

CITY OF TAKOMA PARK

HOUSING & COMMUNITY DEVELOPMENT

October 18, 2023

Housing Annual Report

Presented by Devin McNally, Housing Manager





The Housing Division

The mission of the housing division is to ensure quality housing for all through:

1

The preservation of affordable housing

3

The facilitation of positive landlord-tenant relations

2

The production of diverse housing types

4

The enforcement of City housing law



Takoma Park Housing Facts



Total Housing Units

7,053

Rental Properties

601

Rental Units

3,217

Rent Stabilized Units

1,636

Median Monthly Rent

\$1,198

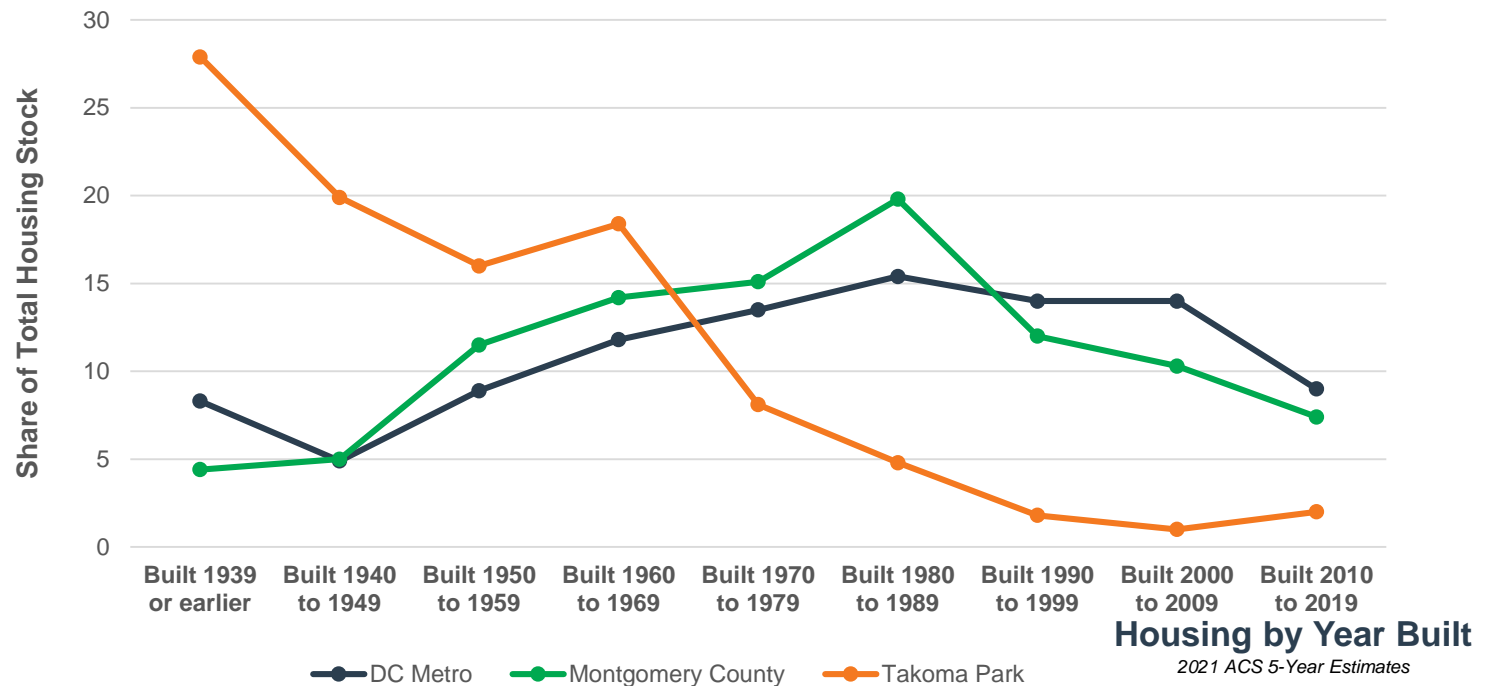
Housing Assistance Since 2017

\$1,543,00

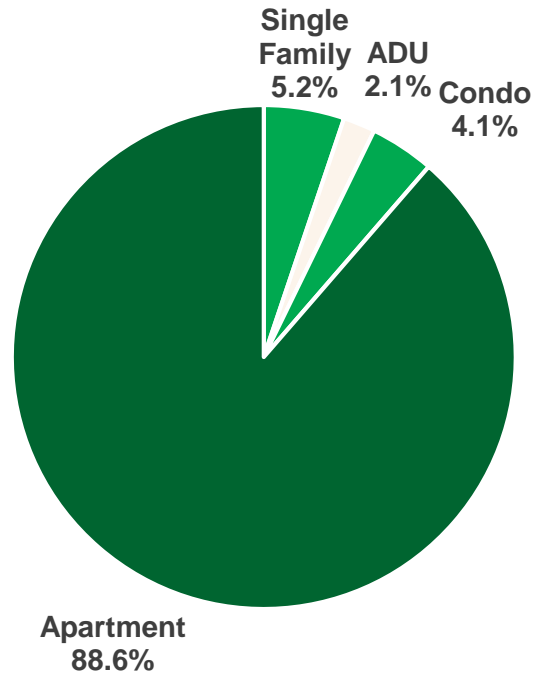


Takoma Park's Housing Context

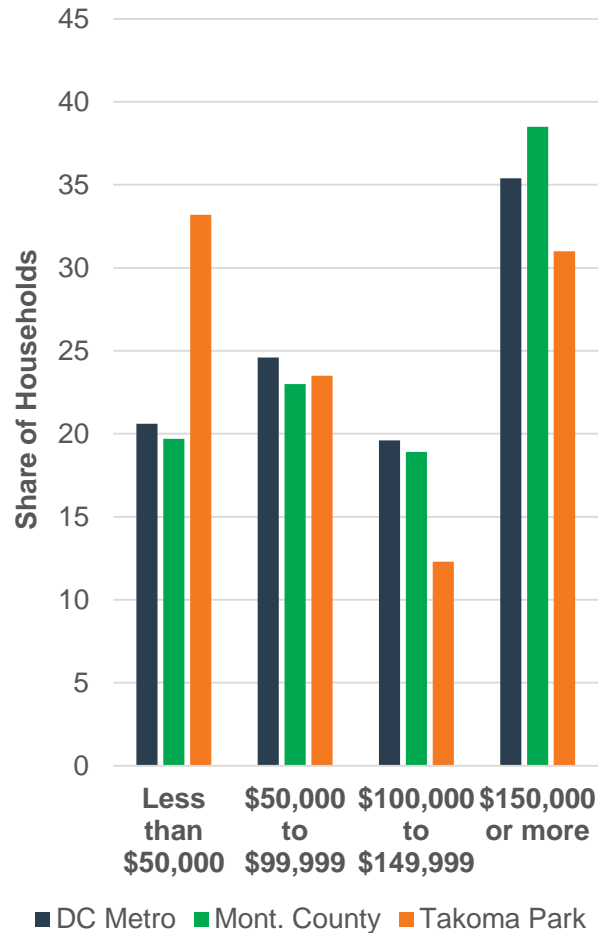
- Most housing in Takoma Park was built prior to 1960
- Since 2010, there have been 61 issued permits for new housing construction, covering single family homes and ADUs
- Since 2010, the DC metro area has added over 300,000 new households, an increase of 15%



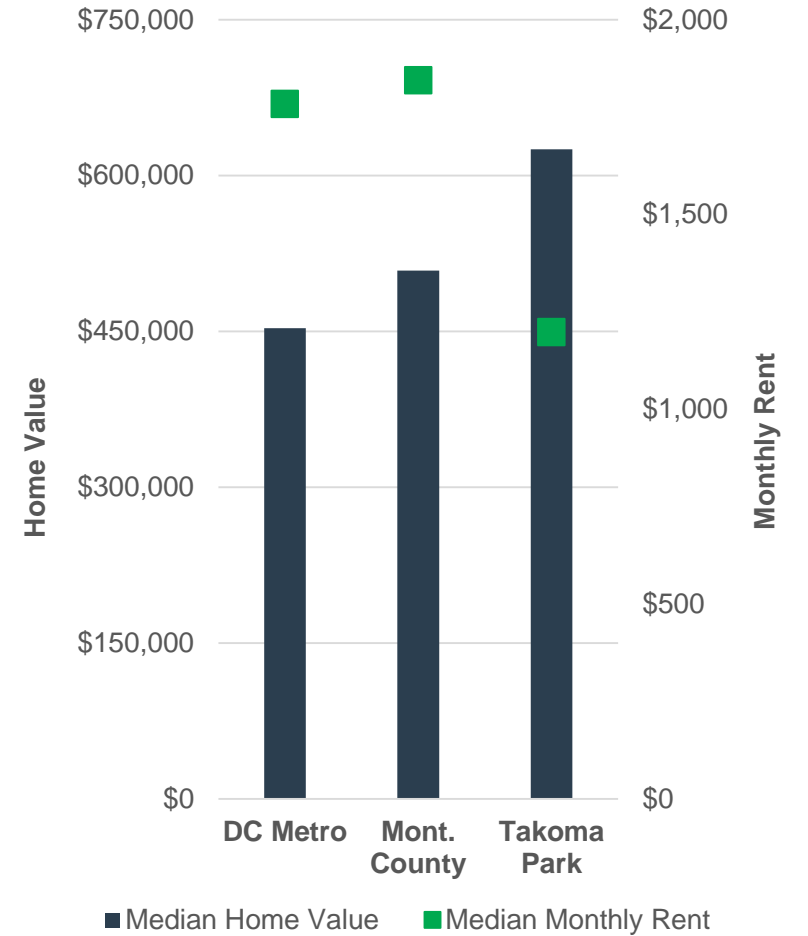
Takoma Park's Housing Context



Rental Unit Share by Type



Household Income

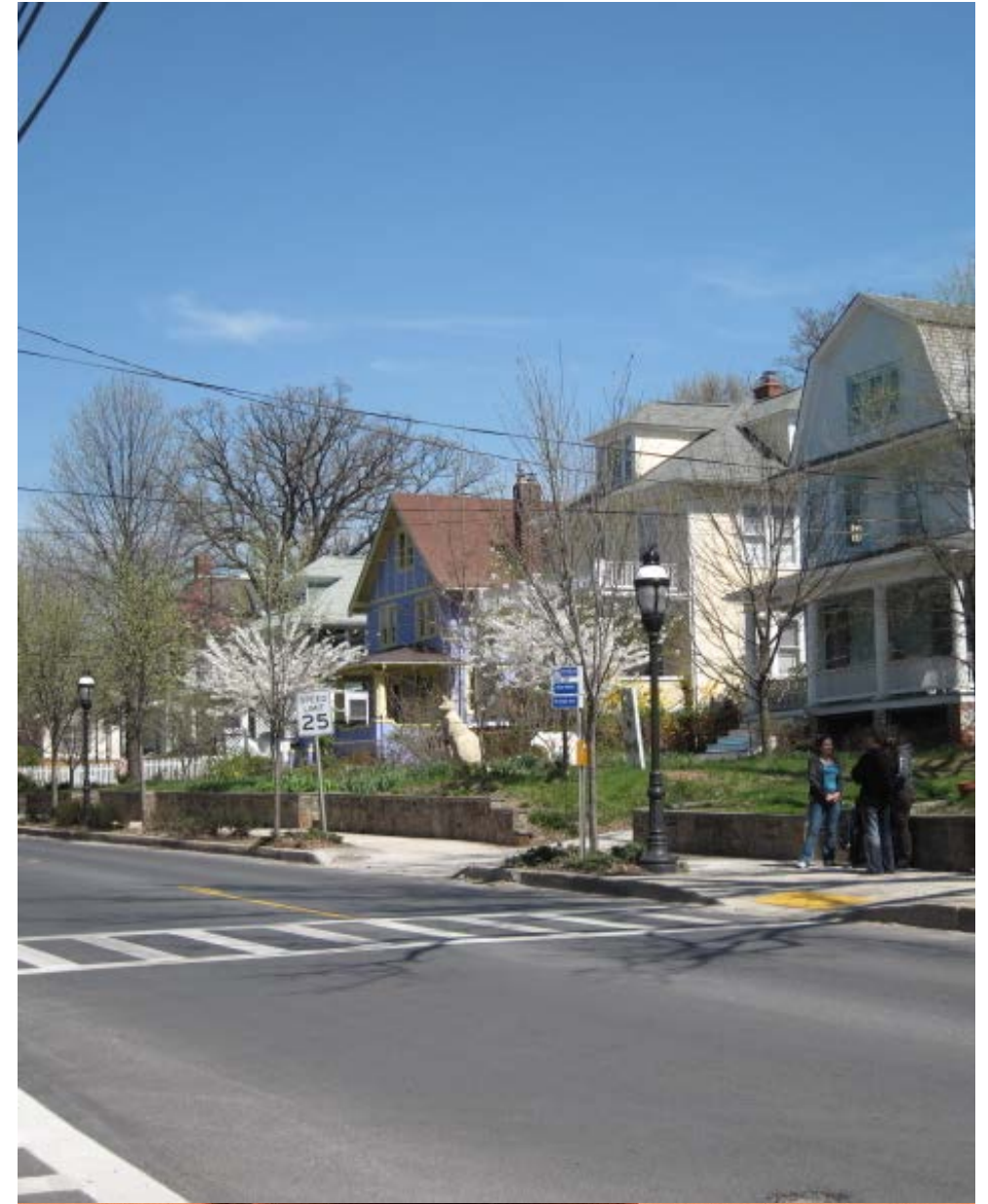


Home Values/Rent

Rent Stabilization

- The City's Rent Stabilization law governs roughly ½ of the City's rental units.
- Exemptions: Single Family, Owner-Occupied Duplexes, ADUs, Deed Restricted Affordable Housing
- Using Montgomery County's 2022 Income Limits
 - 14% of rent stabilized units are affordable for extremely low income residents (30% AMI)
 - 93% would be considered affordable for very low income residents (50% AMI)
- In many cases, rent stabilized apartments have rents lower than subsidized affordable housing

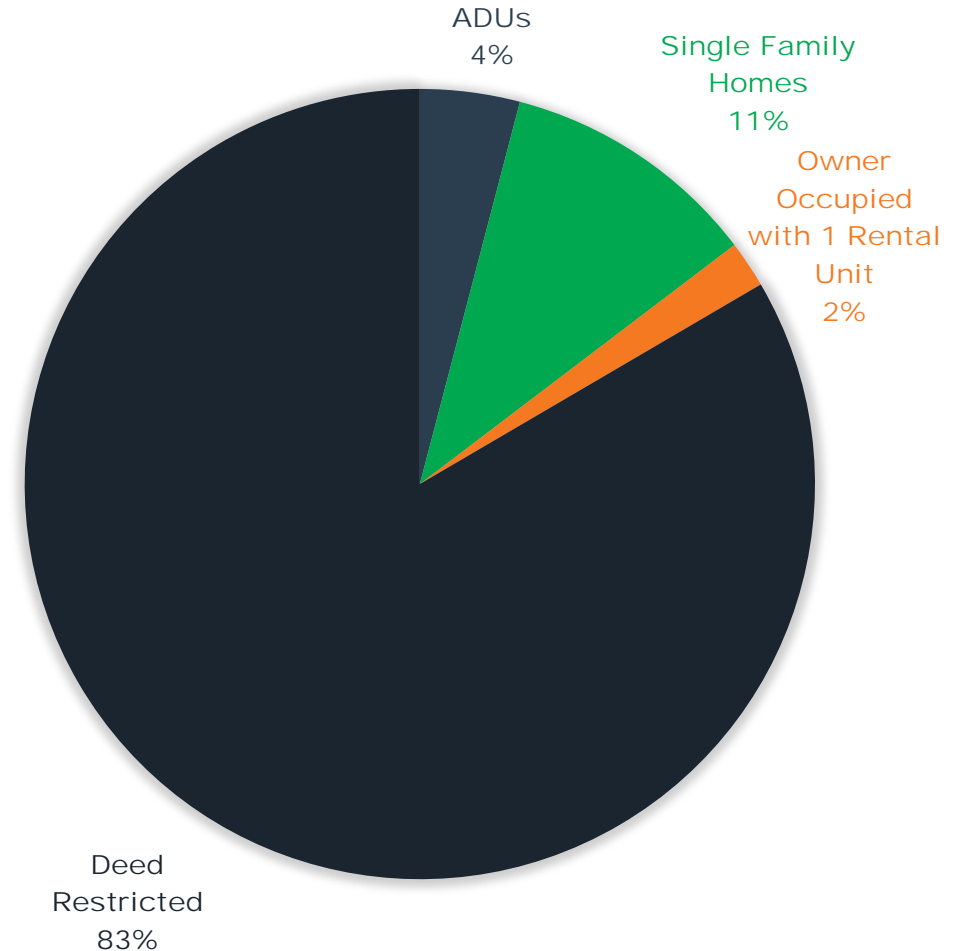
Beds	Share of Units	Average Rent	Median Rent	50% AMI Rent	Difference (50% AMI Rent – Median Rent)	Units Below 50% AMI Rent
0	5%	\$945.90	\$829.50	\$1,246.00	\$416.50	77%
1	40%	\$996.76	\$971.00	\$1,335.00	\$364.00	93%
2	44%	\$1,190.46	\$1,141.00	\$1,601.00	\$460.00	94%
3	11%	\$1,458.74	\$1,469.50	\$1,850.00	\$380.50	97%



Exempt Properties

- Deed Restricted Housing (26 properties) account for over 80% of exempted units (~1,300 units)
- Deed Restricted Housing has an agreement with a government agency (County/State/Federal) limiting rents charged to residents
- Nearly all are owned by non-profit/affordable housing entities:
 - Montgomery Housing Partnership
 - Victory Housing
 - Housing Opportunities Commission of Montgomery County
 - Coalition Homes

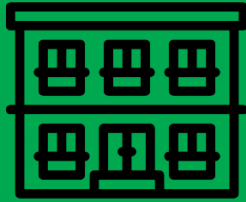
EXEMPT UNITS BREAKDOWN





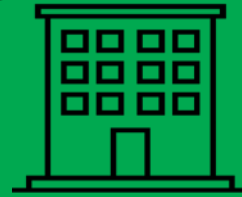
Housing Quality & Reinvestment

- In the past year, DHCA has found **14** property maintenance violations per inspection on average
- Typical violations involve wall repair/painting, window replacement/window guards, door replacement, bathroom repair, etc.
- While concrete foundations and brick exteriors can have long lifespans, many systems within a building often have 20-50 year lifespans
 - Roof (20-40 years)
 - Doors & Windows (25-30 years)
 - Water Systems (15-30 years)
 - AC/Heat (15-30 years)
 - Electrical/Gas (15-40 years)
 - Unit Appliances and Furnishings(5-20 years)
- As buildings age, more systems begin to require significant maintenance or retrofits



Smaller Scale Multi-Family Goals

1. Incentivize investments in green building systems
2. Work to provide technical assistance/best practices
3. Encourage tenant purchase through TOTP programs



Larger Scale Multi-Family Goals

1. Maintain Existing Subsidized Affordable Housing
2. Encourage investment in end-of-life cycle building systems
3. Incentivize innovative infill opportunities for additional housing units and neighborhood commercial opportunities



Single Family/Duplex Goals

1. Connect homeowners with County/State programs
2. Allow for multi-generational housing
3. Foster Low & Moderate Income Homeownership Opportunities

A stylized sunburst graphic in a lighter shade of blue, positioned on the right side of the slide. It features a semi-circular base at the bottom with several rays extending upwards and outwards.

FY 2023 Accomplishments

112 Lee Avenue



The City, in partnership with Mi Casa and the County assisted residents in turning their 15-unit apartment into a limited equity cooperative in October 2022. The City provided \$10,000 to help finance technical assistance work and helped secure \$600,000 in state grants to finance the purchase and renovation.

320 Lincoln



Using its first right of refusal, the City assigned its rights to HIP, who renovated the property for a moderate-income family. The City provided a silent second loan of \$200,000 as part of the sale in October 2022.

HomeStretch



The City had 1 HomeStretch purchase this year, which assisted a resident in purchasing a Condominium in the City.

Multifamily Building Improvement Program

13 Grants totaling \$183,000 which leveraged \$547,000 in private investment to rehabilitate multi-unit properties; benefiting 140 rental units.

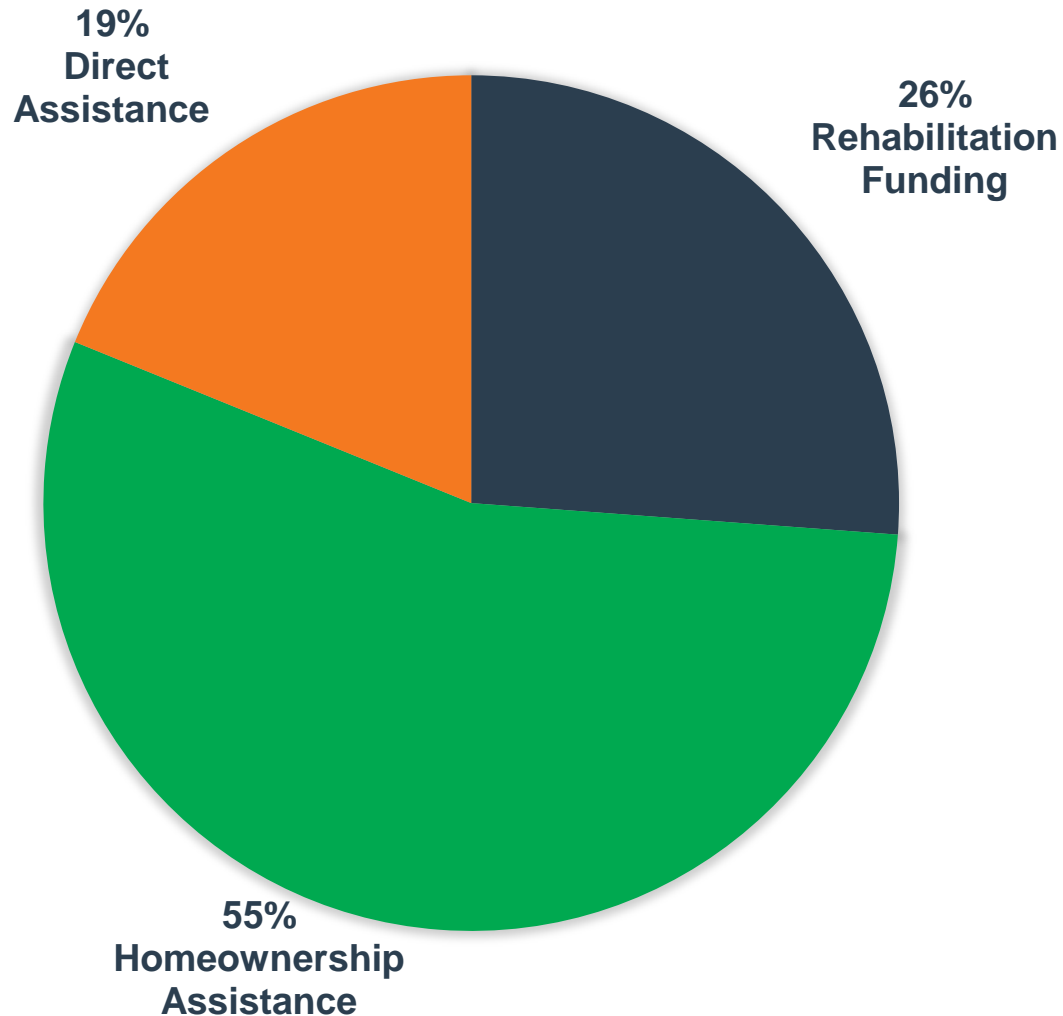


Hillwood Manor – Colonnade at the Creek Renovation

\$250,000 to support Montgomery Housing Partnership in their rehabilitation of a 96-unit affordable housing complex on New Hampshire Avenue



Housing Investments Breakdown



The City has leveraged **\$5.21** in funding for every **\$1** provided

100% of eviction prevention households followed up with were still in their home 3 months after assistance and only **1 in 4** were behind on rent.

Landlord-Tenant Work



By The Numbers



Public Inquiries

833

Emergency Rental Assistance Aid

\$159,000

Other Emergency Assistance

\$42,000

Households Assisted

66

COLTA Cases Overseen

13

Amount Returned to Tenants

\$1,200

FY 2024 Work Plan

FY24 Work Plan Agenda

1 Housing Preservation

Tenant Opportunity To Purchase Program

Multifamily Building Grant Program

Right of First Refusal Program

Home Stretch Program

2 Housing Production

Review Existing Policies

Explore Innovative Housing Types

Housing Development Technical Assistance

3 Community Outreach

Tenant/Landlord Engagement

Website Redesign

Best Practices Materials

4 Housing Law

Rental Licensing Software Upgrade

Rental License Management and Rent Stabilization Monitoring

Landlord-Tenant Mediation/COLTA Staffing

Tenants to Owners Program

Through a State Grant – Funding for Tenant Associations to:

- Get expert help to study if they can purchase their building
- Financial Assistance for the purchase & renovation of their building

Phase I Application (Technical Assistance) is live:

<https://app.smartsheet.com/b/form/605ac4f9652641efb4412e69cacd0993>

Staff held bilingual webinars in August and sent out informational fliers in English, Spanish, and Amharic to encourage interested residents to reach out.

Tenants → Owners



*Interested in owning your apartment building with your neighbors? If so, you may be eligible for **assistance in the purchase of the building** and in making needed repairs to extend the life of the home!*

Contact the Housing Division:

Email:
housing@takomaparkmd.gov

Phone:
301-891-7119





Multifamily Building Improvement Grant Program

The City is partnering with the County, Green Bank, & CHEER to focus on electrification for small-scale multifamily buildings

Applied for the BuildingsUP award
(Decision expected later this month)

Program is planned to launch January 2024



Community Health and Empowerment
through Education and Research

Right of First Refusal Program

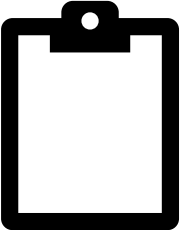
Develop a list of qualified list of non-profit developers to partner with to utilize the City's right of first refusal to create affordable housing.



Fostering Diverse Housing

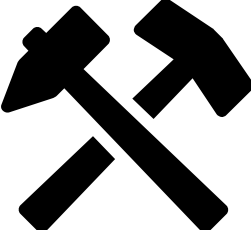
Review Policies

Review City policies to see how the City encourage the creation of multigenerational housing and a variety of housing to fit the needs of all residents.



Pilot Diverse Housing Types

Work with builders and owners to pilot innovative building types such as modular housing, ADUs, and “missing middle” housing.



Technical Assistance

Work with individuals interested in building housing to assist them in creating new housing opportunities which meet City goals.





Community Outreach

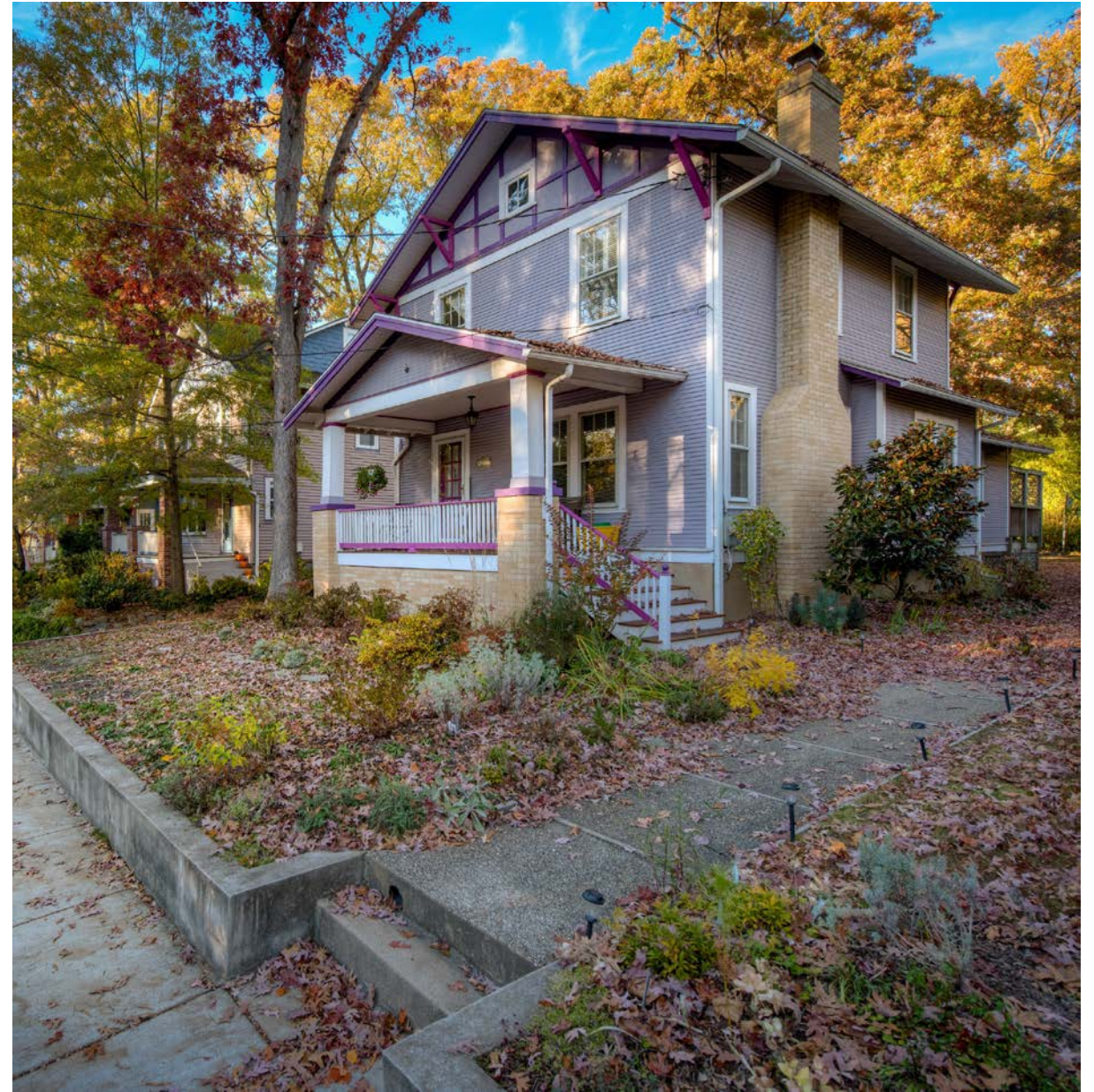
- Connect Tenant Associations to share experiences and empower residents in working with building management
- Update the Housing website to provide necessary information 24/7.
- Partner with organizations such as MHP's Apartment Assistance Program to provide small-scale landlords with resources and technical assistance
- Initiate Community Conversations on Housing to identify policies and programs to best serve all residents and promote quality affordable housing in the City
- Develop and distribute materials which outline best practices for tenants and landlords in multiple languages

Rental Licensing Software

Implementation of a new licensing software for rental licenses and rent reporting to improve customer service, streamline processes, and reduce costs.

Staff are Currently designing and testing the platform with our new vendor.

Planned Implementation: December 2023





Our Big Questions

How do we empower landlords and tenants to have productive conversations?

How do we attract quality investors and developers to create needed housing types in Takoma Park?

How do we provide a pathway to improved housing opportunities for existing Takoma Park tenants and homeowners?

CITY OF TAKOMA PARK



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