



• City of Takoma Park
• Department of Housing &
• Community Development

Housing & Economic Development Strategic Plan Update

**Presented by: Ira Kowler, Economic
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January 25, 2023

Housing & Community Development Overview

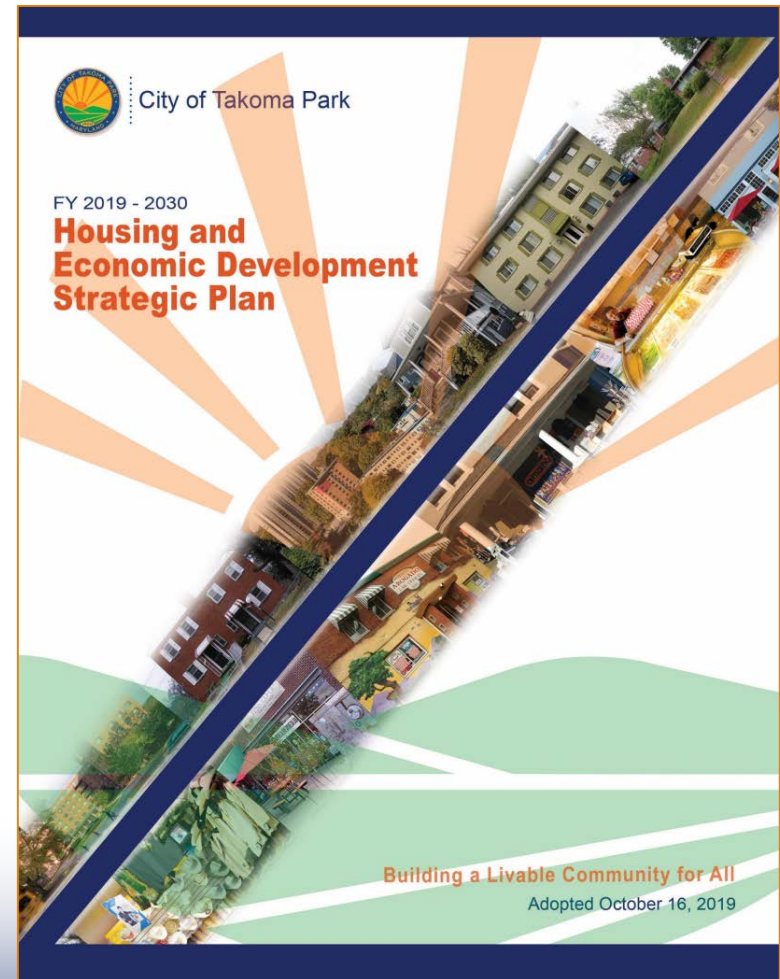
- Housing
- Planning
- Economic Development
- Code Enforcement
- Arts & Humanities



2019-2030 Housing & Economic Development Strategic Plan

- Initiated in February 2016 (Resolution 2016-04)
- Adopted in October 2019 (Resolution 2019-47)

“A community that protects the rights of all people; embraces and provides equitable access to opportunities for people of all ages, races, ethnicities, citizenship statuses, abilities, gender identities, and sexual orientations; maintains and enhances the physical characteristics of its residential and commercial neighborhoods; and is safe, sustainable, accessible and affordable across socioeconomic groups.”



Strategic Plan Overarching Objectives

- **PRESERVE** existing businesses and affordable housing in Takoma Park, including in revitalizing areas.
- **PRODUCE** more housing and opportunities for businesses to start and grow across the income spectrum and in neighborhoods across the City to meet the diverse housing and economic needs.
- **PROTECT** renters, homeowners, and local businesses from discrimination and displacement, and protect our environment from destruction.



Recent Activities

Strategic Plan Accomplishments

By The Numbers

84

Local Small
Businesses
Who Received
Direct City
Funding in
2022

**\$2.02
Million**

Total Amount of State
Funds Raised for Local
Projects Active in FY23

**\$1.3
Million**

Estimated private
dollars leveraged by
the TKPK BIG Grant in
FY23

135

Tenant Inquiries
Responded to Since
October 2022

\$694,496

Building Improvement
or Electrification
Funding Awarded in
FY23

\$108,538

Tenant Household
Assistance Funds
Distributed

9 years

Average Takoma Park
renter tenure for rent
stabilized properties



Equity Review

% of Dollars Awarded in 2022 Grants by Ward

Ward	Small Business Support Grant	Building Improvement & Electrification Grants
1	32%	11%
2	6%	4%
3	26%	10%
4	4%	14%
5	6%	41%
6	26%	21%



Preservation Objective Accomplishments

- Multifamily Building Grant for Electrification & Building Improvements
- 112 Lee Avenue Tenant Purchase
- Hillwood Manor Rehabilitation
- City of Takoma Park Rent Stabilization Program
- Small Business Support Grants
- Commercial Façade Grants
- Economic Development Business Service Contracts



Production Objective Accomplishments

- Housing Reserve Fund/Right-of-First Refusal Projects
 - **320 Lincoln Avenue**
 - **7402 & 7406 Garland Avenue**
- Home Stretch Down Payment Assistance Program
- Business Investment Grant (TKPK BIG)
- Takoma/Langley Crossroads Retail Market Study & Business Incubator
- Private Property Redevelopment Technical Assistance



Protection Objective Accomplishments

➤ County Code Enforcement Program

➤ Landlord-Tenant Mediation

➤ Housing Assistance Programs

- **COVID Relief Fund**
- **Emergency Assistance Fund**
- **Rental Assistance Program**

Program	Households Assisted	Amount Disbursed
COVID-19 Relief	29	\$68,959
Emergency Assistance	29	\$17,321
Rental Assistance	36	\$22,258



Looking Ahead

2023 Priorities

City-Wide Policies & Programs

- Customer Service Policies
 - Tenant & Community Engagement
 - Rental Licensing Improvements

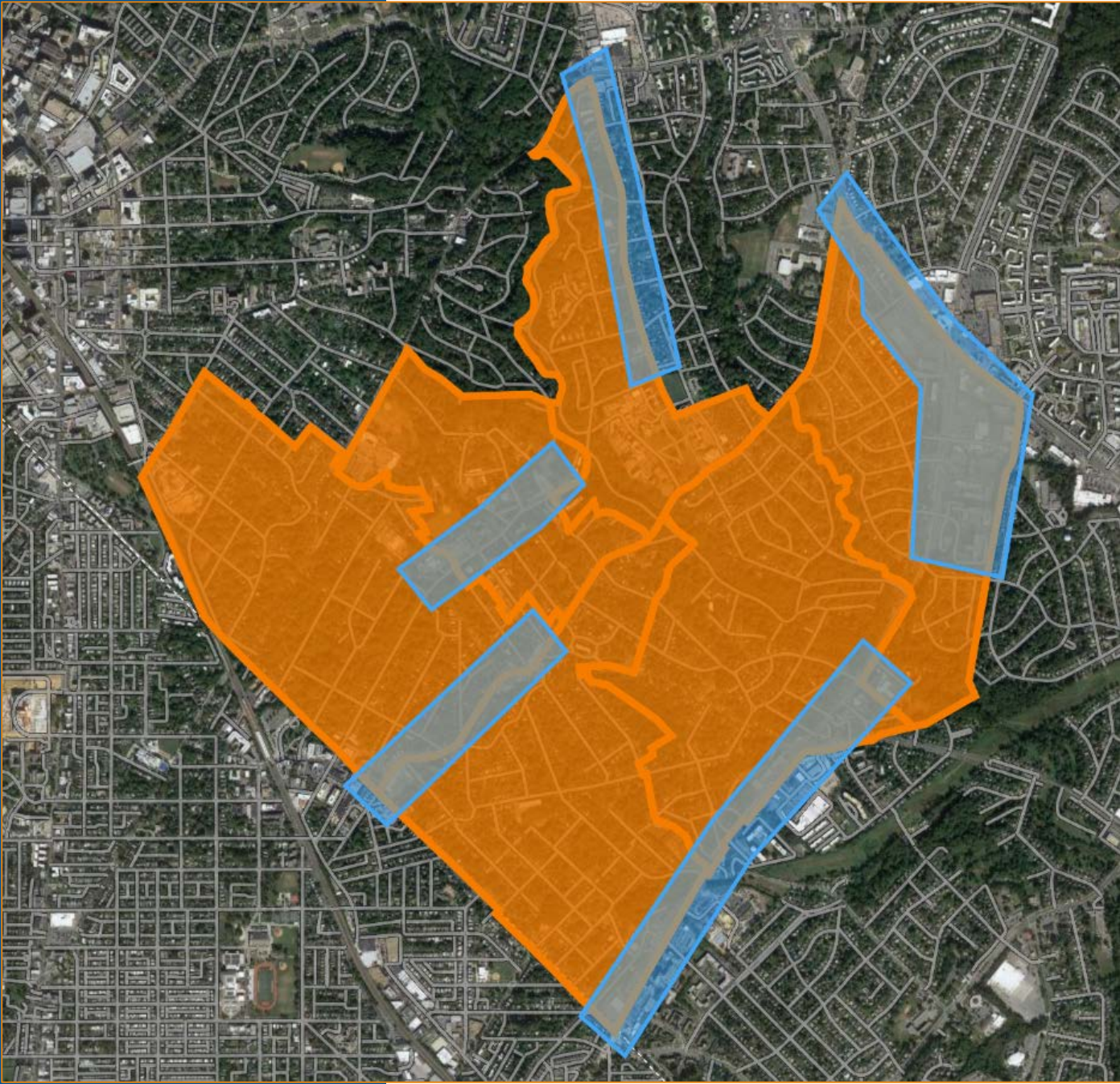
- Redevelopment Incentive Policies & Attraction Efforts
 - PILOTs and Tax Credit Programs

- Inter-Jurisdictional Cooperation
 - County Efforts Around Green Development
 - SHA Multi-Modal Improvements
 - New Hampshire Avenue Engagement

- Right-of-Way Programming
 - Vendor & Outdoor Café Permits
 - City-Sponsored Events & Activities



Corridor-Focused Approach



Division-Specific Programming

Housing

- TOPL Fund
- Incentive Program for rental building infrastructure upgrades
- Tenant Engagement & Capacity Building

Economic Development

- Minor-Master Plan
- Recreation Center Parcel
- “Hidden Business” Promotion & Support
- Business Incubation

Thank You

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