



Takoma Park City Council Meeting – July 14, 2021 Agenda Item 1

Presentation

Montgomery Housing Partnership – Hillwood Manor Project

Recommended Council Action

Hear the presentation.

Context with Key Issues

Montgomery Housing Partnership is the largest non-profit owner of affordable housing in Montgomery County. MHP currently owns 2,275 affordable housing units in Montgomery County, Prince George's County, and Washington, DC. They own nine large apartment complexes in Takoma Park with over 420 units in total. In addition to housing, MHP provides educational support services for resident children from preschool to middle school through their Community Life programs. MHP's community development program partners with nonprofits, grassroots community groups, and government agencies to promote equitable housing policies and sustainable economic development.

MHP purchased Hillwood Manor Apartments in 2016 from a single landlord as part of a three-property acquisition. When the property was purchased, it had over 500 housing code violations. MHP worked quickly to bring the property up to code. Since that time, they have been working on assembling the financing to do a badly needed substantial rehabilitation of the property. The rehabilitation is expected to start in November 21 and continue for 18 months.

The presentation will provide a more detailed overview of the Hillwood Manor project and describe next steps.

Council Priority

Livable Community for All: Ensure that a range of safe, high quality, affordable, and stable housing options are equitably available in neighborhoods throughout the community.

Environmental Considerations

MHP has filed a Tree Removal Permit Application for removal of 61 urban forest trees, mainly for utility work related to the rehabilitation of the property.

Fiscal Considerations

MHP is expected to request assistance with financing of the project.

Racial Equity Considerations

The goal for the rehabilitation is to improve living conditions for Hillwood Manor residents and maintain affordability.

Attachments and Links

N/A