

2016 Assessment for Housing Programs

Program	2016	2015	2014	2013	2012
<b>First-Time Homebuyer Seminar</b>	12	45	27	12	N/A
The Takoma Park First Time Homebuyer seminar covers the entire home buying process from how to obtain a mortgage and to understanding the terms of the loan.					
<b>Rent Stabilization Program - of 332 Report Requests - # of Properties Completed</b>	165 (50%)	280 (84%)	269 (81%)	228 (69%)	220 (66%)
Units	879	1903	1657		
Takoma Park is the only jurisdiction in Maryland that institutes rent control on rental properties. Rent control in the City is governed by Takoma Park's Rent Stabilization Law (Chapter 6.20), which has been in effect since 1980. All landlords owning two or more rental units in Takoma Park are subject to rent stabilization. The Rent Stabilization Law sets annual percentage guidelines for increases in rents. The Rent Stabilization Allowance is the percentage that a rent may be increased on a yearly basis, which is set at 70% of the Consumer Price Index (CPI). The rent on an occupied unit may be increased only once a year up to the Rent Stabilization Allowance in effect. The Allowable Rent is the highest rent that can be charged for a vacant unit, which includes any rent stabilization allowances and capital improvement petition increases. A landlord may increase the rent upon vacancy of a unit up to the highest Allowable Rent, only if the previous tenant voluntarily vacated the rental unit or breached the lease. Landlords are required to submit an annual accounting of the rents and fees charged to their tenants and any rent increases that may have been imposed during the twelve month period between July and June of the following year. The Rent Stabilization Report is due on September 30 of each year and must be submitted online. Rent Stabilization is one of the City's primary affordable housing programs. Although it has undergone a number of revisions since its adoption, the program is designed to preserve the city's affordable housing stock and maintain economic and ethnic diversity by controlling the frequency and amount of rent increases that may be imposed by a landlord.					
<b>Rent Stabilized Status of Rental Units</b>					
Rent Stabilized Units: 56% of total rental units Exempt Units: 38% of total rental units Not Stabilized: 9% of total rental units					
<b>Tenant Landlord Mediation</b>	2550	2524	2605	2660	2700
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. Most landlord-tenant complaints filed concern security deposit refunds, defective tenancy issues (repairs and violations of the lease), entry into a rental unit, illegal rent increases and notices to vacate.					
<b>Landlords Certified</b>	124	134	148	185	215
<b>Rental Licensing</b>	402	402	436	420	420
Units	3488				
The City of Takoma Park requires the licensing of all rental housing. There are three types of rental housing licenses issued by the City of Takoma Park — annual, biennial, and temporary. 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.					
<b>Emergency Assistance</b>	\$24,504.32	\$15,866.89	\$34,414.75	\$30,038.95	\$20,005.60
Donations	\$6,554.00	\$7,262.00	\$6,475.00		
The Takoma Park Emergency Assistance Program was created in 2001 and receives its funding from the city's budget or designated by the Takoma Park City Council as well as from tax deductible donations received from residents and businesses. The program is currently administered by a non-profit organization, Ministries United, Silver Spring Takoma Park (MUSST) which is located at 8318 Georgia Avenue, Silver Spring, Md., in the same building as Montgomery County's Department of Health and Human Services. The chart below documents the number of clients that were served and the amount spent for the past two fiscal years.					
<b>Distribution of Emergency Financial Assistance by Ward</b>					
<b>Owner-Occupied Grouphouse</b>	22	95	121	110	46
An Owner Occupied Group House is defined as a single family home that is occupied by the owner or a family member as their primary residence and by one or more non-related individuals who pay rent or share in the costs of utilities. The kitchen, bathrooms and common areas are shared by everyone living in the house. The registration process is designed to ensure that the house is safe for all of the occupants.					
<b>PILOTS</b>	\$40,714	\$44,165	\$47,410	\$59,338	\$61,195
Takoma Park enters into PILOT (PILOT) agreements with the owners of affordable housing developments around the city in order to regain tax revenue that would otherwise be lost. In Maryland, municipalities are authorized to exempt certain affordable rental housing facilities from local property taxes through the execution of a Payment in Lieu of Taxes (PILOT) agreement. The effectiveness of this tool is based on the premise that the property taxes assessed against rental housing are a major operating expense, often negatively impacting the affordability of the units. Exemption from paying all or a portion of the property tax allows the owner to maintain lower rents, provide services to the tenants and keep the facility in sound condition.					
<b>Property Tax Abatement</b>					
<b>Performance Measures</b>					
A. Do the goals and objectives of the Program directly meet City Council's priorities?					
B. What is the goal of this program?					
C. How well is the City administering this program?					
D. How may the City improve?					
E. Does the Program generate revenue?					
F. What are the overhead costs?					
G. Who are the stakeholders?					

Question A.	Question B.	Question C.	Question D.	Question E.	Question F.	Question G.
Yes; a Liveable Community for All	Educate and equip residents with the tools they need to purchase their own homes preferably within the City of Takoma Park	Seminars are held twice a year — once in the spring and again in the fall and coordinated with support from the Latino Economic Development Corporation	Coordinate more robust marketing efforts around the program; increase participation; offer seminar more frequently	No; program is free to participants	No, program is free to participants	Community residents, City government, the State of Maryland, Montgomery County
Yes; a Liveable Community for All	To maintain affordable housing opportunities within the City, to eliminate the pricing-out of long-time residents	The City publishes, on a yearly basis in late spring, its annual rent stabilization allowance. The allowance is the maximum amount a landlord can increase a tenant's rent during any twelve month period. The allowance is equal to the annual increase in the Consumer Price Index for the Washington/Baltimore region and is effective for a twelve month period beginning July 1. Landlords are required to submit an annual accounting of the rents and fees charged to their tenants and any rent increases that may have been imposed during the twelve month period between July and June of the following year. The Rent Stabilization Report is due on September 30 of each year and must be submitted online.	Fines are collected when there are circumstances of non-compliance	Administrative costs include staff, supplies, and an ongoing contract for software known as TRents	Community residents, owners, management agents, developers	
Yes; an Engaged, Responsive, Service-Oriented Government	To ensure full compliance of Landlord-Tenant Relations Law, to coordinate amicable resolutions in landlord/tenant disputes			No		
Yes; a Liveable Community for All; Engaged, Responsive, Service-Oriented Government				Yes		
Yes; a Liveable Community for all				Yes		
Yes; Advance Economic Development Efforts; Engaged, Responsive and Service-Oriented Government				Yes		
Yes; a Fiscally-Sustainable Environment; Advance Economic Development Efforts				Yes		
Yes; a Financially-Sustainable Environment; Advance Economic Development Efforts				No		