

# 320 Lincoln Avenue Redevelopment Project

Neighborhood Meeting  
Monday, September 13, 2021  
6:00 pm via Zoom

Hosted by Housing Initiative Partnership (HIP) and the City of Takoma Park, Housing Division





# Meeting Agenda

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- **Welcome and Introductions**

Grayce Wiggins, Housing Manager, City of Takoma Park  
Councilmember Kacy Kostiuk, Ward 3

- **Redevelopment Project Presentation**

- Jocelyn Harris, Senior Housing Developer, Housing Initiative Partnership, Inc. (HIP)

- **Questions and Answers**

- **Wrap Up and Next Steps**



# Housing Initiative Partnership, Inc.

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Housing Initiative Partnership, Inc. (HIP) is an **innovative**, green nonprofit housing developer and counseling agency.

HIP creates housing and economic **security** for low- and moderate-income households and provides services that improve the quality of life in the **communities** across Maryland.

We maintain offices in Hyattsville in Prince George's County, and in Germantown and Gaithersburg in Montgomery County.



# Housing Initiative Partnership





# Housing Counseling

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- Homebuyer Education
- Mortgage Counseling & Foreclosure Prevention
- Rental Counseling & Eviction Prevention
- Financial Capability Counseling
- Home Share





# Multi-Family Development

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- Artists' Housing
- Senior Housing
- Family Housing





# Single Family Development

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- Acquisition and Rehab
- New Construction



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# 320 Lincoln

- Built in 1913
- 816 SF
- 10,000 SF lot
- 2 Beds, 1 Bath





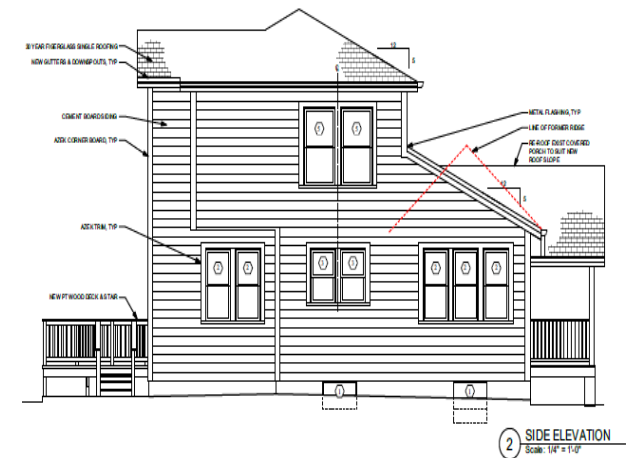
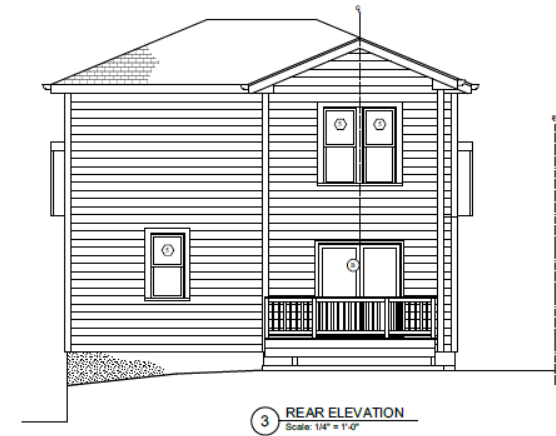
# Development Plan

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- 9' Vertical Addition
- 1,400 +/- SF
- 4 Beds, 2 Baths
- Front Porch
- Rear deck







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# Green Features

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## Eliminating Hazards

- Lead-Covered Asbestos Siding
- Airborne Mold Spores
- Oil-Fueled Heating System

## Adding Efficiency

- Hardie Board Siding
- Energy Star Certified
  - Mechanical Equipment
  - Water Heater
  - Insulation
  - Appliances
  - Windows & Exterior Doors





# Additional Construction Details

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- 7-month construction schedule
- General Working Hours
  - Weekdays 7am – 5 pm (75 dba)
  - After Hours / Weekends (65 dba)
- No anticipated street closures or obstructions





# Resale

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- Anticipated Completion Spring '22
- Buyer Requirements
  - First-Time Homebuyer
  - Household Income < 120% AMI ; Earning approx. \$100k - \$165,000
  - Mortgage Ready
  - Homebuyer Education







# Questions?

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# Contact Information

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