

CITY OF TAKOMA PARK

HOUSING & COMMUNITY DEVELOPMENT

July 1, 2024

# Housing in Takoma Park

Presented by Devin McNally, Housing Manager



# AGENDA

1. Setting the Stage
2. Housing Policy Framework
3. Where we are today
4. What's Next?
5. Discussion, Question & Answer

**Goal:** Provide a framework to guide conversations on housing policy for the coming fiscal year

# Work in 2024



**Internal Projects –  
Rental Licensing  
Software and Staffing**



**7402 Garland &  
Colonnade at the Creek**



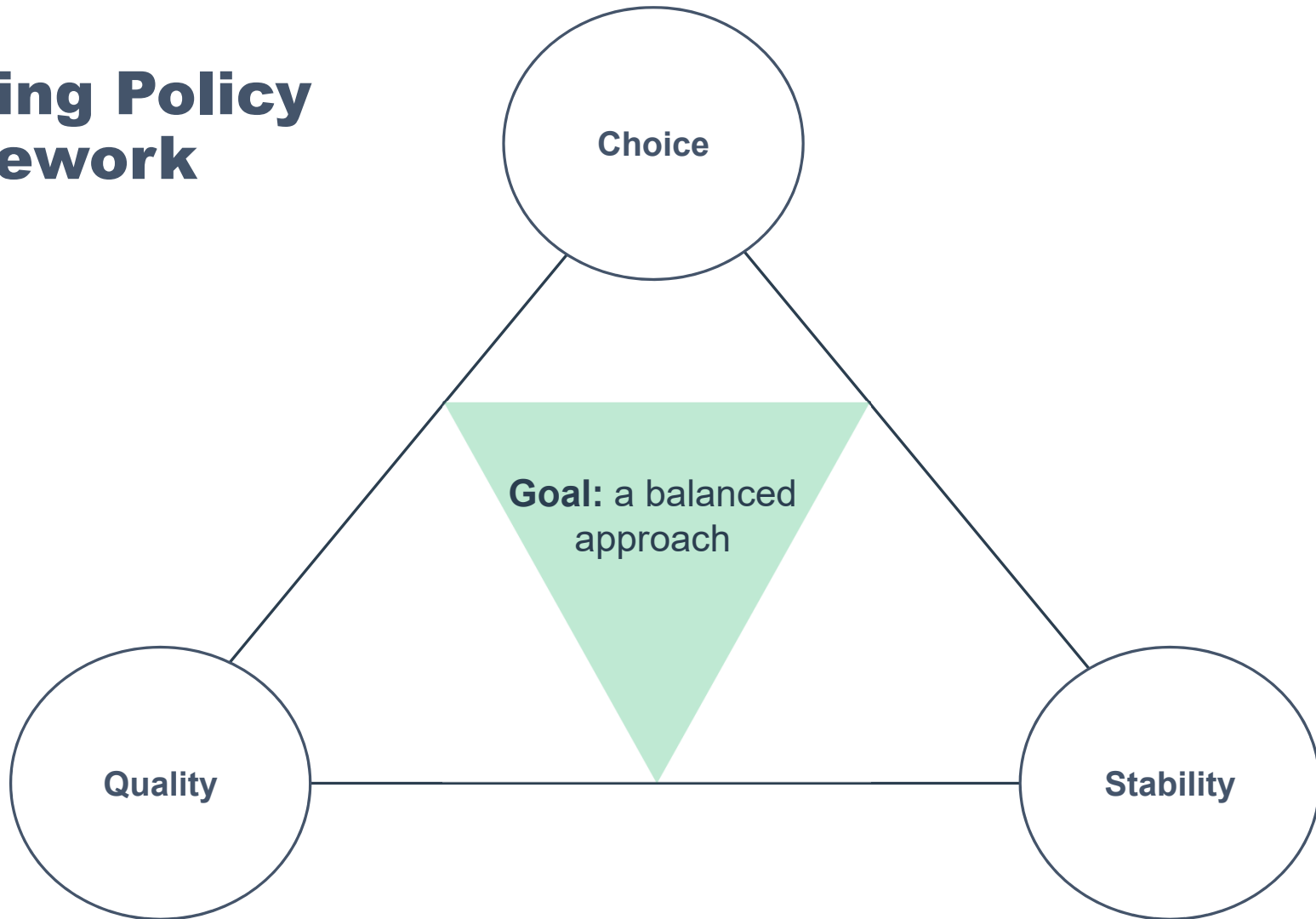
**Tenant Forum & Tenant  
Survey**



## Questions we consider

- What is the City's Role?
  - Financing, Regulatory, Coordinator, Facilitator
- What are our financial/capacity/legal constraints?
- Where are we within our framework of housing?
- Where are we trying to move?
- What impact will these policies have?

# Housing Policy Framework





## Definition

*The ability of residents to stay and remain in their community.*

## Strategic Plan Objectives

**1.1.B:** Provide support for multifamily buildings that include housing affordability protections....develop criteria for PILOT agreements and work to extend housing affordability agreements.

**3.2.B:** Facilitate the provision of assistance to residents to avoid eviction or utility disconnection.

## Indicators

- Eviction Rate
- Tenant Tenure
  - Median Mortgage/Rent

## Example

*I lost my job, how can I avoid a foreclosure, utility shutoff or eviction?*

*I am having issues with my landlord and when I complained they gave me a 60 day notice to vacate, what can I do?*

**Stability**



**Choice**

**Definition**

*The ability for residents to choose and find housing that fits their life situation.*

**Strategic Plan Objectives**

**2.1.A:** Encourage and facilitate the creation and expansion of housing types that are under-represented in Takoma Park, or in a particular section of Takoma Park

**3.2.B:** Encourage and facilitate ways to allow purchase or rental of singlefamily homes by people of moderate incomes

**Indicators**

- Homeowner Rate
- New Housing Permits
- Housing Types

**Sample Questions**

*My family is having another child and I could use another bedroom.*

*I'd like to become a homeowner but need help purchasing a home.*



**Quality**

**Definition**

*Ensuring that housing in Takoma Park is safe, healthy, and contains all amenities for comfort.*

**Strategic Plan Objectives**

**1.2.A:** Pursue grant funds, incentives and partners that can facilitate residential building improvements such as upgrading or replacement of major systems

**3.2.C:** Work to ensure that programs designed to facilitate building and energy- efficiency improvements, such as the capital improvements process for rent-stabilized buildings, are easy to use and effective.

**Indicators**

- Rehabilitation Permits
- Building Age
- DHCA Violations

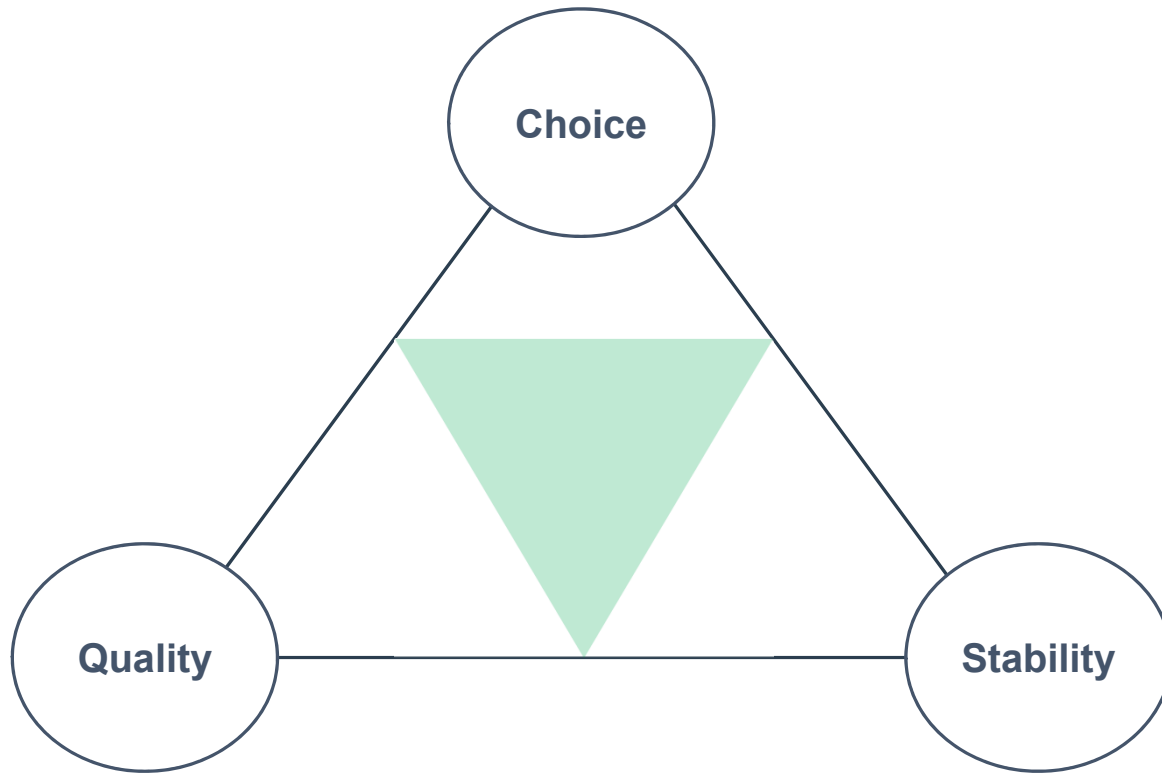
**Sample Questions**

*My AC isn't working, how can I get it fixed?*

*How can I make improvements to my building that lower the risk of issues in the future?*

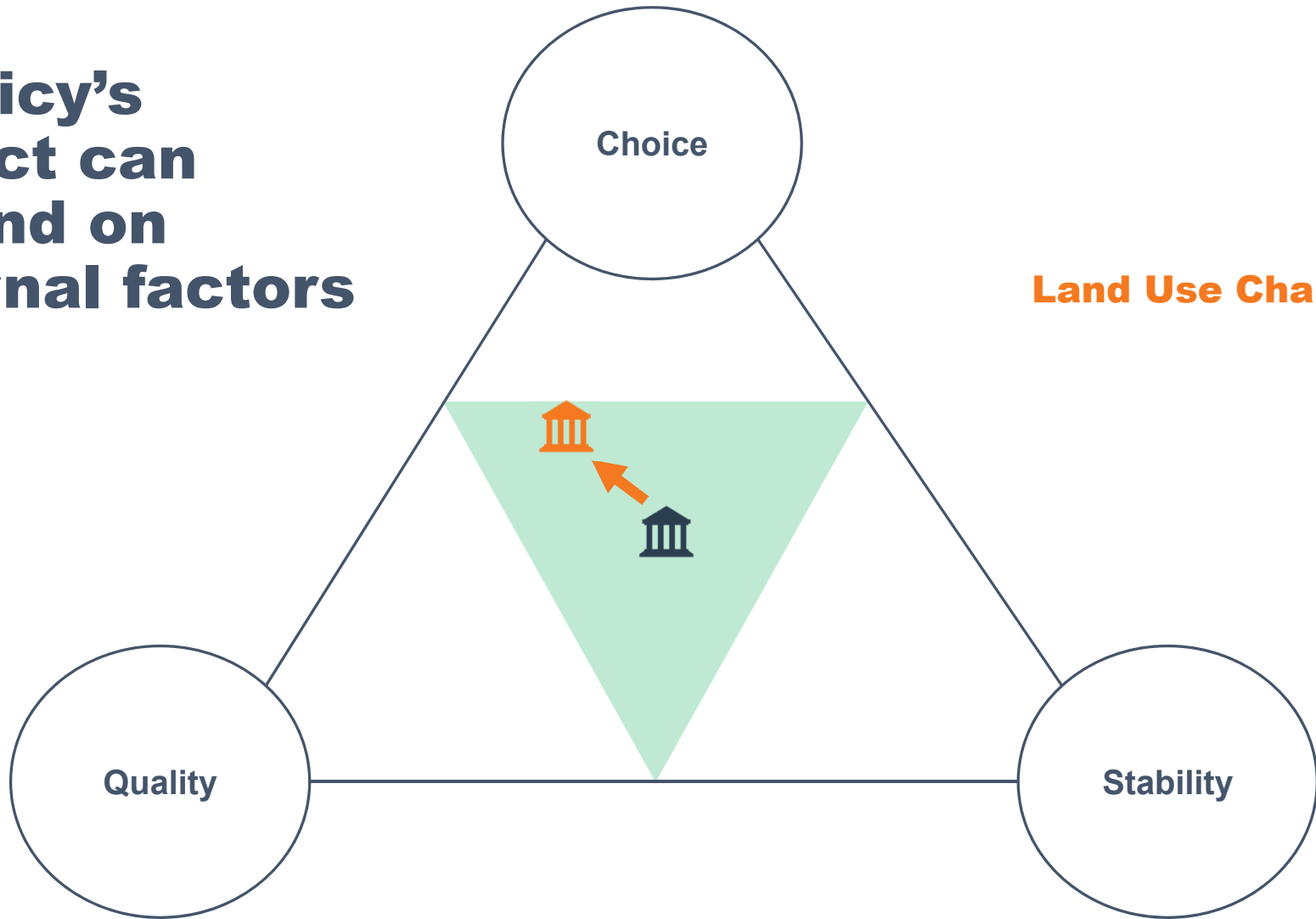


# Why a Balanced Approach?

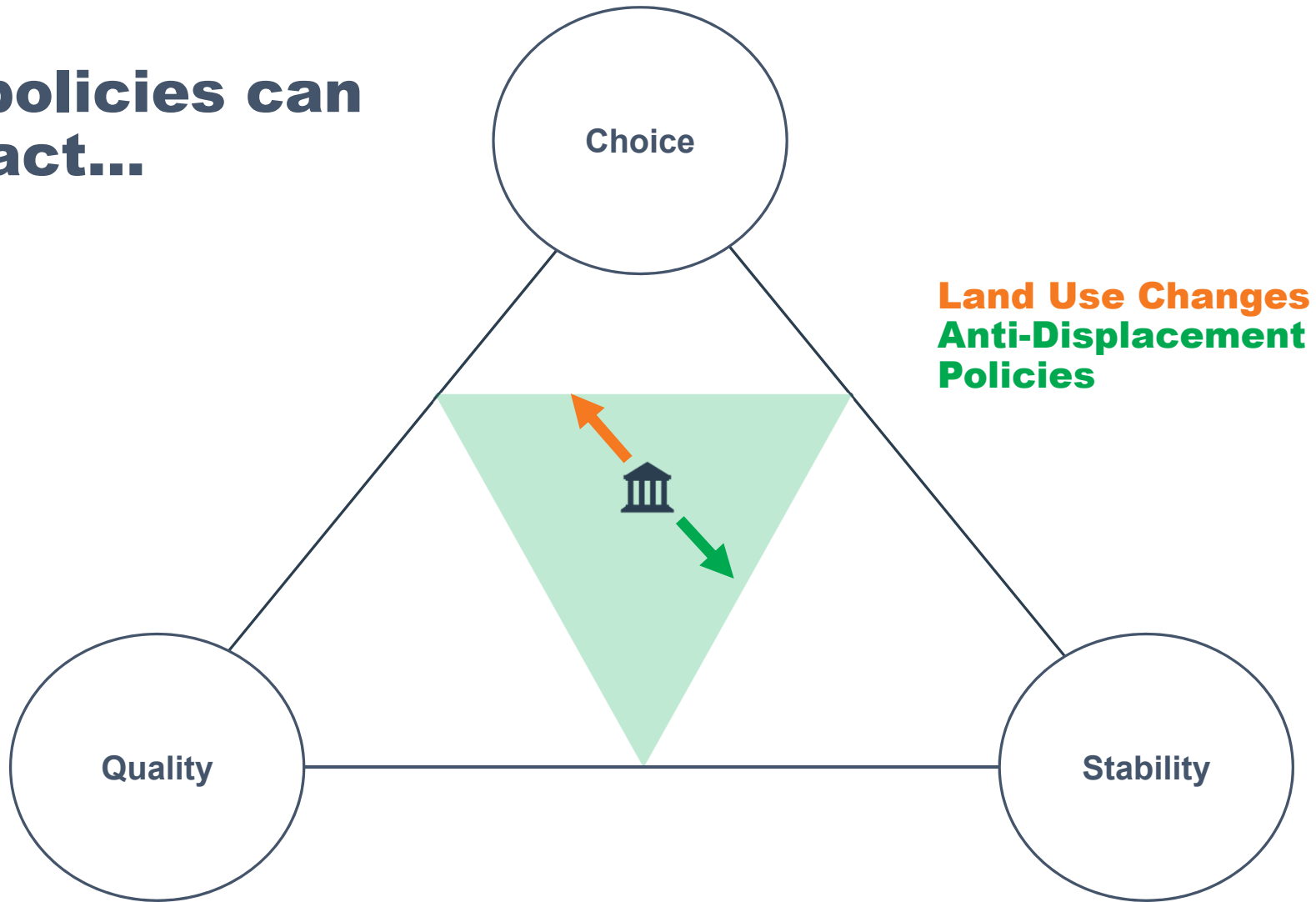


- Focusing on only one or two can create issues which creates a poor housing ecosystem
- If **quality** is overemphasized, there will be fewer homes available and homes may be condemned when repairs could be made
- If **choice** is overemphasized, there will be poor quality homes and residents may be forced out
- If **stability** is overemphasized, residents may not be able to move within the city or could be stuck in poor quality housing

# A Policy's Impact can depend on external factors



# And policies can interact...





# Using the framework: Tenant Displacement

- What is the City's Role?
  - Commission on Landlord-Tenant Affairs (Regulatory)
  - Tenant Opportunity to Purchase (Regulatory)
  - Tenant Displacement Code (Regulatory)
  - Emergency Rental Assistance (Financial)
  - TOPL Support Fund (Financial)
  - Legal Aid Assistance (Financial, Facilitator)
  - Tenant Organizing (Financial, Coordinator)
  - Development Review (Regulatory)
  - Monitoring State & County law compliance (Facilitator)
- What are our constraints?
  - Legal – private contract protections
  - Governance – State & County-level policies (ex. Rehab & Conversion requirements, Good Faith evictions, etc.)
  - Financial
  - Capacity
- Where are we within our framework of housing?
- Where are we trying to move?
- What impact will these policies have?



Where are we today?



## Indicators of Stability

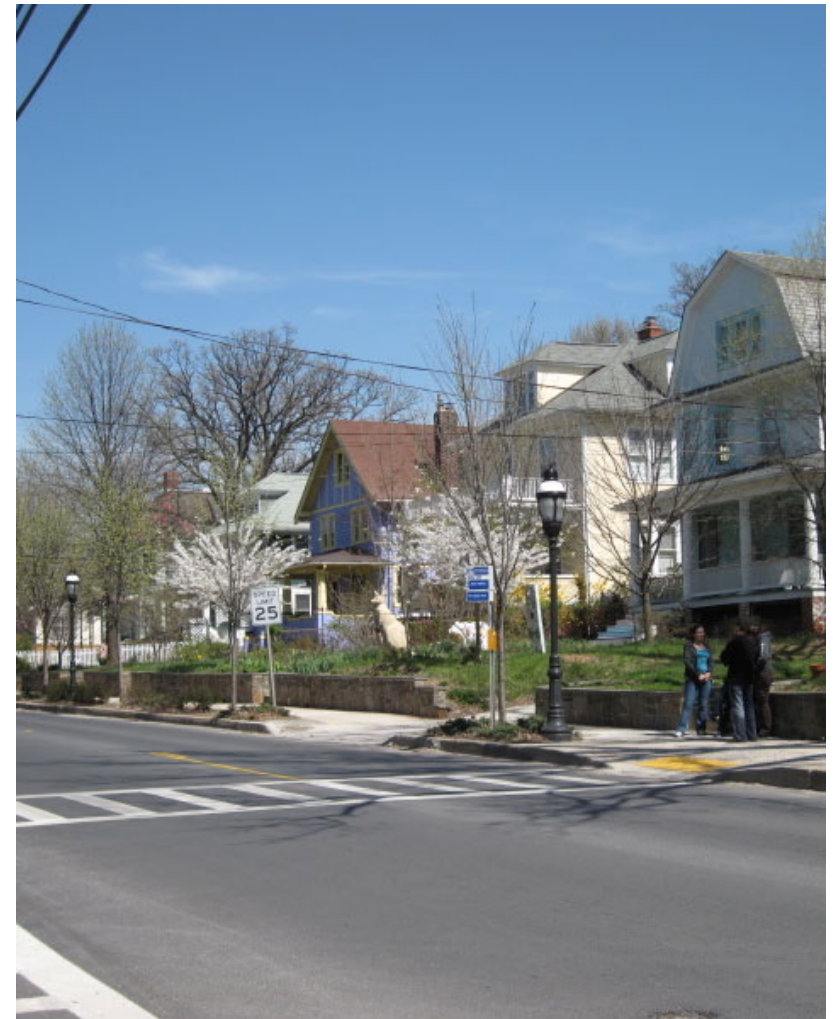
Indicator	Maryland	Montgomery County	Takoma Park
Eviction Rate <sup>1</sup>	2.2%	0.7%	1.8%
Median Renter Tenure (Years) <sup>2</sup>	5	4	7
Median Rent <sup>3</sup>	\$1,598	\$1,957	\$1,318
Median Mortgage <sup>4</sup>	\$2,245	\$2,843	\$3,085

1. Per MD DHCD Landlord & Tenant Eviction Dashboard Data Combined with 2022 5-year ACS Estimates
2. 2022 5-year ACS Estimates
3. 2022 5-year ACS Estimates
4. 2022 5-year ACS Estimates

# Indicators of Choice

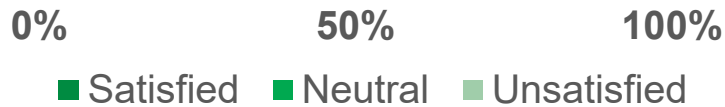
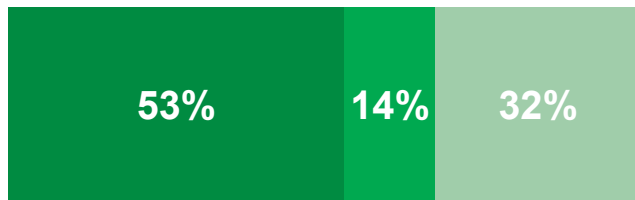
Indicator	Maryland	Montgomery County	Takoma Park
Homeowner Rate <sup>1</sup>	68%	66%	51%
Housing Permits Since 2019 per 1,000 Homes <sup>2</sup>	-	6.8	5.0
SF Share of Homes <sup>3</sup>	73%	65%	49%

1. 2022 5-year ACS Estimates
2. Data captured from Montgomery County DPS Permitting Data by Permits Issued, rates only capture the number of permits and not the number of units permitted. Takoma Park has only had 1 Multifamily permit in the past 10 years
3. 2022 5-year ACS Estimates



# Indicators of Quality

## Tenant Satisfaction



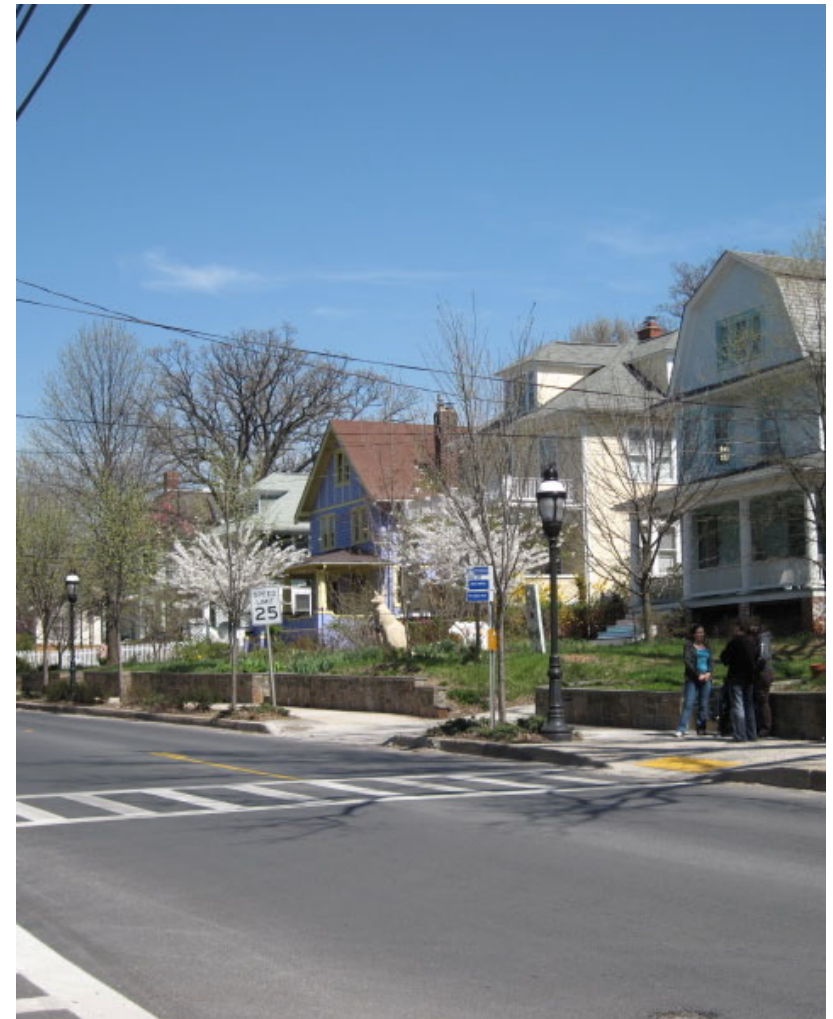
Indicator	Maryland	Montgomery County	Takoma Park
Share of Units built before 1980 <sup>1</sup>	52%	50%	89%
Rehab Permits Since 2019 per 1,000 MF Homes <sup>1</sup>	-	10.7	10.9
Avg Violations per Rental Homes <sup>1</sup>	-	0.7	3.0

1. 2022 5-year ACS Estimates
2. Data captured from Montgomery County DPS Permitting Data by Permits Issued, rates only capture the number of permits and not the number of units permitted.
3. Data captured from Montgomery County DHCA Violation Data for the past 2 years combined with 2022 5-year ACS Estimates.

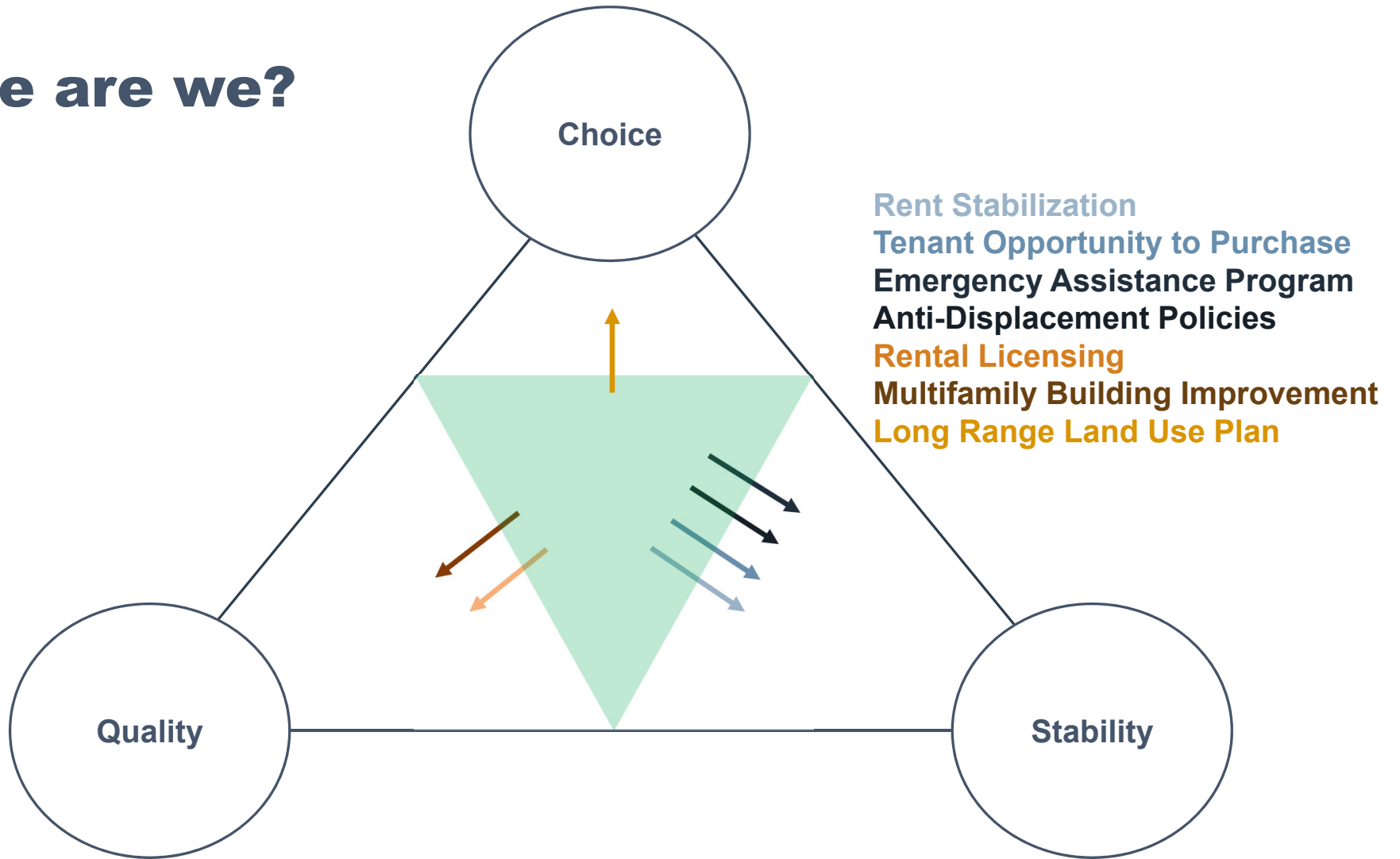


# What we have already

- Rent Stabilization
  - Exemptions: Single Family, Owner-Occupied Duplexes, ADUs, Deed Restricted Affordable Housing
  - Fair Return Petition
- Tenant Opportunity to Purchase Law
  - TOPL Support Program
- Multifamily Building Improvement Program
- Emergency Assistance Program
- Commission on Landlord Tenant Affairs (COLTA)
- Tenant Displacement
  - Condemnation (6.16.180)
  - Conversion/Rehabilitation (Chapter 53)



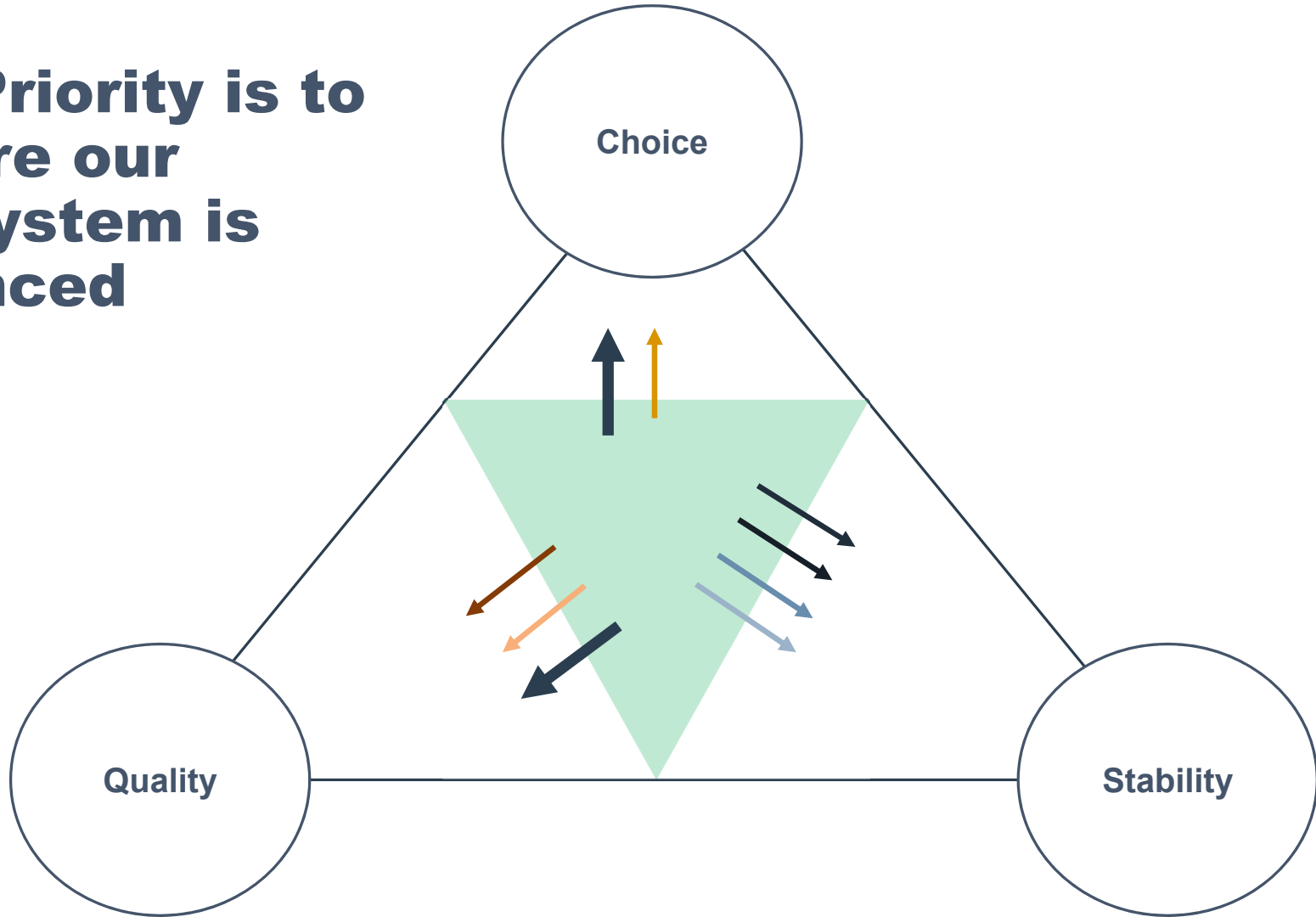
# Where are we?





So, what's next?

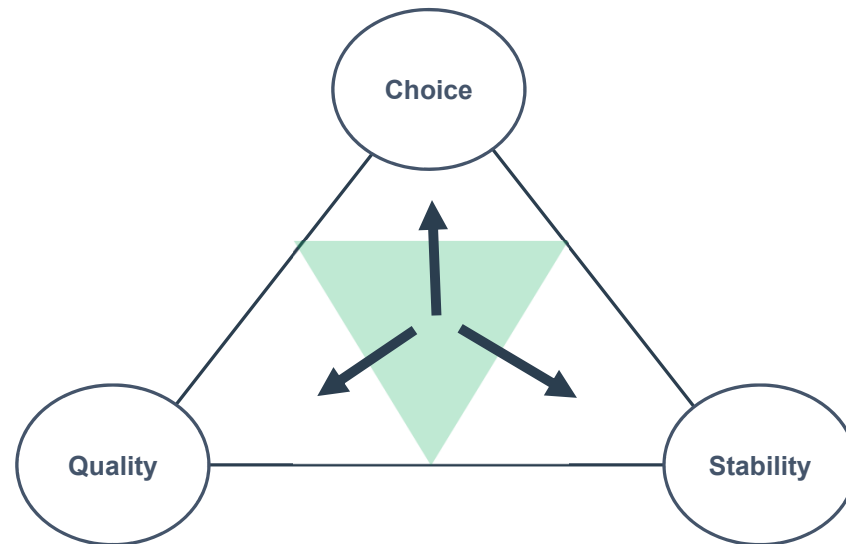
**Our Priority is to ensure our ecosystem is balanced**





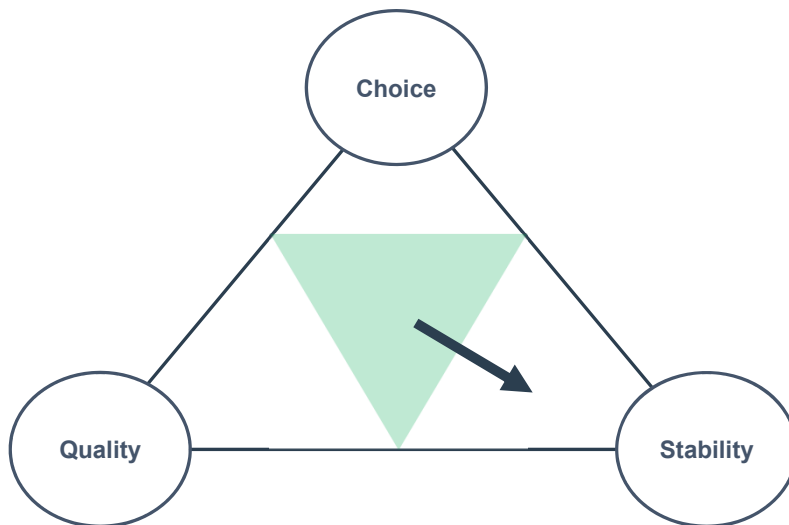
## Next Step# 1: Tax Credit Program

- **Strategic Plan Objectives:** 1.1.B, 1.3.D, 2.1.A,
- **Concept:** By-right and discretionary tax credits to incentivize:
  - New Construction
  - Affordable Housing Preservation
  - Existing Multifamily Reinvestment
- **Goal:** Approval of criteria and credit amounts for each type of tax credit



# Next Step #2: Review of Renter Protection Policies

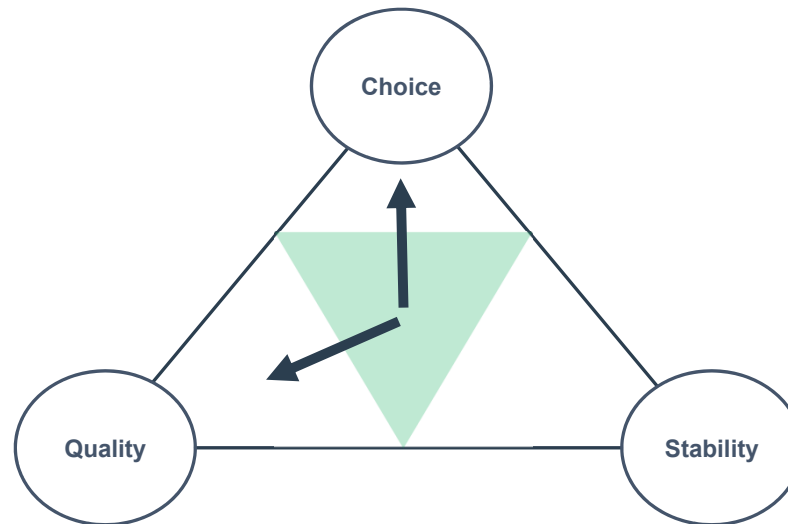
- **Strategic Plan Objectives:** 1.5.A, 3.2.B, 3.3.A, 3.5.A,
- **Concept:** Revisiting Renter Protections with a focus on what we've learned from the previous year
  - Updates on Tenant Displacement
  - Rights for flexible payment options
  - City Notification around Evictions
  - Lobbying State/County for Right to Counsel & Good Cause Eviction
- **Goal:** Refinement of City policies and legislative lobbying priorities at the County and State level.





## Next Step #3: Establishing Housing Funding Priorities

- **Strategic Plan Objectives:** 1.1.A, 1.1.C, 1.2.A, 2.1.C, 2.1.D
- **Proposal:** Funding guidelines for the use of Housing Reserve Fund dollars and assess Capital Improvement Allowance regulations
- **Goal:** Clarity around funding for housing projects and incentives for reinvestment.



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