



## Takoma Park City Council Meeting – January 16, 2019 Agenda Item 3

### **Work Session**

Continued Discussion of Draft Housing and Economic Development Strategic Plan (Housing Component)

### **Recommended Council Action**

None – discussion only

### **Context with Key Issues**

This is a continuation of a series of work session discussions held by the Council in the fall of 2018 to review the preliminary Housing and Economic Development Strategic Plan (DRAFT October 15, 2017). The primary focus of this discussion is to finalize the goals and objectives presented to the Council on October 29, 2019, identify implementation options, and refine suggested benchmarks. Funding for implementation of recommendations supported by the Council will be considered during the upcoming FY20 budget process.

### **Council Priorities**

- “A Livable Community for All” with the goal of ensuring that a range of safe, quality, and stable housing options are available for residents of varying incomes.
- “Community Development for an Improved and Equitable Quality of Life” with the goal of planning and preparing for development in the City and region which maintains the special character and diversity of Takoma Park.

### **Environmental Considerations**

As the recommendations included in the draft Strategic Plan are considered by Council, such considerations should include opportunities for improving the environment. The recommendations may save energy and improve water quality as part of redevelopment and may minimize transportation distances to goods and services.

### **Fiscal Considerations**

The cost to implement the Strategic Plan recommendations could be substantial and are likely to include additional personnel, contracts for services and use of funds from the Housing Reserve to leverage projects. In the long run, these efforts are needed to build a strong economic base for Takoma Park which in turn will provide funding for services needed for an improved and equitable quality of life in the community.

### **Racial Equity Considerations**

As the recommendations included in the draft Strategic Plan are considered by Council, such considerations should include opportunities for addressing racial equity. The recommendations may identify opportunities that positively impact people of color, including immigrants and refugees.

### **Attachments and Links**

- Draft Vision Statement, Goal, Strategy and Objectives (October 29, 2018)
- [Project Page: Housing and Economic Development Strategic Plan](#)
- [Draft Strategic Plan \(October 15, 2017\)](#)
- [Presentation: Vision Statement, Goals, Strategy and Objectives \(October 29, 2018\)](#)
- [Presentation: Vision Statement, Goals, Strategy and Objectives \(October 17, 2018\)](#)
- [Presentation: Overview of Housing Recommendations \(October 3, 2018\)](#)
- [Presentation: Housing Overview Mullin & Lonergan \(February 26, 2018\)](#)

**City of Takoma Park Maryland**  
**HOUSING AND ECONOMIC DEVELOPMENT STRATEGIC PLAN**  
Draft Vision Statement, Goal, Strategy and Objectives  
October 29, 2018 Work Session Discussion

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**VISION: A LIVABLE COMMUNITY FOR ALL**

The Takoma Park City Council is committed to the creation and preservation of 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.

**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.

**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, and facilitates public and private investment in the development of character-rich, walkable neighborhoods which appeal 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.

**OBJECTIVES**

This strategy supports public and private actions which:

- Create rental and homeownership opportunities in neighborhoods throughout the community;
- Maintain the long term affordability and physical condition of the existing housing stock;
- Offer a variety of housing types for a diverse demographic;
- Facilitate moderate and higher density infill development and mixed use residential redevelopment;
- 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.

## **ACTIONS**

Substantive actions which, when partnered with existing policies and programming modifications, have the potential to advance identified objectives over time:

- Community Land Trust
- Housing Fund
- Infill Development and Mixed Use Redevelopment
- Ongoing Programming
- Advocacy

**City of Takoma Park Maryland**  
**HOUSING AND ECONOMIC DEVELOPMENT STRATEGIC PLAN**  
DRAFT - Vision Statement, Goal, Strategy and Objectives - DRAFT  
January 16, 2019 Work Session Discussion

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NOTE: Italic text reflects edits requested by Council Members during the October 29, 2018 Work

**VISION: A LIVABLE COMMUNITY FOR ALL**

A community that protects the rights of all *people; embraces and provides opportunities to people of all ages, races, ethnicities, citizenship status, abilities, gender identity and sexual orientation*; maintains and enhances the physical characteristics of its residential and commercial neighborhoods; and is *safe, 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 that meet *the needs of all people* in neighborhoods throughout the community.

**HOUSING STRATEGY**

The City Council supports and advocates for a coordinated *and racially equitable* housing strategy which

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

**HOUSING OBJECTIVES AND INDICATORS**

Objective:     *Ensure* homeownership and rental opportunities are available in *welcoming* character-rich, walkable *and bikable* neighborhoods throughout the community.

Indicator:     We will know we are successful in meeting our housing goals and this objective when:

- % increase in homeownership rates in Ward 4 and Ward 5
- % increase in rental housing rates in Ward 1, Ward 2 and Ward 3
- % increase in walkability scores

Objective:     Maintenance of the long term affordability and physical condition of the existing housing stock;

Indicator:     We will know we are successful in meeting our housing goals and this objective when:

- % reduction in the percentage of housing cost burdened home owners
- % *reduction in the percentage of severely housing cost burdened home owners*
- % reduction in the percentage of housing cost burdened renters

- *% reduction in the percentage of severely housing cost burdened renters*
- % of housing units priced at affordable levels based on % of AMI
- % reduction in the number of vacant housing units
- % reduction in the number of property maintenance code violations in multi-family rental facilities
- % increase in the number of biennial rental housing licenses issued

Objective: Access to a variety of housing types *at different price points* which are attractive to a diverse demographic;

Indicator: We will know we are successful in meeting our housing goals and this objective when:

- % increase in the number of three and four-bedroom rental units
- % increase in the number of accessory dwelling units
- % increase in the number of registered owner occupied group houses
- % increase in the number of townhouse units

Objective: *Encourage the construction of new moderate and higher density infill development and mixed use residential redevelopment.*

Indicator: We will know we are successful in meeting our housing goals and this objective when:

- # new housing units in high-rise, higher density residential and mix-use developments located within the New Hampshire Avenue Corridor in Ward 2, Ward 3, and Ward 6
- # new housing units in mid-level, moderate density residential and mixed-use developments in Wards 5 and 6

Objective: Advancement of these housing goals through advocacy for local, county, state and *federal* decisions, policies, legislation, regulations and funding.

Indicator: We will know we are successful in meeting our housing goals and this objective when:

- % of annual operating budget is set aside for housing affordability
- \$ invested by local, regional, state and federal partners