

HOUSING & ECONOMIC DEVELOPMENT STRATEGIC PLAN

City of Takoma Park, Maryland
Housing Goals, Strategies and Objectives
October 17, 2018

PRESENTATION

- Project Development
- Vision - A Livable Community for All
- Housing Goal
- Strategy and Objectives
- Recommended Actions
- Next Steps



STRATEGIC PLAN



Project Timeline

- November 2016 Request for Proposals Issued
- March 2017 Contract Executed
- April – Nov 2017 Data Analysis
Community Survey
Stakeholder Interviews
Public Comment Solicitation
- June 2017 Listening Session
- September 2017 Data Analysis Completed
SWOT Report Completed
- October 2017 Strategic Plan Presentation
- November 2017 Open Houses
- February 2018 Housing Forum
- October 2018 Council Discussion

VISION: A LIVABLE COMMUNITY FOR ALL

A community that
protects the rights of all residents;
provides opportunities to all regardless
of age, race, ethnicity, citizenship status, or ability;
maintains and enhances the physical characteristics of
its residential and commercial neighborhoods; and
is sustainable, accessible, and affordable all across socioeconomic groups.

HOUSING GOAL

To ensure that a range of safe, quality, affordable and stable housing options and opportunities are available to all residents in neighborhoods throughout the community.

HOUSING STRATEGY



The City Council supports a coordinated housing strategy which

- encourages the development and preservation of a diverse range of housing that is affordable for residents across all income levels and in all neighborhoods;
- facilitates public and private investment in the development of character-rich, walkable neighborhoods; and
- provides housing which appeals to a broad range of residents including young adults, first time homeowners, families with children, seniors seeking to age in the community, and individuals with disabilities.

HOUSING OBJECTIVES

Support of actions by public, private and nonprofit partners



- Create rental and homeownership opportunities in neighborhoods throughout the community;
- Maintain the long term affordability and physical condition of the existing housing stock;

HOUSING OBJECTIVES



- Offer a variety of housing types for a diverse demographic;
- Facilitate moderate and higher density infill development and mixed use residential redevelopment;

HOUSING OBJECTIVES



- Address the day to day needs of renters and homeowners, and protect the rights of landlords and tenants; and
- Advocate for local, county and state decisions, policies, legislation, regulations and funding in support of these objectives.

RECOMMENDED ACTIONS

Substantive actions which, when partnered with existing policies and programming modifications, have the potential to advance the Council's identified housing objectives.

Community Land Trust

- *Tenant Opportunity to Purchase*
- *Vacant Property Tax*

Housing Fund

- *Property Acquisition*
- *Housing Rehabilitation*
- *Accessory Dwelling Unit (ADU) Retrofit*
- *Down Payment Assistance*

RECOMMENDED ACTIONS

Infill Development and Mixed Use Redevelopment

- *Takoma Park Recreation Center*
- *Washington Adventist Hospital Campus*
- *Accessory Dwelling Units (ADU)*
- *Scattered Subdivisions and Site Plans*
- *Environmental Sustainability Plan*

Ongoing Programming and Services

- *Education and Outreach*
- *Landlord Tenant Mediation*
- *Rent Stabilization*
- *Emergency Assistance Program*
- *Property Tax Assistance Programs*
- *Energy Efficiency Program*
- *Crime Prevention Through Design*

RECOMMENDED ACTIONS

Advocacy

- *“Strategic Plan Consideration” Statement*
- *Zoning Text and Map Amendments*
- *Site Plan and Subdivision Applications*
- *Conditional Use Permits*
- *Property Tax Credits*
- *Payment in Lieu of Taxes (PILOT) Policy*
- *Ongoing Capitalization of Housing Fund*



NEXT STEPS



- Refine Goals
- Finalize Housing Strategies and Objectives
- Identify Priorities
- Establish Benchmarks
- Develop Implementation Plan (Staffing Implications, Costs, Time Frames, and Impacts)
- Adopt Resolution Adopting Housing Strategies and Implementation Plan



City of Takoma Park, Maryland
Housing and Community Development Department

takomaparkmd.gov/initiatives/project-directory/housing-and-economic-development-strategic-plan

housing@takomaparkmd.gov