### Property Tax Abatement

- **Takoma Park** enters into PILOT (PILT) agreements with the owners of affordable housing developments around the City in order to provide financial assistance for the construction and maintenance of affordable rental housing facilities from local property taxes. PILOTs are a tool that enables the City to reduce the property taxes on rental housing that would otherwise be collected from the owners of these facilities. PILOTs are necessary to ensure that rental housing remains affordable for low-income tenants.

### Takoma Park Emergency Assistance Program

- The Takoma Park Emergency Assistance Program was created in 2001 and receives its funding from the city's budget as well as other sources. The program is designed to provide financial assistance to low-income residents in times of crisis, such as unexpected medical bills, utilities, and rent.

### Rental Licensing

- The City of Takoma Park requires the licensing of all rental housing. The most frequently issued license is the annual license, which is valid for a 12-month period and runs from January 1 through December 31. All Landlords in the City are required to be certified landlords. The Housing and Community Services Division has the authority to investigate concerns raised by either a tenant or a landlord. Staff works with both parties to help resolve a complaint through a combination of mediation and conflict resolution strategies.

### Rent Stabilization Program

- Takoma Park is the only jurisdiction in Maryland that institutes rent control on rental properties. Rent control in the City is designed to preserve the city's affordable housing stock and maintain economic and ethnic diversity by controlling rent increases and maintaining affordable rents. Rent stabilization is one of the City's primary affordable housing programs. Although it has undergone a number of revisions since its adoption, the Rent Stabilization Program is a critical component of Takoma Park's affordable housing strategy.

### Performance Measures

- In 2016, the City of Takoma Park focused on preserving affordable housing through its affordable housing divided. The City implemented a number of initiatives to support this goal, including the Rent Stabilization Program, the First-Time Homebuyer Seminar Program, and efforts to coordinate more robust marketing activities with Montgomery County and the State of Maryland. These initiatives were designed to increase participation in affordable housing programs and offer seminars to educate and equip residents with the tools they need to achieve self-sufficiency.

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<th>Service-Oriented Government</th>
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<tr>
<td>Yes</td>
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### Economic Development Efforts

- The City of Takoma Park is committed to creating a liveable community for all residents. Economic development efforts include the promotion of a fiscally sustainable and responsive and service-oriented government. These efforts are designed to ensure that the City remains a vibrant and welcoming place to live, work, and play.