



Takoma Park City Council Meeting – October 18, 2023 Agenda Item 3

Work Session

Housing Annual Report

Recommended Council Action

Receive a presentation on the Housing Division's report on Fiscal Year 2023 activities and the Fiscal Year 2024 work plan.

Context with Key Issues

In 2019, the Takoma Park City Council approved the Housing & Economic Development Strategic Plan ("Strategic Plan") in Resolution 2019-47. The Strategic Plan was the culmination of three years of research, community engagement, Council discussion, and staff planning to outline priorities for the Housing & Community Development Department (HCD) for the next decade. The Strategic Plan process involved a review of existing conditions with an exploration of the strengths and weaknesses. The Housing Division implements this through its mission to *"Ensure quality housing for all residents through the preservation of affordable housing; the production of a diversity of housing types; facilitation of positive landlord-tenant relations; the enforcement of City housing law."*

Housing Context

Takoma Park has a housing context typified by older housing units, high home values, and significant affordable housing. Most housing in the City was built prior to 1960, and less than 5% of the housing in the City was built in the past 20 years. The City is roughly half renters and half home owners, with a median home value of roughly \$625,000 and median monthly rent of \$1,198.

Fiscal Year 2023 Accomplishments

- Assisted 112 Lee Avenue with the purchase of the apartment complex converting 15 rental units into a limited equity cooperative
- Completed the rehabilitation of 320 Lincoln Avenue into a homeownership opportunity for a moderate-income family
- Provided \$183,000 in funding to 13 properties to leverage \$547,000 in capital for the rehabilitation of multifamily housing
- Assisted Hillwood Manor/Colonnade at the Creek in renovating 96 units of affordable housing with \$250,000 in grant funding
- Passed ordinances amended City Code to provide greater clarity in tenant displacement situations and additional safeguards regarding window protections
- Conducted hiring for two positions in the Housing Division; the Housing Manager and Community Engagement Specialist to fill two of the three vacancies.
- Onboarded a new Rent Analyst consultant to review Fair Return Petitions and COLTA cases
- Conducted a Request for Proposals to upgrade the City's Rental Licensing and Rent Reporting Software
- Responded to 833 Public Inquiries and oversaw 13 COLTA Cases.
- Assisted 66 Households in need for a total of \$201,000 in funding

Since 2017, the Department has provided \$1,543,000 in funding to support the preservation of affordable housing, encourage the construction of new housing, and support homeownership in the

City. This has supported the preservation of 237 units of housing and assisted 27 households in owning their home.

Fiscal Year 2024 Work Plan

The Housing Division will continue to implement the Housing and Economic Strategic Plan and Council priorities through its annual work plans, these plans will outline the projects and programs the Division anticipates conducting during the fiscal year. Broadly, the work plan aims to implement the plans three main goals to preserve affordable housing, produce diverse housing types, and protect residents. The work plan includes:

- Continued statutory programs to assist residents and ensure compliance with City Housing Law
- Implementation of a Tenant Opportunity to Purchase Program to assist tenant associations interested in purchasing their rental building
- Development of a cloud-based Rental Licensing and Rent Reporting Software
- Collaboration with the County and City Departments to assist landlords and residents in electrification and energy efficiency upgrades
- A review of current City Policies to explore ways to clarify and reflect current City procedures, incentivize the preservation of naturally occurring affordable housing, allow for the creation of a diversity of housing types, and improved tenant protections.
- Creation of outreach materials, templates, and education opportunities for both landlords and tenants to create broad understanding of the rights and responsibilities of both parties.

This work plan is intended to implement the Housing and Strategic Plan. In some cases, work plan items are ongoing programs or policies (such as the rent stabilization program).

Council Priority

Engaged, Responsive, Service-Oriented Government; Community Development for an Improved and Equitable Quality of Life

Environmental Considerations

No direct environmental considerations of this report. Housing policies and funding such as the Multi-Family Building Improvement Grant will encourage residential property owners to invest in green and sustainable building infrastructure.

Fiscal Considerations

The Housing Work Plan is funded through the Fiscal Year 2024 Budget approved by the City Council. Projects financed through the Housing Reserve Fund would be brought forward for separate Council Ordinance. There is currently approximately \$290,000 available in unallocated budget the Housing Reserve Fund.

Racial Equity Considerations

The Strategic Plan specifically calls for all Objectives to be implemented through a race equity lens. Additionally, many of the Objectives and Strategies are tied to increasing investment in low-income or minority populations within the City. According to the 2021 American Community Survey five-year estimates for the City; 83% of renter householders are Non-White, while owner households are 76% White.

Attachments and Links

[Housing and Economic Development Strategic Plan](#)