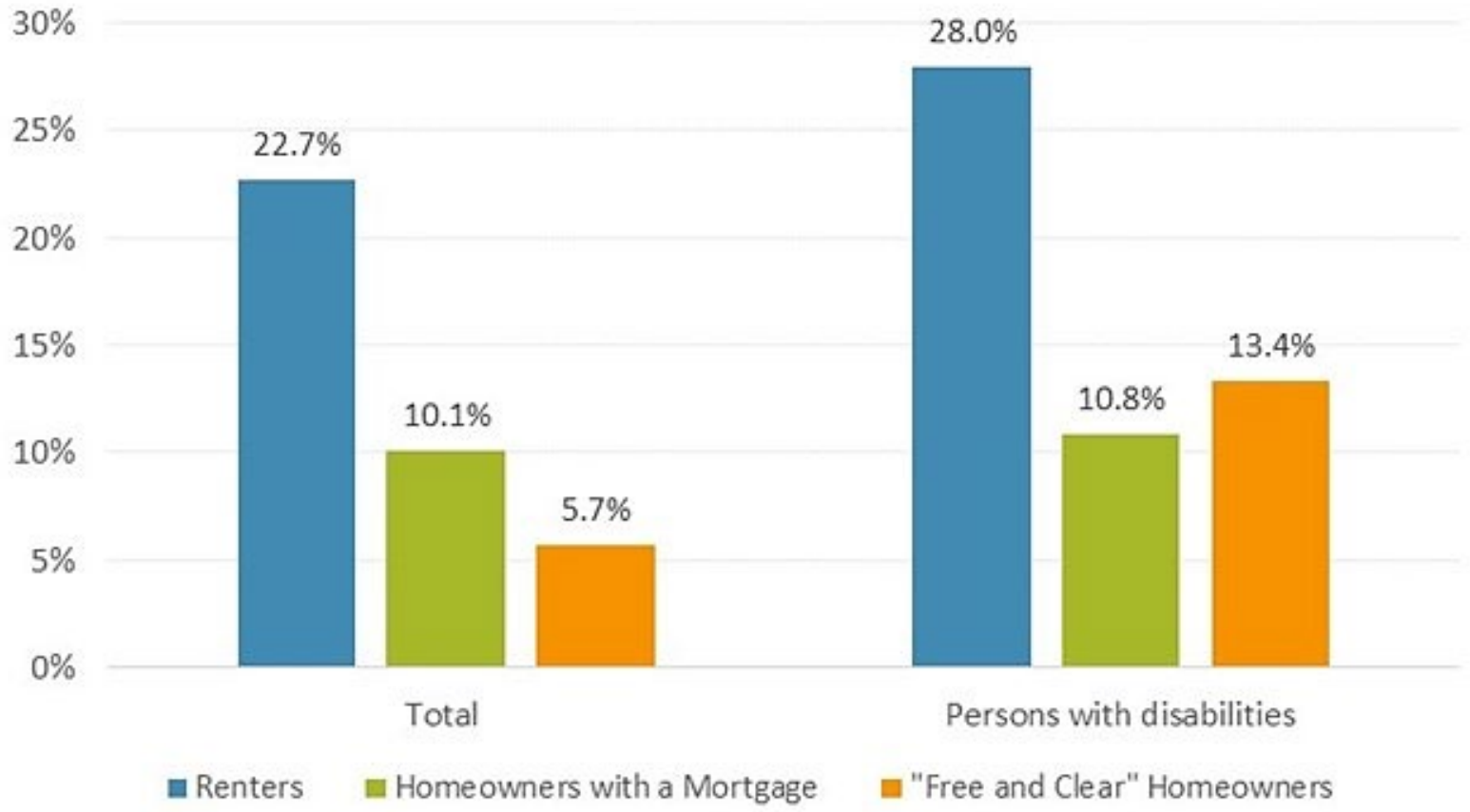


# Housing Needs – Severe Cost Burden By Race/Ethnicity, 2018



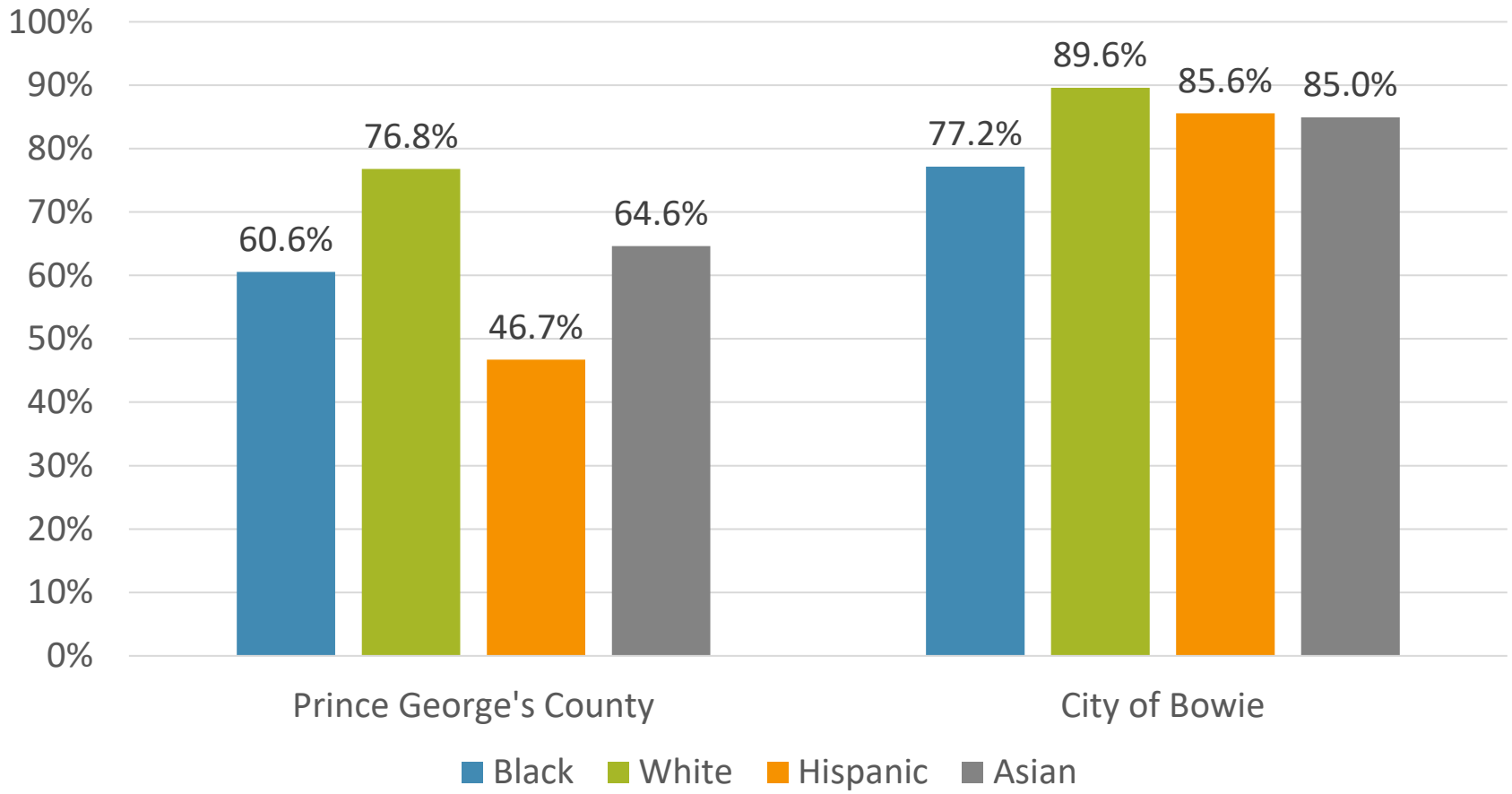

Source: U.S. Census Bureau, 2018 ACS 1-year PUMS

# Housing Needs – Severe Cost Burden By Disability Status, 2018



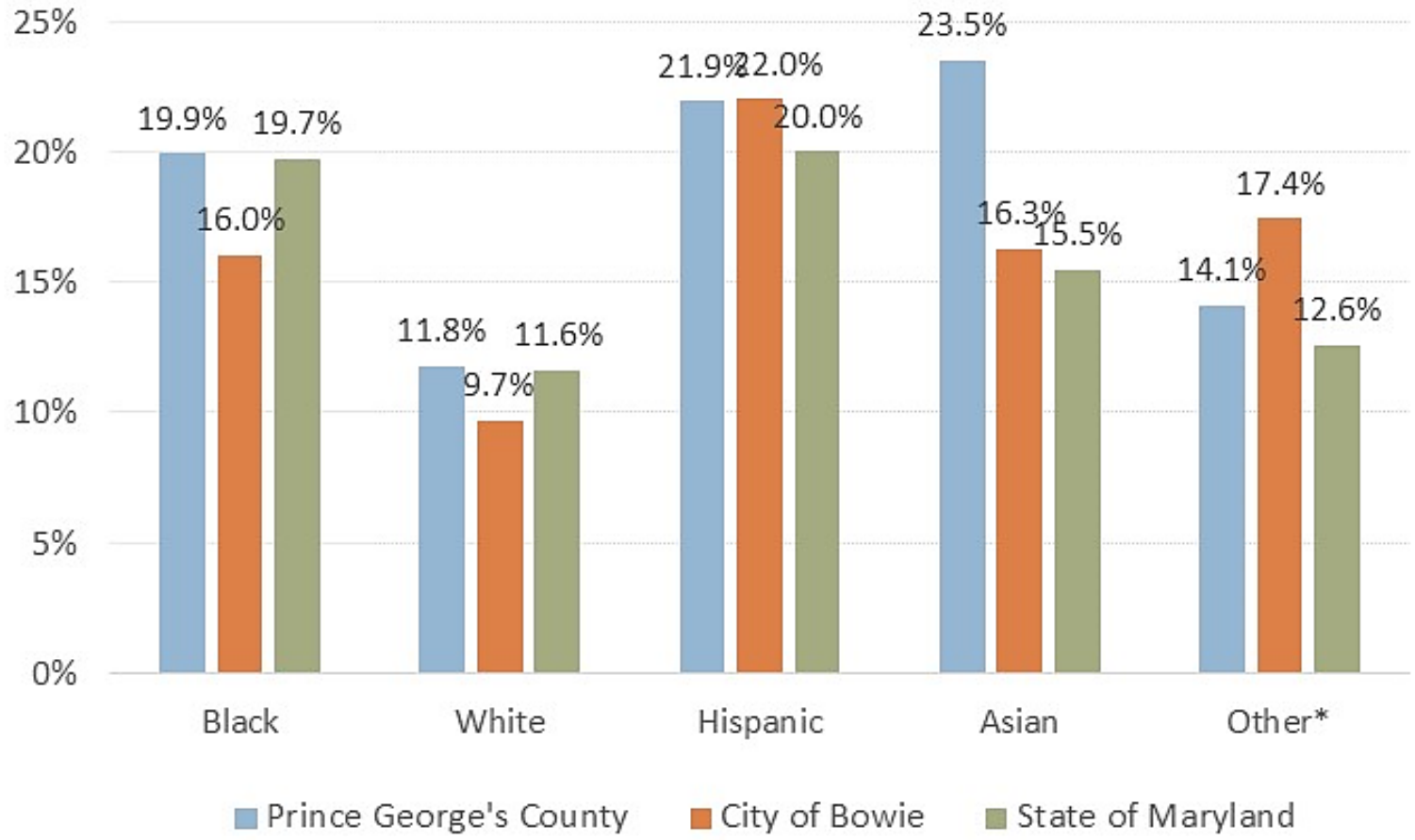

Source: U.S. Census Bureau, 2018 ACS 1-year PUMS

# Homeownership Rates by Race/Ethnicity, 2017



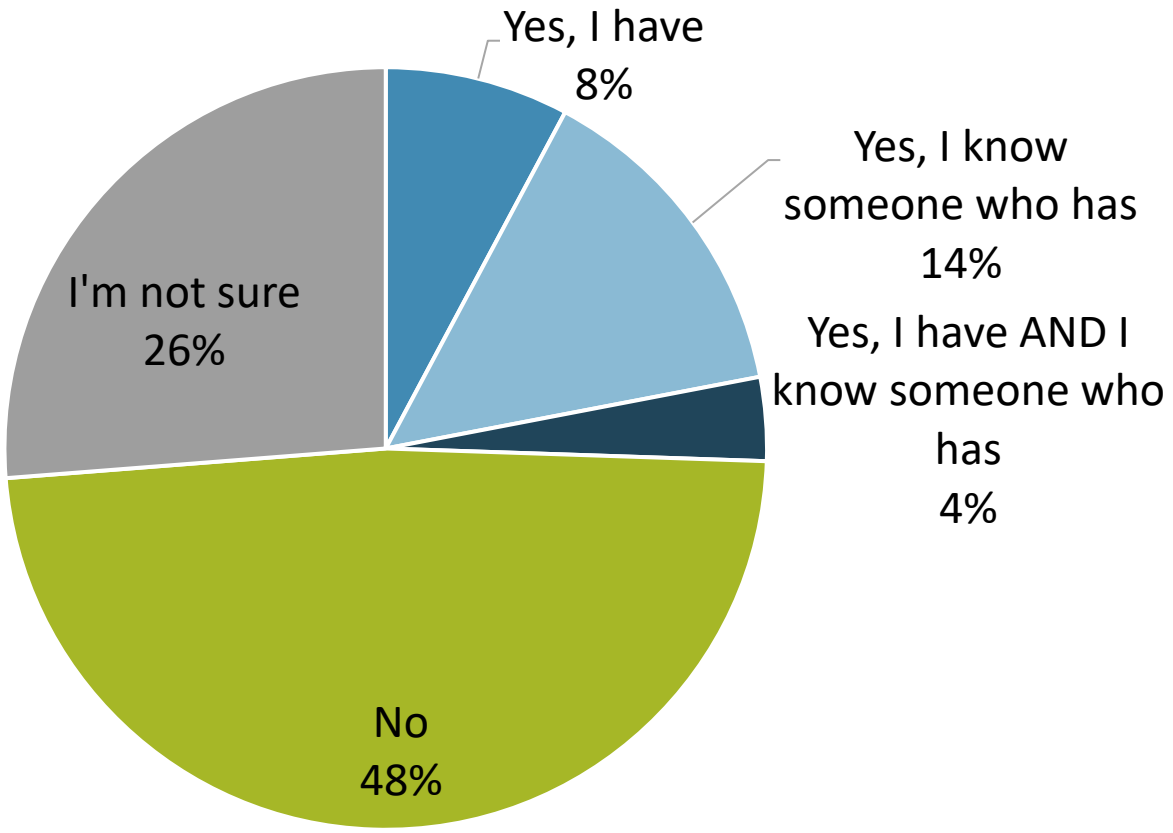

Source: U.S. Census Bureau, 2017 ACS 5-year file

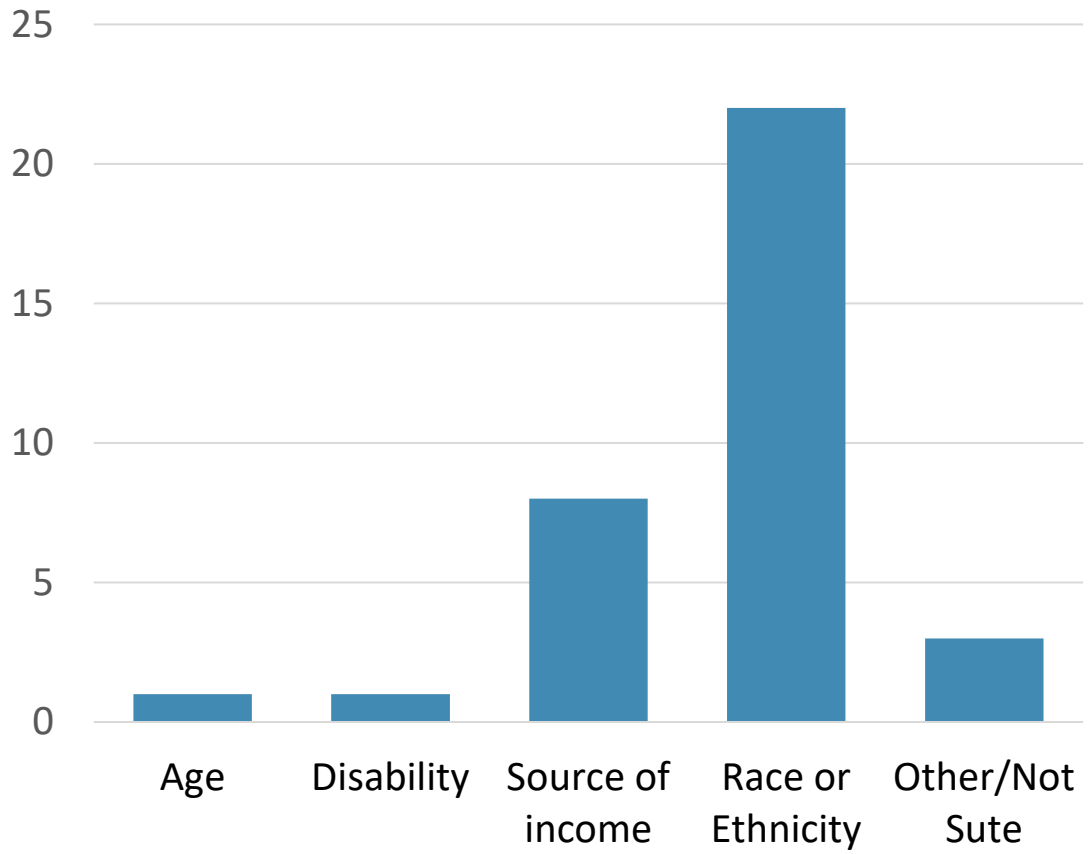
# Mortgage Lending – Denial Rates by Race/Ethnicity, 2018




Source: 2018 Home Mortgage Disclosure Act database

# Housing Discrimination
## Results from Citizen Survey
*Have you or someone you know encountered housing discrimination?*



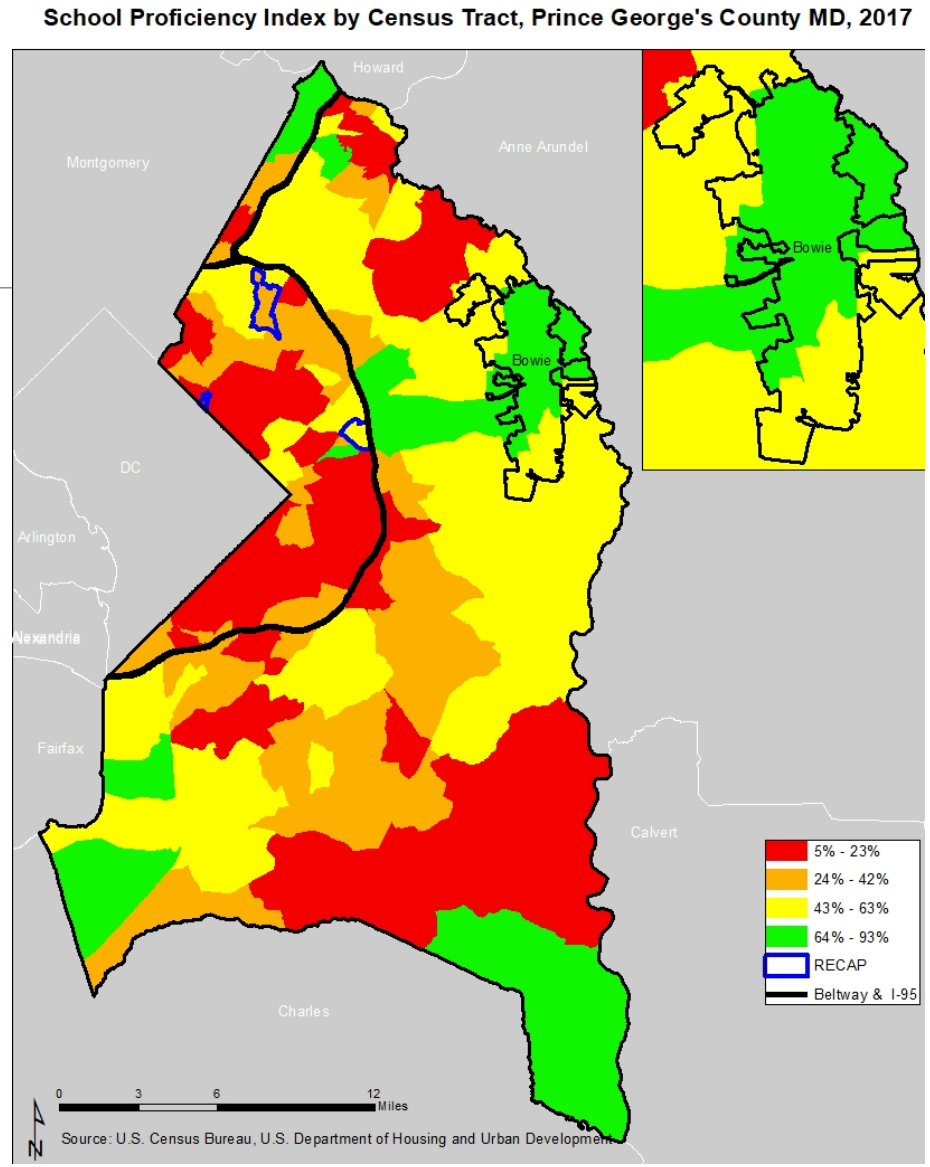




Source: Citizen Survey, results as of 2/4/2020
Nn=141

# Education

In Prince George's County, neighborhoods with higher School Proficiency Indices (SPI) tend to have relatively higher shares of White and Asian residents, and relatively lower shares of Black and Hispanic residents. The SPI measures school quality based primarily on 4th grade test scores in math and reading.

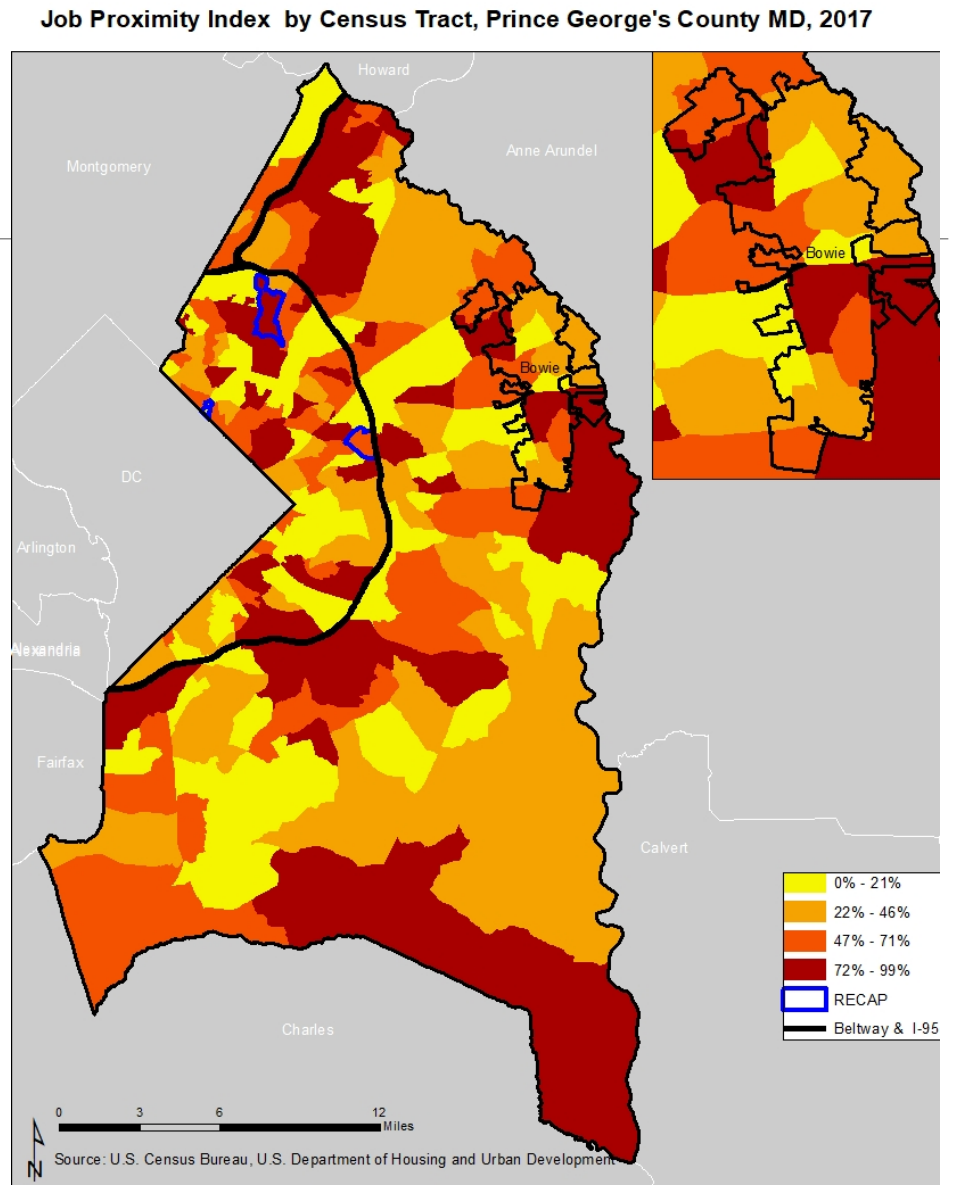
The quality of schools and school choice are among the most important criteria for selecting a neighborhood and a home, but often affordability is a barrier to a household's choice of schools.



# Employment

Neighborhoods in Prince George's County with higher shares of Black residents tend to have access to fewer jobs, based on HUD's Jobs Proximity Index, compared to neighborhoods with lower shares of Black residents.

There is an on-going need for greater job skills training, especially among protected classes and public housing residents.

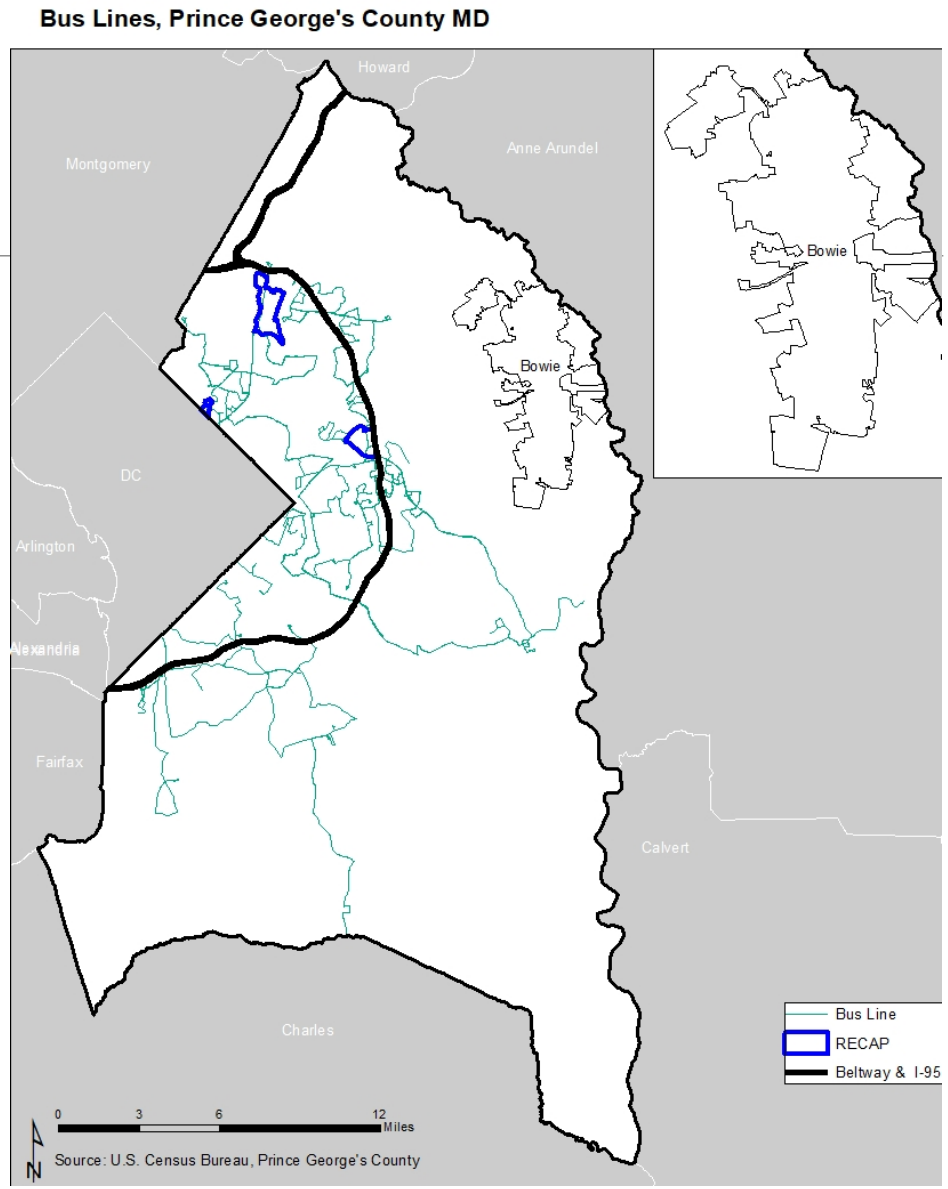


# Transportation

In Prince George's County and the City of Bowie, lower-income residents and non-White residents are more likely than more affluent residents and White residents to rely on public transportation and to have longer commutes.

Transportation is one of the primary impediments to housing choice in Prince George's County and the City of Bowie.

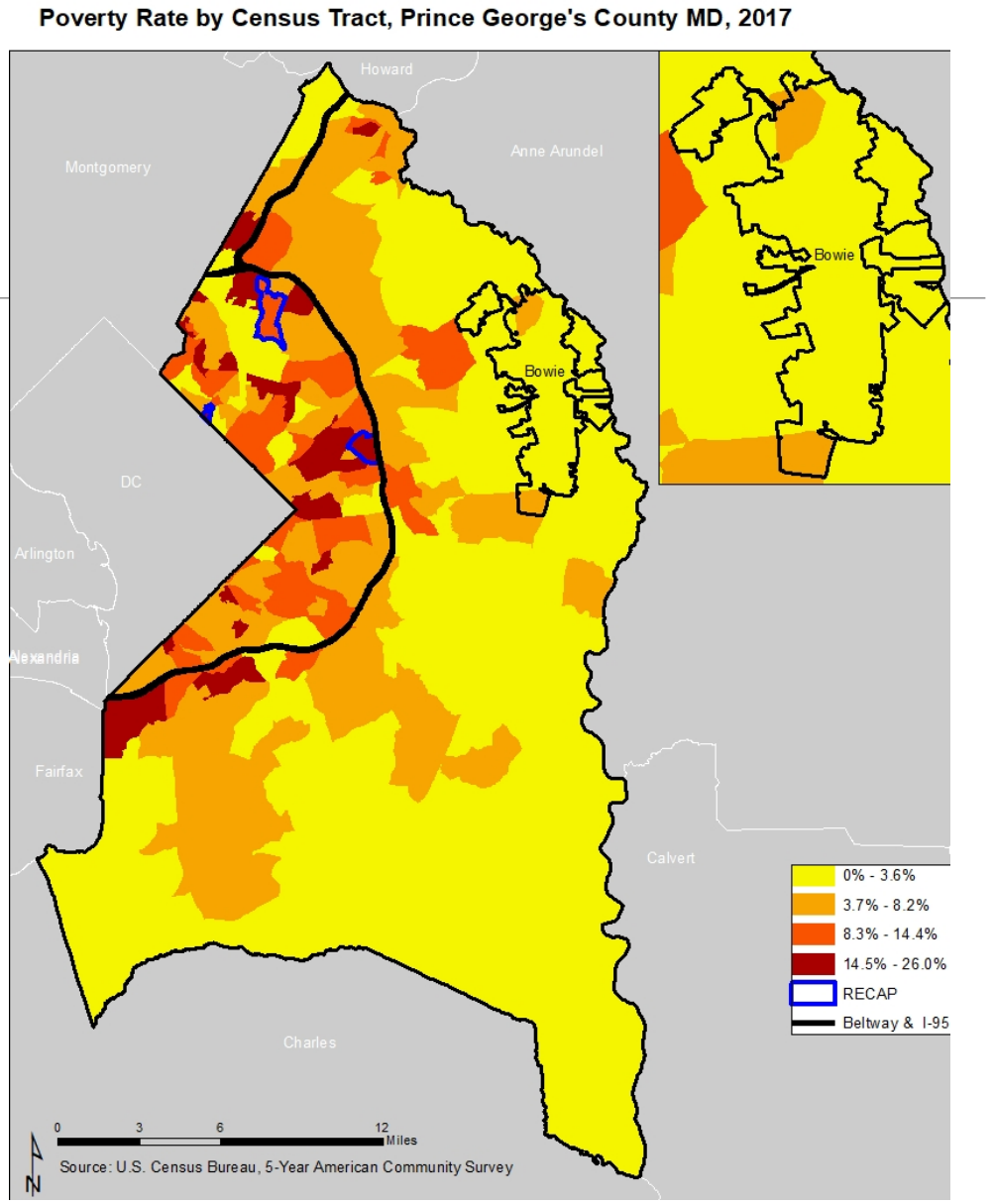
New transit investments bring opportunities to County residents, but also bring risks of displacement.



# Low-Poverty Neighborhoods

There are significant variations in poverty rates across the County. Census tracts with higher shares of Black residents have a somewhat lower average poverty rate than the overall rate for the County. By contrast, neighborhoods with relatively high shares of Hispanic residents tend to have more concentrated poverty.

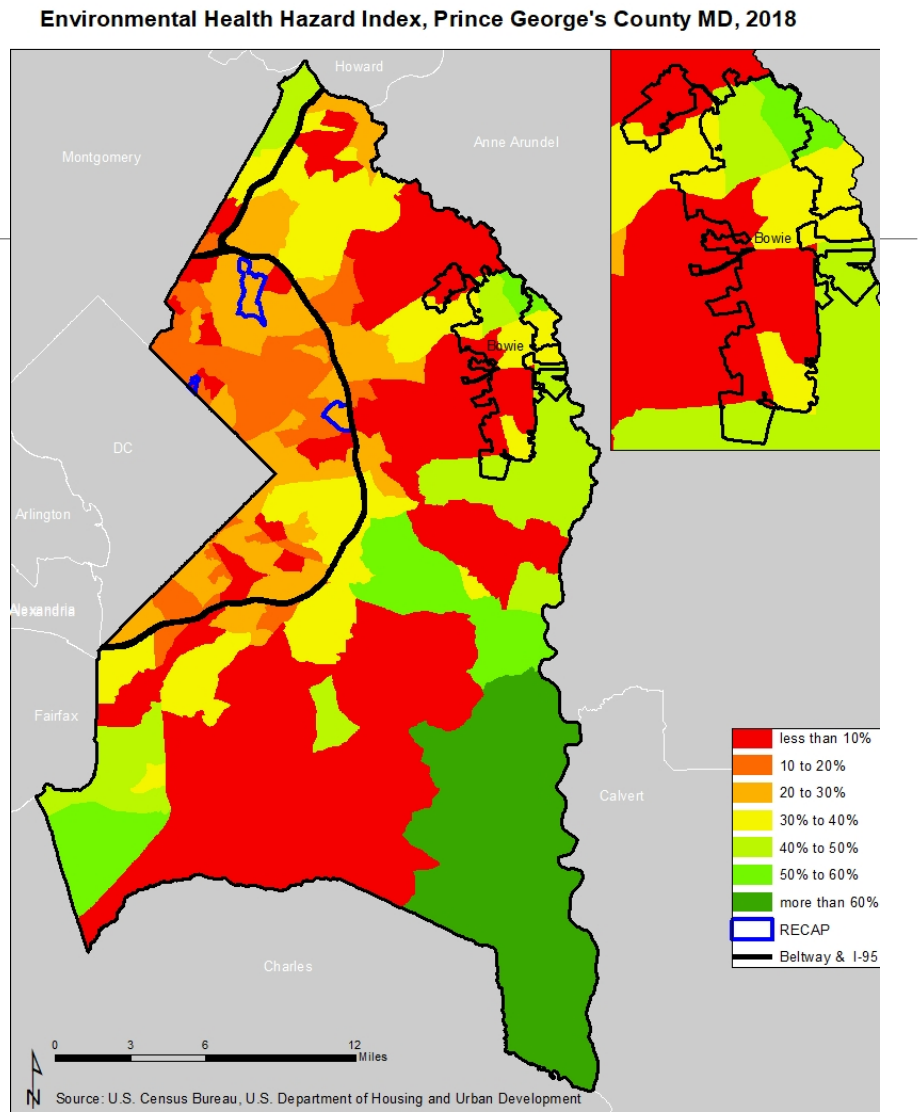
The County's single-family neighborhoods outside the Beltway have better access to quality education, schools, and employment opportunities.



# Environmentally Healthy Neighborhoods

Neighborhoods with higher concentrations of Black, Hispanic, and disabled residents all have poorer environmental quality than the residents of the County and City overall.

The environmental hazard of most concern among focus groups and interviews were related to air quality. The Brandywine community in southern Prince George's County is disproportionally affected by environmental hazards.



# Progress Made in Furtherance of Fair Housing Goals

The County has made significant steps in some policy areas that affirmatively further fair housing:

- Prioritizing funding to target neighborhoods – regional transit centers & Innovation Corridor
- Policy – Right of First Refusal, Housing Quality Standards, Source of Income Protection
- Comprehensive Housing Strategy – Housing Opportunities for All Commission
- Funding of Affordable and Market Rate Multi-Family Developments, in addition to providing additional funding for homebuyer activities
- The County has made some steps to improve public housing units identified in its Section 504 Needs Assessment to ensure that its inventory meets current standards of accessibility.

# Challenges

- Significant unmet housing needs for persons with disabilities
- Increasingly aging population
- High rent burden
- Limited affordable housing supply for most income levels
- Potential loss of affordable housing along Purple Line

# Top Fair Housing Issues

1. Inadequate Fair Housing Enforcement
2. Limited Housing Choices for Persons with Disabilities
3. Hispanic Residents Face Persistent Housing Challenges
4. Insufficient Funding for Non-Profits
5. Limited Homeownership Options for Subgroups of County and City Residents
6. Need for Affordable Housing for Vulnerable Populations
7. Access to High-Quality Neighborhoods is Limited

# Prince George's County Fair Housing Goals & Actions

Goal 1: Complete steps to create a fair housing enforcement ecosystem

Goal 2: Address deficiencies related to the Ripley Settlement

Goal 3: Prioritize programs and funding for persons with disabilities, homeless individuals and families, and seniors

Goal 4: Ensure language access especially for the county's Spanish speaking population

Goal 5: Balance investments in revitalizing distressed communities (R/ECAPs) with investments in neighborhoods of opportunity

Goal 6: Reconsider adoption of an Accessory Dwelling Unit (ADU) policy.

# How the AI Can Inform the Allocation of Resources?

**Place-based Strategies – Neighborhoods and Communities**

- Making investments in places that are distressed
- Maintaining or preserving affordable housing stock in specific places

**Mobility Strategies – People**

- Moving individuals and families out of poverty to places with better schools or better access to jobs
- Building affordable housing in neighborhoods with better access to jobs (Metro), schools, and amenities (parks, recreation)

# City of Bowie Fair Housing Goals & Actions

Goal 1: Increase awareness of fair housing rights and responsibilities

Goal 2:  Provide opportunities for a greater range of housing types

# HUD Certification

HUD will certify that Prince George's County and the City of Bowie have:

- Analyzed housing discrimination and working towards its elimination
- Promoted fair housing choice for all
- Provided racially and ethnically inclusive patterns of housing
- Promoted housing accessible and usable to persons with disabilities
- Promoted and enforced the Fair Housing Act and related laws and regulations

# MEMORANDUM

**TO:** Alfred Lott
City Manager

**FROM:** Jesse Buggs
Director, Office of Grant Development & Administration

**SUBJECT:** Response to City Council's Request from the Retreat: Fair Housing in the City of Bowie

**DATE:** November 3, 2020

The City of Bowie, in conjunction with Prince George's County, have prepared the joint **2020-2025 Analysis of Impediments to Fair Housing Choice (AI)** consistent with the five-year submission requirement of the U.S. Department of Housing and Urban Development (HUD). The Analysis of Impediments is required as a condition of the City of Bowie's 2019-2023 (HUD 2018-2022) Consolidated Plan to ensure that HUD grant funds affirmatively further fair housing in its use of Community Development Block Grant (CDBG) program.

Units of local government that receive HUD funds are also required to comply with the Fair Housing Act of 1968 which protects citizens from discrimination due to race, color, religion, sex, familial status, or national origin. The City of Bowie has examined policies and practices that: attempt to alleviate housing discrimination within their jurisdictions; promote fair housing choice for all persons; provide opportunities for all persons to reside in any given housing development; and promote housing for persons with disabilities and all protected classes.

The City and PGC hired Lisa Sturtevant & Associates, Inc. to conduct the AI and a final draft was completed and posted on the City's website on September 24, 2020: https://www.cityofbowie.org/Archive.aspx?ADID=3228. This document (200+ pages) provides a detailed analysis of PGC and Bowie's programs, deficiencies, and recommended actions to overcome impediments to fair housing choice.

## Executive Summary

Prince George's County and the City of Bowie are at a crucial crossroads. Residents of the County and City are experiencing increased difficulties due to persistent and growing inequalities, of which housing is just one factor. Rising rents, substandard housing conditions, inadequate transportation, and limited wage growth are most acutely felt by vulnerable populations. Where someone lives and the opportunities available to him or her continue to be shaped today by a long legacy of discrimination and segregation. In Prince George's County and the City of Bowie, as well as in the greater Washington DC region and the nation, the impacts of public- and private-sector institutions and policies that encouraged and reinforced residential segregation are still evident. The Analysis of Impediments to Fair Housing Choice (AI) is a document that reviews patterns of residential segregation and incidences of housing discrimination, evaluates the impacts of on-going segregation and discrimination, and makes recommendations for how the County and City can work to affirmatively furthering fair housing choice for current and future residents.

### Assessing Fair Housing

This AI describes disparities in access to opportunity among protected classes and identifies factors that have contributed to disparate access in Prince George's County and the City of Bowie. In addition, this AI outlines specific goals and action steps for Prince George's County and the City of Bowie to advance fair housing, expand housing choices, mitigate economic and racial segregation, and target investments in communities most in need.

### A few items of note as described in the report:

**Fair Housing Complaints**

- According to the most recent Fair Housing and Equal Opportunity (FHEO) data, there were 149 fair housing complaints filed by residents of Prince George's County between 2006 and 2016, or approximately 15 per year. More than half of alleged discrimination was based on disability status, followed by complaints alleging racial bias.
- Currently, the County's Human Relations Commission (HRC) does not have the authority to investigate fair housing complaints. Complaints are referred to either the Maryland Commission on Civil Rights or HUD. The HRC is seeking to become a HUD fair housing agency through its Fair Housing Assistance Program (FHAP). As part of this process, the County must amend its regulations covering discrimination to include housing.
- In 2016, Disability Rights Maryland (DRM) filed a federal lawsuit against the Housing Authority of Prince George's County (HAPGC) alleging violations of the Rehabilitation Act, Fair Housing Act Amendments, and the Americans with Disabilities Act. A settlement was signed in December 2018, which outlines steps the Housing Authority must take action over a five-year period. There are concerns among members of the disability community about HAPGC's compliance with the settlement terms.

## Disability and Access

Based on the data, interviews, and focus groups analyzed for this AI, the protected class with the most underserved needs in Prince George's County are disabled persons.

- Prince George's County has a greater share of disabled persons than other jurisdictions in the region, a higher percentage of households with a disabled member who lives in poverty, and one of the oldest populations in the region and consequently, a relatively fast increase in disabled seniors.
- The lack of affordable housing options often leads to institutionalization. Some disabled persons end up in nursing homes because they cannot find affordable, accessible housing, even in public housing. This pattern has led to an investigation of the Prince George's County Housing Authority in 2013 and 2014 that led to the settlement for Ripley et al vs. Housing Authority of Prince George's County.
- Persons with disabilities in Prince George's County are much more likely to face housing cost burden than are persons without disabilities. Part of this difference is due to the lower incomes among disabled persons and part of the difference is due to the challenge of finding affordable, accessible housing.
- The *Prince George's County Comprehensive Housing Strategy*, among other reports, has consistently documented the lack of information about accessible housing units in the County.

## City of Bowie

The City of Bowie has made significant steps in addressing fair housing training concerns since the 2012 Analysis of Impediments. The City of Bowie has been allocating 1% of its CDBG funding for fair housing education and has become a leader by including municipalities within the county. The Office of Grant Development and Administration (OGDA) hosts a training on the rights and responsibilities of landlords, businesses, real estate companies, and homeowners associations under the Fair Housing Act. While training is open to public, the sessions focus on code enforcement, law enforcement, and municipal employees as the primary audiences. OGDA has also hosted a Fair Housing Symposium, which combined elements of the Fair Housing Act and HUD's Affirmatively Furthering Fair Housing (AFFH) rule. Attendees included a wide variety of participants, including City of Bowie staff, local government officials, nonprofit housing service providers, developers, landlords, and real estate professionals.

The City of Bowie's website also includes information on how to file a fair housing complaint and information for tenants and first-time homebuyers. The City also airs public service announcements on fair housing through its public access channels.

**Goal 1:** Increase awareness on fair housing issues, rights and responsibilities
Action 1: Continue fair housing education programs
Action 2: Share data and findings with Washington metro region's Regional Analysis of Impediments effort.

**Goal 2:** Provide opportunities for a greater range of housing types within the City of Bowie
Action 1: Implement a moderately-priced dwelling unit (MPDU) or inclusionary housing program.

Last week, the PGC Council of the Whole received a presentation from PGC Department of Housing and Community Development, and Lisa Sturtevant & Associates, Inc., on the Draft PGC/Bowie 2020 – 2025 AI and approved the document for submission to HUD for review and approval (see attached PGC Council documents).

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| Introduced Date | 9/22/2020 | Public Hearing Date | 10/27/2020 @10:00 AM |
| Effective date: | | | |
| Title: | A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE for the purpose of approving and adopting the Analysis of Impediments to Fair Housing Choice for Prince George's County. | | |

https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=4646907&GUID=4475CF68-CE02-45D1-94A1-6DA1A2E99A30

The Office of Grant Development & Administration completed HUD's statutory requirement for a 30-day public comment period on October 24, 2020 for the Draft AI and will present it to the City Council for review and approval for submission to HUD at its Council meeting:

ADL/JB

Attachments:
PUBLIC NOTICE ON THE CITY OF BOWIE'S 2020-2025 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

Meeting Agenda of the PGC Council Sitting as the Council of the Whole

Presentation of PGC/Bowie Analysis of Impediments; Lisa Sturtevant & Associates