



Takoma Park City Council Meeting – June 22, 2022

Agenda Item 5

Work Session

Resolution in support of the City of Takoma Park's FY23 Maryland Department of Housing & Community Development (DHCD) Neighborhood Revitalization Grant

Recommended Council Action

Approve the resolution.

Context with Key Issues

The State of Maryland has announced \$7,000,000 in available capital funding for FY2023 to support community development projects through the National Capital Strategic Economic Development (NED) Fund. The City of Takoma Park's Housing & Community Development Department plans to apply for funding to support three projects:

- 112 Lee Avenue Improvements:** 112 Lee Avenue is in the process of being acquired by the Leeland Tenant Association through the City's Tenant Opportunity-to-Purchase Law. Pending acquisition, the 15-unit building will become the first limited equity cooperative property within the City of Takoma Park. After the building's acquisition, the Tenant Association intends to renovate the building to improve the building condition, which will include major upgrades to the heating and air conditioning system, improvements to the building envelope and the building's overall energy efficiency. The City's Department of Housing and Community Development (HCD) requests Council's support for a NED grant application in the amount of \$300,000 that would support the financing of needed building improvements post-ownership conversion.
- Multifamily Property Improvements:** In October 2019, the City of Takoma Park adopted the Housing and Economic Development Strategic Plan, establishing the strategic direction that Council wishes to take over the next decade. One of the plan's primary objectives is to preserve the City's existing affordable housing. Council's creation of a \$500,000 Multi-Family Housing Rehabilitation Fund through ARPA is a significant milestone in support of the strategic goal. HCD requests Council's support for a NED grant application in the amount of \$500,000 to expand the existing efforts to preserve the City's affordable housing stock.
- TOPL Support Fund:** The City's Tenant Opportunity-to-Purchase Law provides tenants with the right to purchase the rental facility where they live in the event it is placed on the market for sale. The law increases the possibility for tenants to become first-time home buyers, condo owners and cooperative members. Currently the City has limited means to support tenants in their pursuit of property acquisitions. HCD requests Council's support for a NED grant application in the amount of \$500,000 that would support pre-acquisition and capital costs associated with preparing tenant groups to take advantage of the City's Tenant Opportunity-to-Purchase Law. Funding would be used for pre- and post-acquisition technical assistance, financing acquisition costs, and post-acquisition property improvements.

Council Priority

A Livable Community for All, Community Development for an Improved and Equitable Quality of Life

Environmental Considerations

The proposed grant projects focus on issues of ownership, investment, and tenant opportunity to purchase. They are not expected to have an adverse environmental impact. Any additional elements, such as property improvements or renovations, will go through the County and City permitting process which includes consideration of the environmental impact as required.

Fiscal Considerations

Funding received through Neighborhood Revitalization Grants would supplement new and existing City programs without impacting the City's general revenue funds. Where possible, projects will also leverage outside funding sources. The 112 Lee Avenue project will leverage over \$4,000,000 in non-City funding sources. Any funding allocated through the Multifamily Property Improvements and TOPL Support Fund will be 'last-in' funding to support gap financing.

Racial Equity Considerations

Renters in the City of Takoma Park are disproportionately members of minority groups, including racial minorities and immigrant populations. The FY2023 Revitalization Grant proposals are designed to improve the quality of life and provide paths to increased wealth generation for this resident population.

Attachments and Links

Draft Resolutions

Introduced by: _____

Single Reading

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO. 2022 - _____

**SUPPORT OF SUBMISSION OF FY23 DHCD STATE REVITALIZATION PROGRAM
GRANT APPLICATIONS - 112 LEE AVENUE**

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 Council has identified key priorities to guide policy and decision making; and,

WHEREAS, the Maryland Department of Housing & Community Development (DHCD) has released their fiscal year 2023 application round for State Revitalization Programs to support local housing, community and economic development and other revitalization programs; and

WHEREAS, City staff has identified several grant opportunities for the FY23 State Revitalization Program that address the Council Priorities of A Livable Community for All and Community Development for an Improved & Equitable Quality of Life.

NOW, THEREFORE, BE IT RESOLVED that the Council of Takoma Park endorses the submission of a grant application to the FY23 DHCD State Revitalization Program for financial assistance to the Leeland Tenant Association for the renovation of 112 Lee Avenue.

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.

This resolution is adopted by the Council of the City of Takoma Park, Maryland, this _____ and shall be effective immediately upon its adoption.

Introduced by: _____

Single Reading

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO. 2022 - _____

**SUPPORT OF SUBMISSION OF FY23 DHCD STATE REVITALIZATION PROGRAM
GRANT APPLICATIONS - MULTIFAMILY PROPERTY IMPROVEMENTS**

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 Council has identified key priorities to guide policy and decision making; and

WHEREAS, the Maryland Department of Housing & Community Development (DHCD) has released their fiscal year 2023 application round for State Revitalization Programs to support local housing, community and economic development and other revitalization programs; and

WHEREAS, City staff has identified several grant opportunities for the FY23 State Revitalization Program that address the Council Priorities of A Livable Community for All and Community Development for an Improved & Equitable Quality of Life.

NOW, THEREFORE, BE IT RESOLVED that the Council of Takoma Park endorses the submission of a grant application to the FY23 DHCD State Revitalization Program for funding to finance the improvement of multifamily properties to improve the quality of life for the City's rental population.

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.

This resolution is adopted by the Council of the City of Takoma Park, Maryland, this _____ and shall be effective immediately upon its adoption.

Introduced by:

Single Reading

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO. 2022 - _____

**SUPPORT OF SUBMISSION OF FY23 DHCD STATE REVITALIZATION PROGRAM
GRANT APPLICATIONS – TENANT OPPORTUNITY-TO-PURCHASE SUPPORT**

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 Council has identified key priorities to guide policy and decision making; and

WHEREAS, the Maryland Department of Housing & Community Development (DHCD) has released their fiscal year 2023 application round for State Revitalization Programs to support local housing, community and economic development and other revitalization programs; and

WHEREAS, City staff has identified several grant opportunities for the FY23 State Revitalization Program that address the Council Priorities of A Livable Community for All and Community Development for an Improved & Equitable Quality of Life.

NOW, THEREFORE, BE IT RESOLVED that the Council of Takoma Park endorses the submission of a grant application to the FY23 DHCD State Revitalization Program for operating and capital costs to assist tenant groups in utilizing the City’s Tenant Opportunity to Purchase Law.

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.

This resolution is adopted by the Council of the City of Takoma Park, Maryland, this _____ and shall be effective immediately upon its adoption.