



## Takoma Park City Council Meeting – June 16, 2021 Agenda Item 5

### **Voting Session**

Resolution Supporting National Capital Strategic Economic Development Fund (NED) Grant Application for a development feasibility study of the Washington-McLaughlin Senior Housing campus located at 6501 Poplar Avenue

### **Recommended Council Action**

Approve the accompanying resolution of support.

### **Context with Key Issues**

The Maryland Department of Housing and Community Development has announced the FY22 State Revitalization Programs (SRP) which offer a range of funding to further the revitalization goals of communities across Maryland. The National Capital Strategic Economic Development Fund (NED) is one of six funding programs and provides competitive funds in support of commercial and residential activities in areas targeted for revitalization. The program attempts to focus on areas where modest investment and a coordinated strategy will have an appreciable neighborhood revitalization impact. Funds from the NED Program should support the goals and objectives outlined in a targeted area's Sustainable Communities Action Plan.

The site of the Washington-McLaughlin Adult Senior Housing campus has been greatly underutilized since the closing of the Washington-McLaughlin Christian School. The site currently includes 7 units of affordable senior housing and an adult daycare. The school portion of the site is the largest square footage of the building onsite and is vacant and in need of substantial renovation.

In order to bring the Washington-McLaughlin campus into its best and highest community development use, the City is submitting a grant application to conduct a Project Feasible Study for the potential repurpose and redevelopment of the Washington-McLaughlin campus as senior housing, an adult day care and/or childcare center. The requested grant funds will be used to support the initial study phase of the redevelopment process and give insight into the needed environmental mitigation and redevelopment feasibility. This study will assist the Washington-McLaughlin company and the City of Takoma Park to seek out additional support funding for enhanced use of the campus.

The Project Feasibility Study will also be used to investigate the possibility of a childcare center which is sorely needed and regularly requested by Takoma Park residents. This grant will also support the City's efforts to direct funding towards the "New Ave" Initiative to redevelop the New Hampshire Avenue commercial corridor. The grant will be pursued in partnership with the property owner and the City will obtain a signed Memorandum of Understanding (MOU) and additional supporting documents to submit with the grant application.

### **Council Priority**

- Community Development for an Improved and Equitable Quality of Life
- A Livable Community for All
- Environmentally Sustainable Community

### **Environmental Considerations**

This project feasibility work will include an environmental assessment, site analysis, zoning analysis, architectural and engineering assessment to determine the best maximized use of the site for redevelopment and use as senior housing, and adult and/or child day care.

### **Fiscal Considerations**

The City is applying for a grant not to exceed \$350,000. No additional funds will be requested from the City budget. However, staff time will need to be adjusted and prioritized to support execution of the grant if awarded.

### **Racial Equity Considerations**

The Washington-McLaughlin Senior Housing Campus provides housing and adult daycare services for a majority of seniors of color including Asian, African-American, and African residents and is located in an area of the City that has had little economic development in recent years. A Project Feasibility Study will assist the property owner in planning for increased quality, sustainability, and availability of housing and daycare services for these residents and neighbors of color. Additionally, the Washington-McLaughlin Senior Housing and Adult Daycare property is owned by an African American business owner. There has been historically disproportionate treatment of business owners of color which was seen again most recently in federal and state county COVID-19 recovery efforts and limited to no technical or financial assistance offered to women and particularly African American women.

### **Attachments and Links**

- Draft Resolution
- [MD Department of Housing and Community Development - National Capital Strategic Economic Development Fund \(NED\) webpage](#)

**CITY OF TAKOMA PARK, MARYLAND**

**RESOLUTION 2021 -**

**SUPPORT OF SUBMISSION OF FY22 STATE REVITALIZATION PROGRAM  
NATIONAL CAPITAL STRATEGIC ECONOMIC DEVELOPMENT FUND (NED) GRANT  
APPLICATION**

**WHEREAS,** the Takoma Park City Council recognizes that there is a significant need for reinvestment and revitalization of residential and commercial areas in the community; and

**WHEREAS,** the economic viability of the residential and commercial area near the New Hampshire Avenue Corridor have been the focus of numerous planning and economic development studies conducted by the City and others for over ten years; and

**WHEREAS,** the City has developed a State Revitalization project for a Project Feasibility Study of the Washington-McLaughlin Senior Housing campus located at 6501 Poplar Avenue; and

**WHEREAS,** the Maryland Department of Housing and Community Development may provide the majority of the funding for the Project Feasibility Study in order to assist in making it financially feasible and leverage a Memorandum of Understanding (MOU) with the property owner; and

**WHEREAS,** the Project Feasibility Study will be conducted within a priority funding area and designated as an Opportunity Zone and a Sustainable Communities area and will conform to the local zoning code; and

**WHEREAS,** the Project Feasibility Study will contribute to the Council Priorities of Community Development for an Improved and Equitable Quality of Life, A Livable Community for All, and an Environmentally Sustainable Community.

**NOW, THEREFORE BE IT RESOLVED THAT,** the Council of the City of Takoma Park endorses the submission of the City of Takoma Park's FY22 State Revitalization Program National Capital Strategic Economic Development Fund (NED) grant application for financial assistance to conduct a Project Feasibility Study for the Washington-McLaughlin Senior Housing site not exceed \$350,000; and

**BE IT FURTHER RESOLVED THAT,** the City Manager is hereby authorized to execute documents as "Legal Entity Official (LEO)" and take any action necessary to carry out the intent of the resolution.

**Adopted this \_\_\_ day of June, 2021.**

Attest:

\_\_\_\_\_ Jessie Carpenter, CMC City Clerk