



City of Takoma Park

Housing and Economic Data Analysis



Methodology

This Housing and Economic Data Analysis compares individual Census Tracts in the City of Takoma Park to each other, as well as the city as a whole and to Montgomery County, Maryland and the U.S.

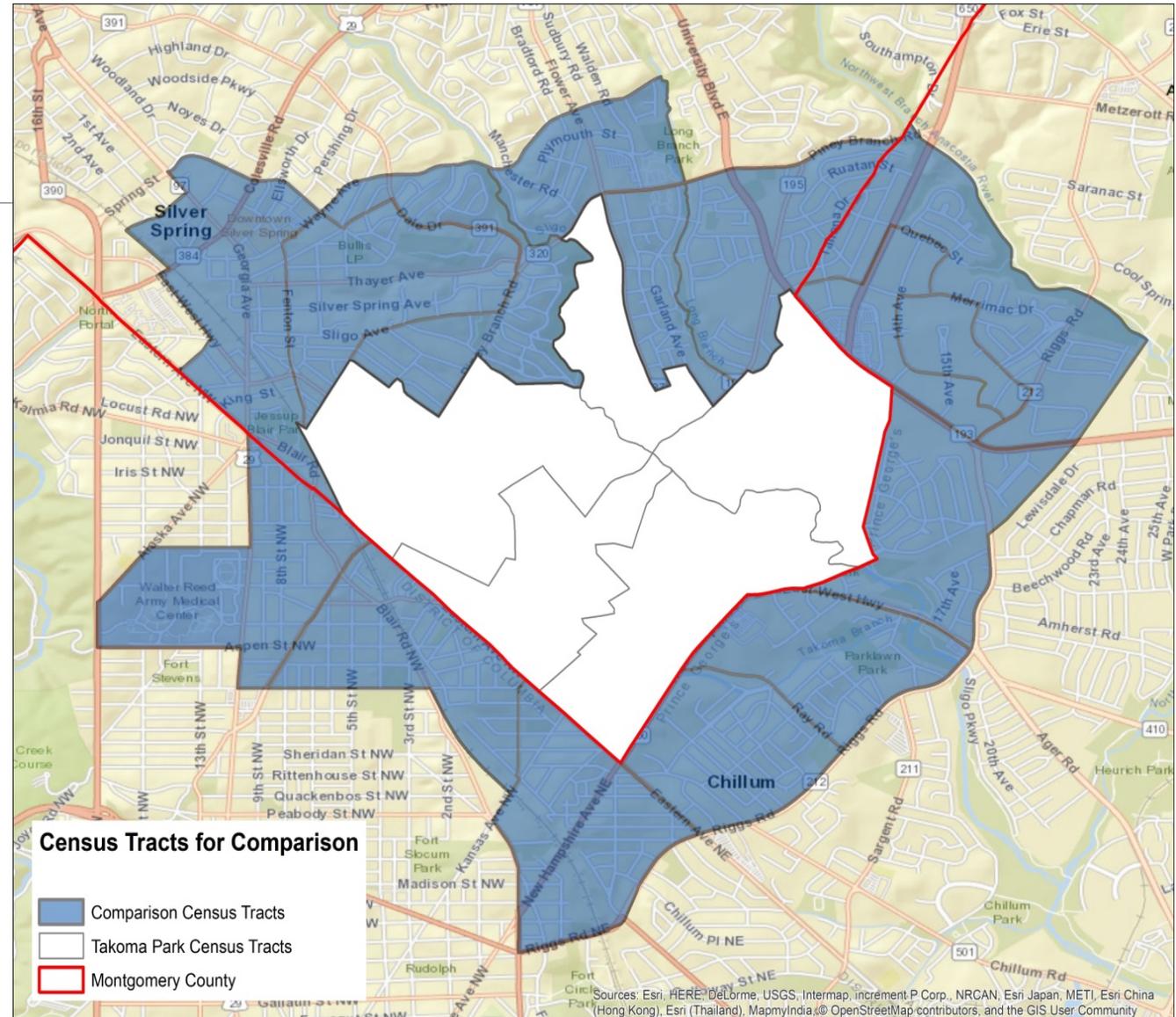
Data sources include:

- American Community Survey (ACS)
- Longitudinal Employer-Household Dynamics (LEHD) - OntheMap
- Comprehensive Housing Affordability Strategy (CHAS)
- PolicyMap, National Low Income Housing Coalition (NLIHC)
- Bureau of Labor Statistics (BLS)
- Metropolitan Regional Information Systems (MRIS) as provided by Hank Prensky.
- Montgomery County Department of Housing and Community Affairs

Comparison Tracts

In order to understand the City of Takoma Park compared to directly surrounding areas, a geographical unit of adjacent Census Tracts was created. This grouping of Census Tracts immediately surrounding Takoma Park's boundaries is referred to throughout the analysis as the "Comparison Tracts".

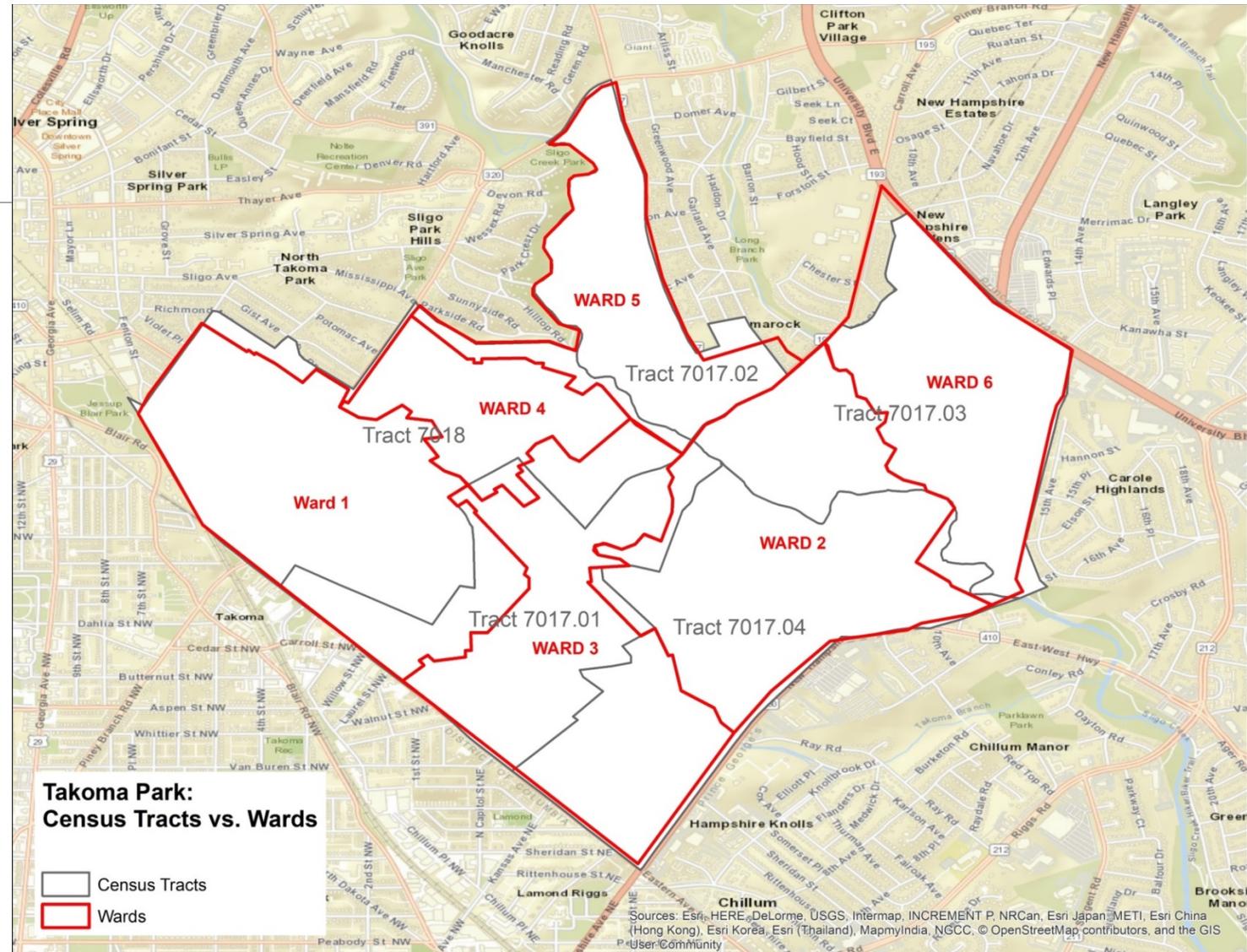
Several datasets were not immediately available for this comparison area including housing stock condition, local housing market, and data on small and large businesses (exists by zip code).



Census Tracts and City Wards

The boundaries of the Census Tracts are not coterminous with the boundaries of the City of Takoma Park Wards. To provide context for the reader, the following references are used throughout this analysis.

- Ward 1 - Census Tract 7018
- Ward 2 - Census Tract 7017.04
- Ward 3 - Census Tract 7017.01
- Ward 4 - Census Tract 7018
- Ward 5 - Census Tract 7017.02
- Ward 6 - Census Tract 7017.03



Executive Summary

This Housing and Economic Analysis Report is the first in a series of three reports under a contract between the City of Takoma Park and the Cloudburst Group. Cloudburst and its partners, Mullin & Lonergan Associates and Fourth Economy Consulting, have prepared this report using multiple data sources, reports and plans, such as the Montgomery County Consolidated Plan, Neighborhood Plans, and Comprehensive Plans, supplemented by interviews with local stakeholders, City Council Members, Mayor Kate Stewart, City Manager Suzanne Ludlow, and City staff.

The Housing and Economic Analysis Report examines the housing market and economy within the context of demographic and socio-economic trends, the parameters of existing rental and sales markets, projections for anticipated change and the policy and local circumstantial factors influencing housing development and the economic development environment.

Executive Summary

This data analysis is meant to inform the City and its stakeholders of current housing and economic conditions and trends in Takoma Park in comparison to the region. It will also provide a foundation of information for further analysis of Takoma Park's strengths, weaknesses, opportunities, and threats ("SWOT Assessment Report"). This analysis in addition to the SWOT Assessment Report will provide the basis for the final report, or Strategic Plan.

Takoma Park housing and economic conditions and trends do not occur in isolation, but are affected by regional trends, political actions, and physical changes such as the relocation of the Washington Adventist Hospital and the repurposing of its campus, and the planned arrival of the Purple Line light rail line stations at the Crossroads and in Long Branch. This analysis makes note of those broader trends and conditions.

Most, if not all of the key housing sector findings and economic sector findings will be examined in depth in the SWOT Assessment Report and the Strategic Plan, however, some critical key findings will weigh heavily in further analysis and recommendations.

Executive Summary

Critical Key Findings - Housing:

- The City's senior population (ages 65+) grew by 24.7% between 2000 and 2015.
- The City's young adult population (ages 18-34) shrunk by 7.1% in the same time period, but the young adult population grew by 17.4% in Montgomery County and by 30.7% in Washington D.C.
- Takoma Park and Montgomery County as a whole had very low residential vacancy rates throughout 2015 and 2016, at roughly 2% and 1%, respectively.
- Because Takoma Park is mostly built out, there is little new residential construction. Twelve new residential construction permits were issued or finalized between 2012 and 2017.
- Roughly 32% of all Takoma Park households earn less than the minimum annual income required to afford a rent stabilized apartment, and almost half earn less than is required to afford the purchase of a home in the City.

Executive Summary

Critical Key Findings - Economy:

- The largest employer in Takoma Park is the Washington Adventist Hospital, which will be relocating outside the community in 2019.
- Despite the large amount of commercial property located along the New Hampshire Avenue corridor, the City is under-retailed for its population and level of income. This means many retail purchases are made outside of Takoma Park indicating a capacity for additional retail.
- Among the City's fast growing Hispanic and Latino community, 22.6% of the population has a bachelor's degree or higher, the lowest percentage of people with a college degree of any ethnic or racial group. The lack of educational attainment historically translates into less opportunity, and lower paying jobs.
- The unemployment rate in Takoma Park is 7.4%. In Montgomery County, it is 6.1%. In Maryland, it is 4.1%. In the United States it is 4.7%.
- Most Takoma Park residents are employed outside of the City with only 311 residents employed in the city.

SEPTEMBER 27, 2017

Housing Data Analysis

City of Takoma Park, Maryland



Overview

Takoma Park has a very tight market among rental and sales units. Severely low vacancy rates compounded by a virtual lack of development opportunities and a much older housing stock than elsewhere in the region have contributed to a decline in the young adult population. This runs counter to national trends and is significant because this age cohort is driving growth elsewhere in the region and the U.S..

Despite these conditions, the median sales price for a home in Takoma Park has increased 16% to \$475,000 since 2012. Listed homes are on the market for an average of 47 days, an indication of a highly desirable market. Two-thirds of all homeowners with household incomes between 0-80% of the Area Median Income are cost-burdened, meaning they spend more than 30% of their income on housing and may have difficulty affording other necessities such as food, clothing, transportation, and medical care. In fact, the percentage of cost-burden households is significantly higher among homeowners than renters of all income levels.

Key Findings

- Takoma Park had 6,524 households in 2015, the **majority of which were households comprised of one to three persons.**
- The **City's senior population (ages 65+)** grew by **24.7%** between 2000 and 2015.
- The **City's young adult population (ages 18-34)** shrunk by **7.1%** in the same time period, but the young adult population grew by 17.4% in Montgomery County and by 22.7% in the Comparison Tracts.
- Takoma Park, Montgomery County, and the Comparison Tracts had **very low residential vacancy rates** throughout 2015 and 2016, at roughly 2%, 1%, and 1%, respectively.
- Takoma Park is unique in the suburban D.C. region in that it has **relatively even levels of renters and homeowners.** In 2015, 52.6% (3,429) of homes were owner-occupied and the remaining 47.4% (3,095) were occupied by renters.

Key Findings

- Housing tenure in Takoma Park has **shifted towards homeownership over the past decade**. In 2000, 45.4% (3,128) of occupied housing units were owner-occupied, compared to 54.6% (3,765) renter-occupied housing units.
- The housing tends to be older than elsewhere in suburban D.C. **Roughly 70% of homes in Takoma Park were built prior to 1940**, with a median construction date of 1951. The median construction date for Montgomery County, by contrast, is 1978; and for Comparison Tracts, 1957.
- Between 2013 and 2016, **2,368 citations were issued for rental housing Property Maintenance Code violations** in Takoma Park, most of which were for large multi-family rental properties. The most frequent citations were issued for noncompliant interior ceilings/walls, doors, bathtubs/showers and sinks.
- A total of 907 homes were sold in Takoma Park between January 2012 and January 2017. Most were two to three bedroom homes, and properties were on the market for an average of 47 days prior to closing. **Median sales prices have increased over the past five years**, from \$407,000 in 2012 to \$475,000 in 2016.

Key Findings

- Because Takoma Park is largely built out, **there is little new residential construction**. Twelve new residential construction permits were issued or finalized between 2012 and 2017.
- **No new multifamily rental buildings have been constructed in Takoma Park since the 1970s**. Several multifamily buildings, however, have been constructed or are planned just outside City limits in D.C. and in Silver Spring.
- Although no new multifamily rental buildings have been constructed recently, **there has been significant public and private investment in the rehabilitation of existing affordable housing units**. Since 2000, the County has invested over \$18.3 million and the State has invested over \$20.2 million in affordable developments located in Takoma Park. Over \$20.4 million in Low Income Housing Tax Credit (LIHTC) funds and over \$23.0 million in private funds have also been invested in affordable housing within the City. These funds supported the preservation of 703 affordable units.
- **Median gross rent in Takoma Park was \$1,094 in 2015**, compared to \$1,627 in Montgomery County and \$1,333 in the Comparison Tracts.
- **Rent stabilized and subsidized properties** are not dispersed evenly throughout the City. The largest clusters are in the Long Branch/Sligo Creek (Ward 5) area and along Maple Avenue (Ward 4).

Key Findings

- 39.3% of all renter households and 23.1% of all Takoma Park owner households are cost-burdened. Although the proportion for cost-burdened renter households is higher, **owner households earning less than the Area Median Income (AMI) are actually more likely to be cost-burdened than renters at the same income levels.**
- **Roughly 32% of all Takoma Park households earn less than the minimum annual income to be able to afford a rent stabilized apartment,** and almost half earn less than is required to afford purchasing a home in the City. “Affordable” is defined as no more than 30% of annual income.
- **Development of the Purple Line,** which was included in the May 2017 Transportation, Housing, and Urban Development (THUD) Appropriations Act, **will likely prompt some multifamily development in the Long Branch and Takoma/Langley Crossroads areas of the City.** Increased access to transit in these sectors will make these areas more attractive to investors and residential developers, particularly those looking to expand their mixed-use portfolios.

Key Findings

- **Regional population growth will increase demand for housing in metropolitan D.C.**, leading to higher rents and home values in Takoma Park. Current residents who rent will be protected from drastic increases for the most part due to the City's rent stabilization ordinance.
- Montgomery County modified the zoning ordinance in 2014 to allow for new mixed-use development and increased density (including accessory dwelling units) expected as result of regional population growth and the completion of the Purple Line. To date, 84 accessory apartments have been registered in Takoma Park. However, **based on comments from local affordable housing developers, the lack of vacant land/property within the City limits redevelopment efforts and discourages collaboration with existing property owners.**
- **Current City and County policies are well-aligned with affordable housing and fair housing priorities, but may make the City less attractive to developers of mixed-use, mixed-income multifamily properties that are needed within the region.**

Source: 2011-2015 ACS 5-Year Estimates

Household Types and Housing Stock

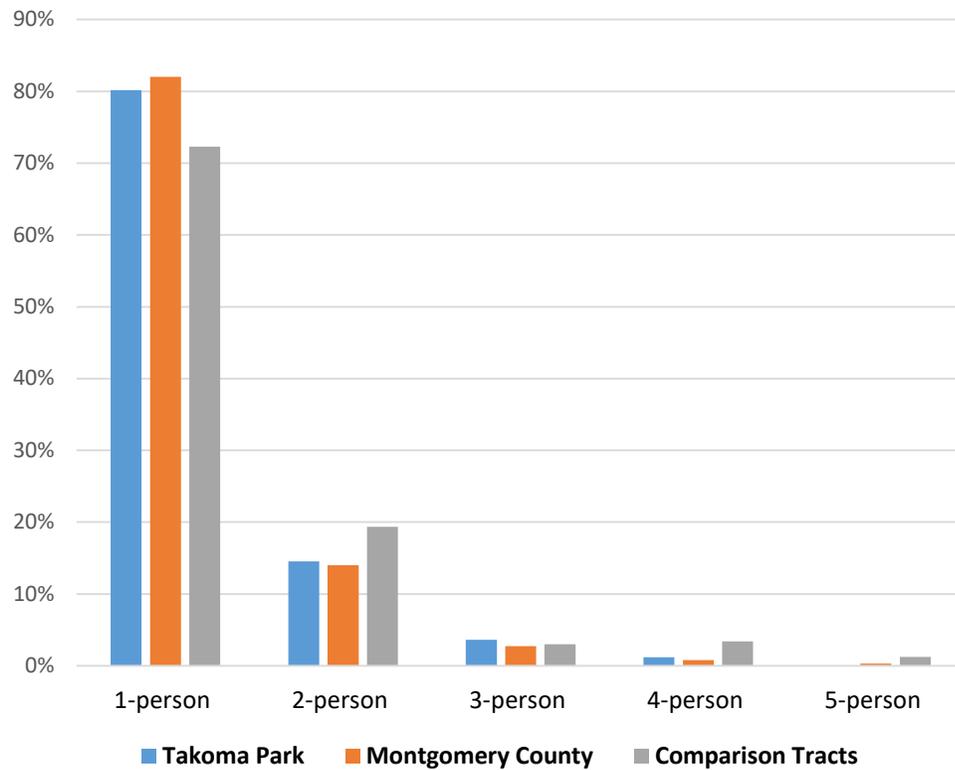
Households and Families

Takoma Park had 6,524 households in 2015, the majority of which were comprised of 1 to 3 persons. Roughly 34% of households were families with children, 27% were single-person households, and 7.1% were senior householders living alone. Household sizes in Takoma Park tend to be smaller than in Montgomery County and the Comparison Tracts as illustrated in the following slide.

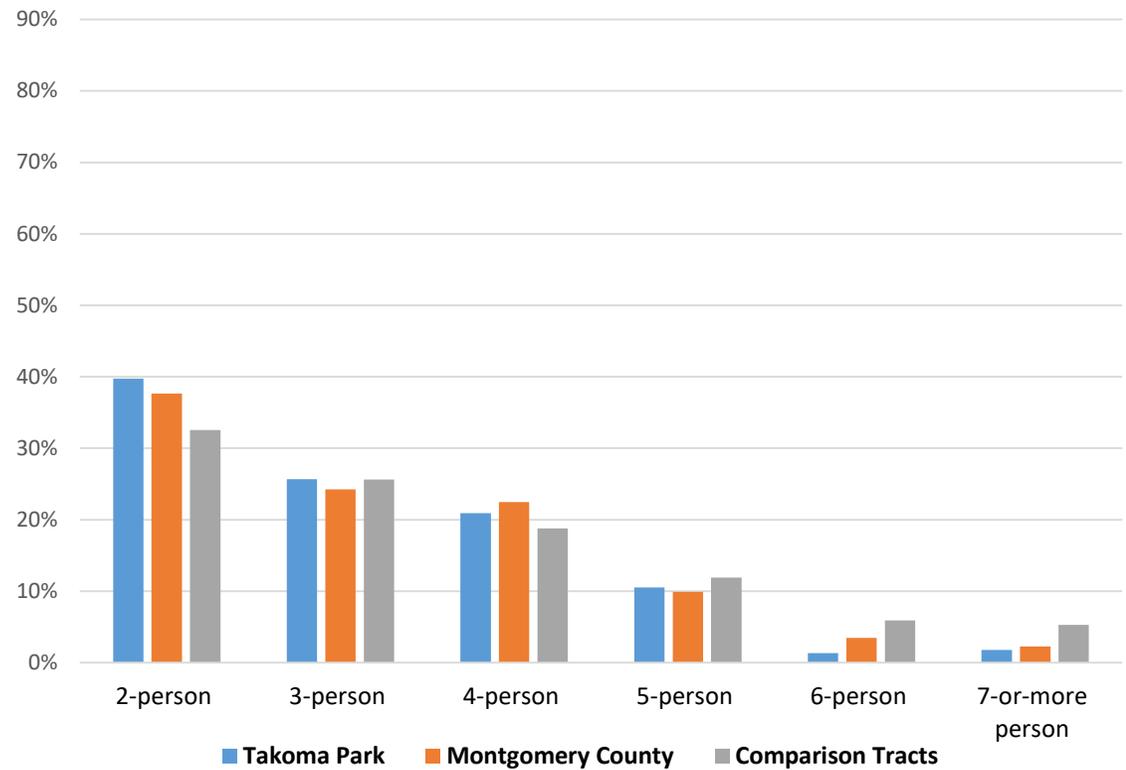
A **family** includes a householder and one or more other people in the same household who are related to the householder by birth, marriage, or adoption. **Non-family** households include all other household living arrangements.

Households and Families

Non-Family Households



Family Households



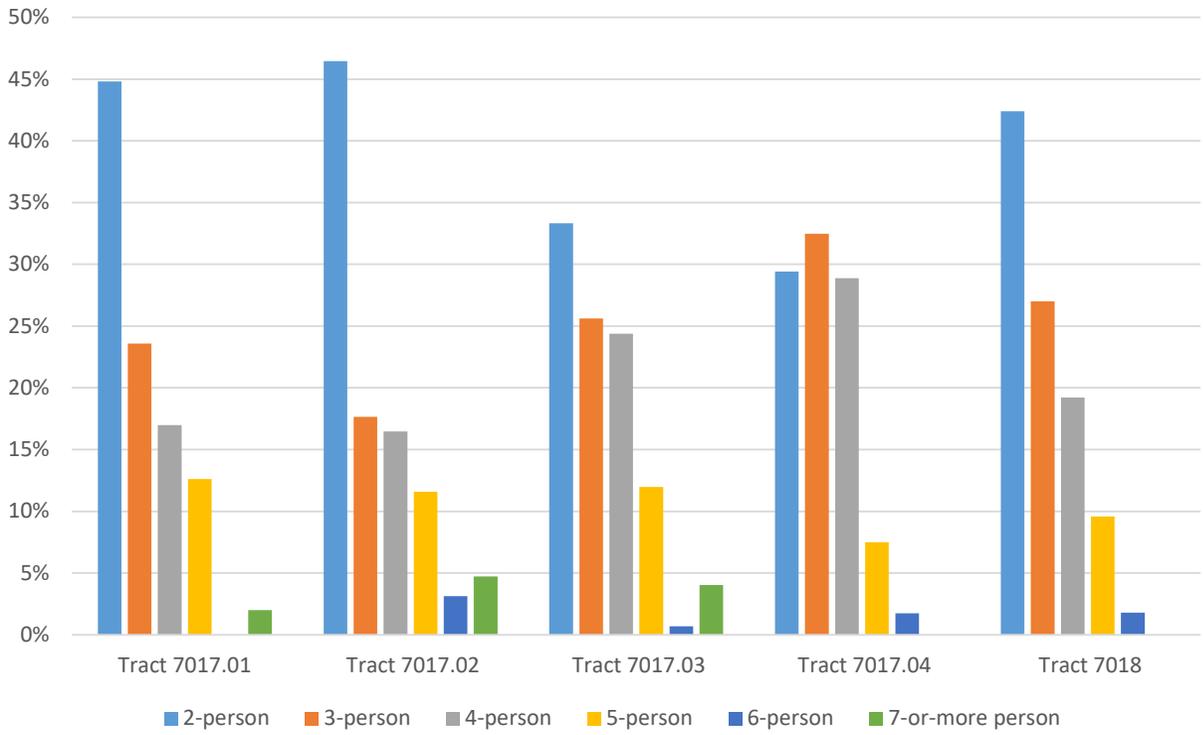
Source: 2011-2015 ACS 5-Year Estimates

Households by Census Tract

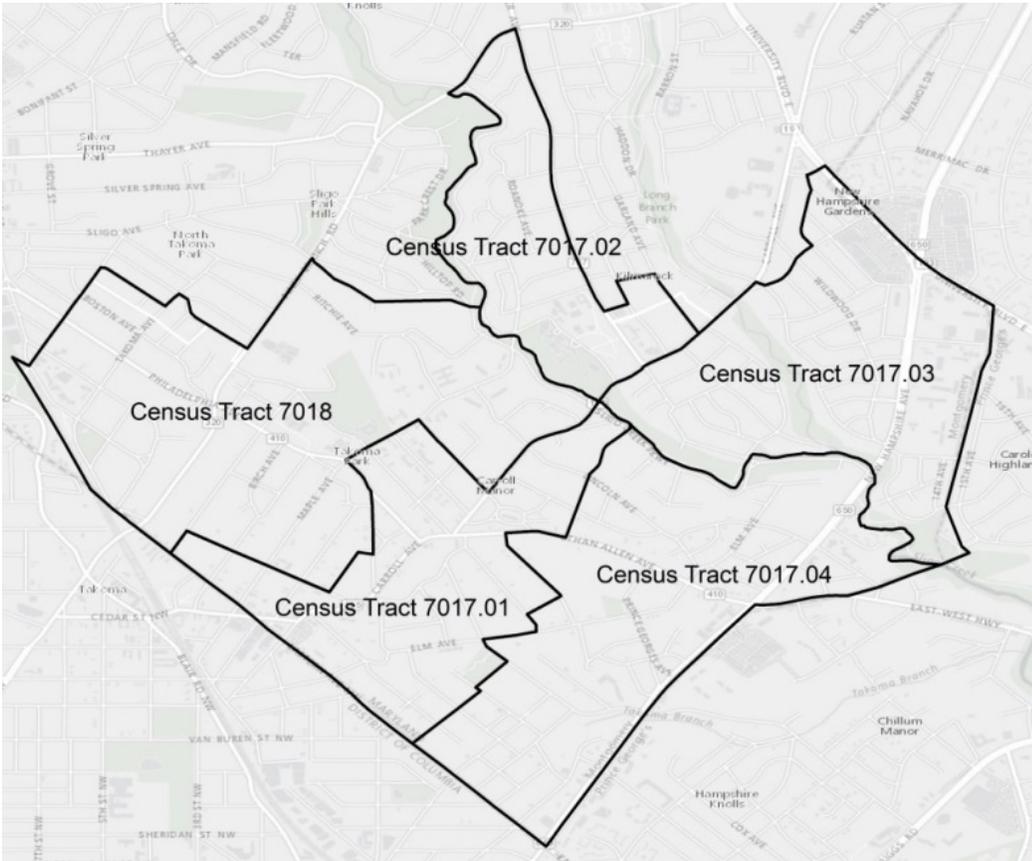
The distribution of household type varies by Census Tract. Roughly 45% of households in Census Tract 7017.02 (Ward 5) were non-family households, compared to 26% in Census Tract 7017.03 (Ward 6). As illustrated in the following slide, family and non-family households in Tract 7017.02 (Ward 5) tend to be smaller than in other areas of the City.

Family Households by Census Tract

Family Households - Household Size



Nonfamily household: householder living alone or householder sharing residence with unrelated individuals.
 Source: 2011-2015 ACS 5-Year Estimates



Vacancy

According to quarterly vacancy data from Valassis Lists, Takoma Park, Montgomery County, and the Comparison Tracts had very low residential vacancy rates throughout 2015 and 2016, at roughly 2%, 1%, and 1% respectively. Vacancy rates vary greatly by neighborhood. In Census Tract 7017.02 (Ward 5), the vacancy rate was 7.12%, while Census Tract 7018 (Wards 1 and 4) had a vacancy rate of 0.3%. In the Comparison Tracts, the highest vacancy rate was in D.C.'s Takoma neighborhood (Census Tract 17.02), at 2.4%, while the lowest was 0.3% in Long Branch.

Low vacancy rates generally indicate a tight housing market, and potential buyers and renters may face difficulty finding a place to live.

Vacancy also differs by housing type. In Takoma Park, rental units were slightly more likely to be vacant than for-sale units, while vacancy was much more common among for-sale units in Montgomery County and the Comparison Tracts.

Tenure

- Takoma Park is unique in the suburban D.C. region in that it has relatively even levels of renters and homeowners. In 2015, 52.6% (3,429) of homes were owner-occupied and the remaining 47.4% (3,095) were occupied by renters. Housing units in Montgomery County, for comparison, were 66.2% owner-occupied and 33.8% renter-occupied. In the Comparison Tracts, housing units were 33.3% owner-occupied and 66.7% renter-occupied.
- Although the City has a large proportion of renters, housing tenure in Takoma Park has shifted towards homeownership over the past decade. In 2000, 45.4% (3,128) of occupied housing units were owner-occupied, compared to 54.6% (3,765) renter-occupied housing units. In terms of numbers of housing units, those occupied by renters decreased by 670 between 2000 and 2015, while occupied housing units increased by 301.
- Housing tenure varies greatly by Census Tract, with homeownership rates ranging from 24.2% in Census Tract 7017.02 (Ward 5) to 68.1% in Census Tract 7017.04 (Ward 2).

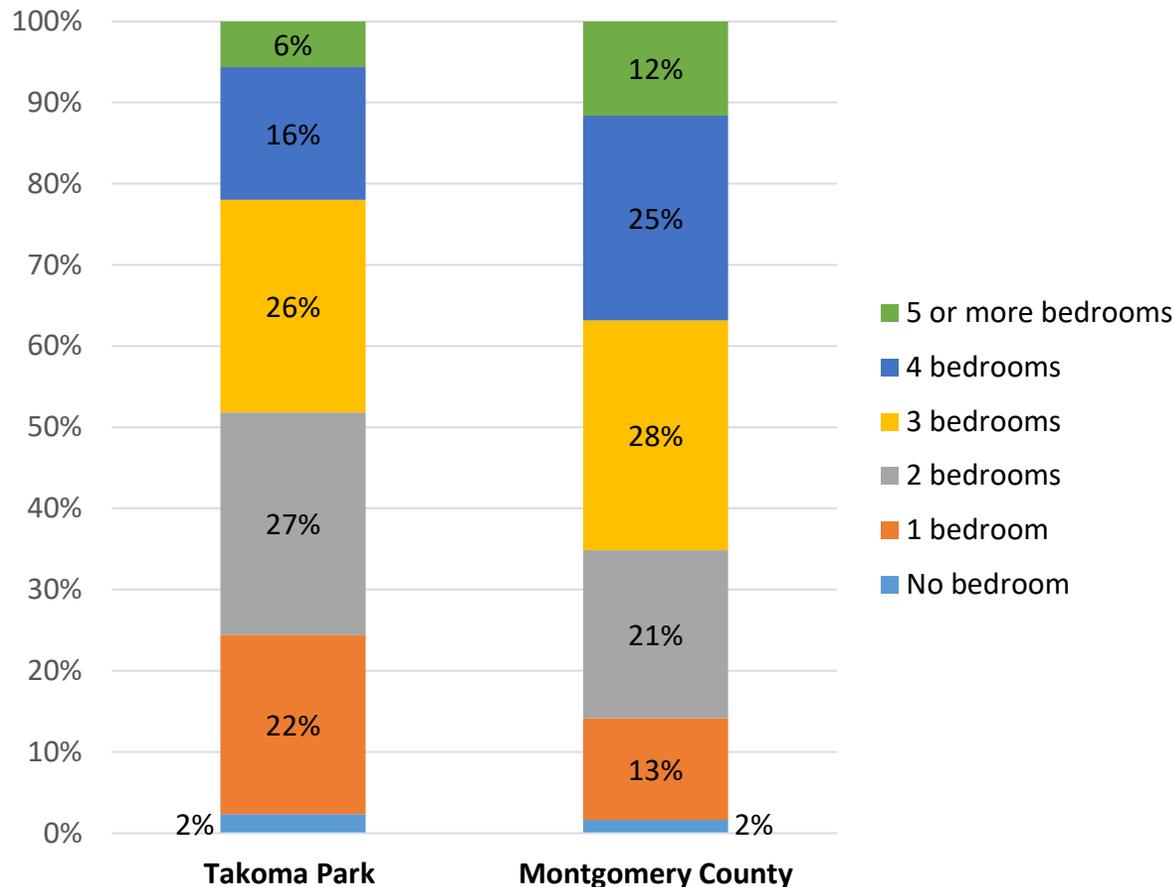
Source: 2011-2015 ACS 5-Year Estimates

Housing Stock

Takoma Park has a diverse housing stock that includes garden apartments, high-rise towers, Queen Anne cottages, Colonial Revivals, and Craftsman bungalows. The housing stock tends to be older than elsewhere in suburban D.C. Roughly 70% of homes in Takoma Park were built prior to 1940, with a median construction date of 1951. The median construction date for Montgomery County, by contrast, is 1978; for the Comparison Tracts, the median construction date is 1957.

Source: 2011-2015 ACS 5-Year Estimates

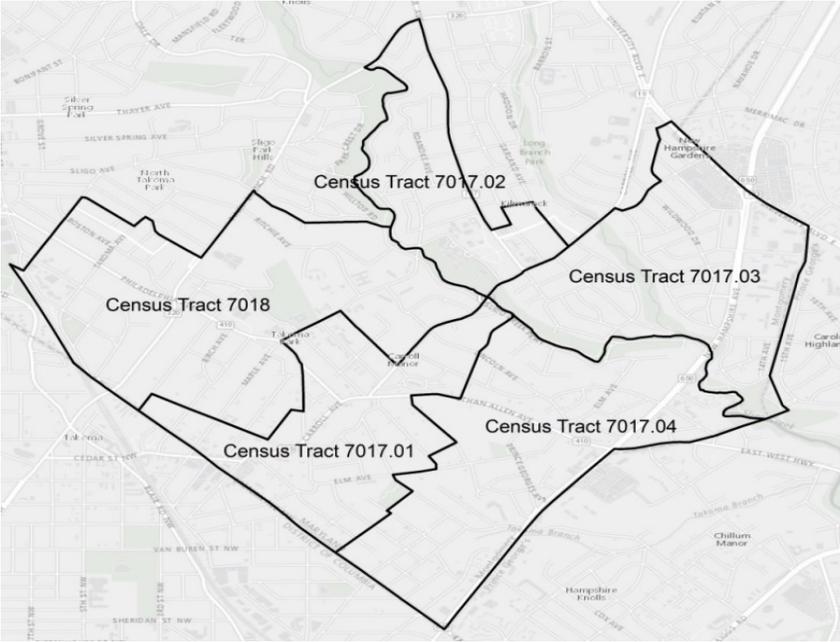
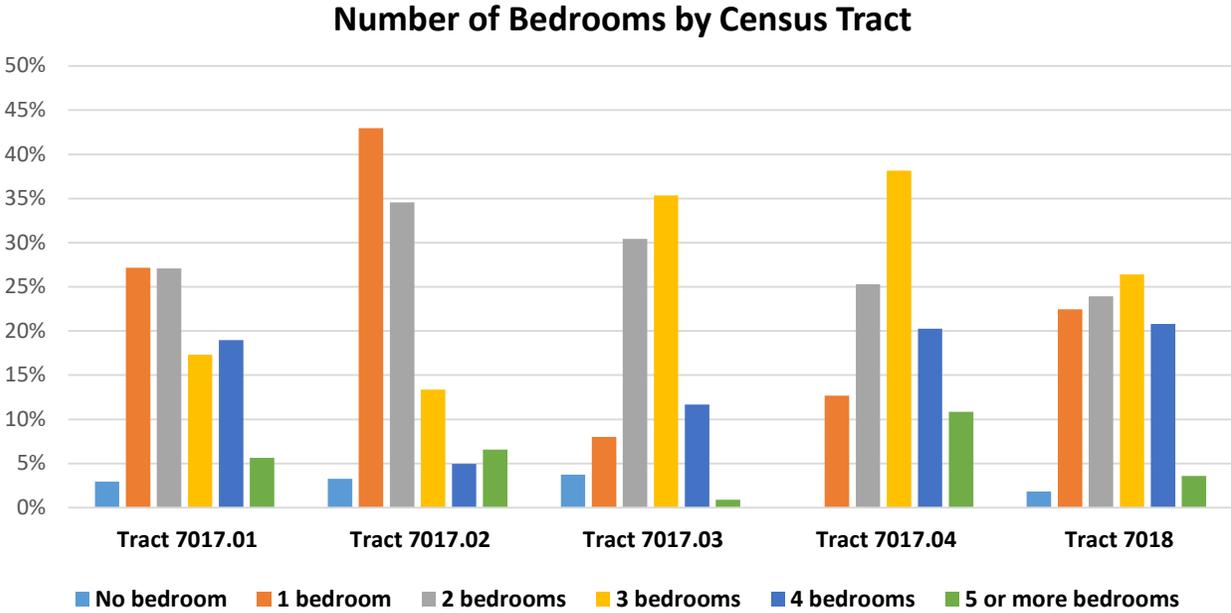
Housing Stock: Number of Bedrooms



- Homes in Takoma Park tend to have fewer bedrooms than those in Montgomery County as a whole.
- Takoma Park has a greater percentage of one to three bedroom units than Montgomery County (75% vs. 62%). Similarly, Takoma Park has a lower proportion of four or more bedroom units compared to Montgomery County (22% vs. 37%).
- Given that roughly 77% of households are comprised of one to three people, the distribution of bedroom sizes is appropriate for the current population.

Housing Stock: Number of Bedrooms by Census Tract

The number of bedrooms varies by Census Tract in Takoma Park. Housing units in **Census Tracts 7017.01 (Ward 3) and 7017.02 (Ward 5)** tend to have fewer bedrooms than those in other tracts. Larger families would be most likely to find suitable housing in **Census Tracts 7017.04 (Ward 2) and 7018 (Wards 1 and 4)** which have the largest proportions and numbers of housing units with at least four bedrooms.



Source: 2011-2015 ACS 5-Year Estimates

Housing Stock: Condition

The Montgomery County Department of Housing and Community Affairs (DHCA) inspects rental housing facilities in Takoma Park. DHCA issued 2,368 citations for Property Maintenance Code violations in Takoma Park between 2013 and 2016, most of which were for large multi-family rental properties.

The five most common Property Maintenance Code violations cited by DHCA in the City were:

- Interior Walls/Ceilings – General condition, water/mold (448)
- Doors – General condition, locks, operating hardware (340)
- Bathtub/Shower – General condition, operating hardware, mildew (253)
- Sink – General condition, operating hardware, garbage disposal (148)
- Infestations – Roaches, rodents, bed bugs (132)

Source: Montgomery County Department of Housing and Community Affairs, 2017

Local Housing Market and Affordability

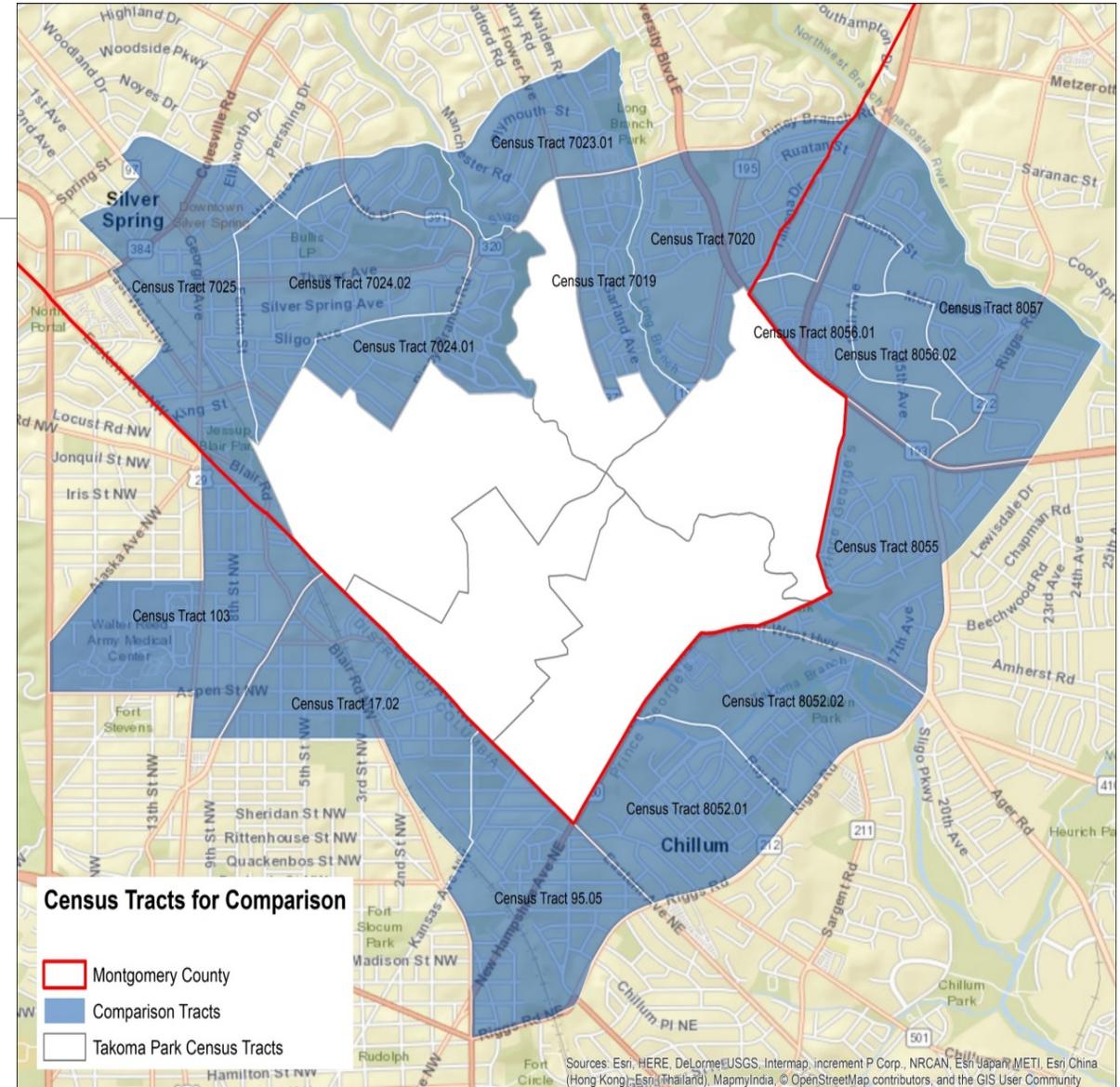
Median Home Value

The median home value in Takoma Park in 2015, according to the U.S. Census Bureau, was \$486,300, compared to \$454,700 for the County and \$321,780 for the Comparison Tracts.

Median Home Value	
Montgomery County	\$454,700
Takoma Park City	\$486,300
Comparison Tracts	\$321,780

In the Comparison Tracts, Tract 8056.02 in Langley Park had the lowest median home value at \$183,700, and Tract 7024.02 in Silver Spring had the highest at \$527,100.

Source: Montgomery County Department of Housing and Community Affairs, 2017



Local Housing Market: Sales

- According to local real estate sales data, a total of 907 homes were sold in Takoma Park between January 2012 and January 2017. Most were two or three bedroom homes, and properties were on the market for an average of 47 days prior to closing.
- Median sales prices have increased over the past five years, from \$407,000 in 2012 to \$475,000 in 2016. In 2016, roughly 47% of the residential properties listed for sale in Takoma Park were sold for over \$500,000.
- Median sales prices varied by bedroom size, ranging from \$156,605 for a 1-bedroom unit (mostly condominiums) to \$771,042 for a 5-bedroom house.

Source: MLS data provided by local Realtor, Hank Prensky (Realtor), 2012-2017

Local Housing Market: New Investment

There has been little new residential construction in Takoma Park. A total of 12 new construction permits were issued or finalized between 2012 and 2017, including three demolition/rebuild projects and four new single-family homes on vacant lots. All permits were related to single-family dwellings.

No new multifamily rental buildings have been constructed since the 1970s. Several multifamily buildings, however, have been constructed or are planned just outside Takoma Park in D.C. and in Silver Spring. Most of these projects are mixed market rate and affordable developments, and the majority of units have one or two bedrooms. Average asking rents range from \$1,552 to \$2,220. Vacancy rates range from 1.2% to 6.8%.

Although there has been no new multifamily development in Takoma Park, there has been significant public and private investment in the rehabilitation of existing affordable housing units. Since 2000, the County has invested over \$18.3 million and the State has invested over \$20.2 million in affordable developments in Takoma Park. Over \$20.4 million in Low Income Housing Tax Credit (LIHTC) funds and over \$23.0 million in private funds have also been invested. Together, these funds supported the preservation of 703 affordable units.

Source: City of Takoma Park, 2012-2017

Local Housing Market: Rental

The City of Takoma Park has licensed a total of 3,296 rental units in 639 buildings.

Median gross rent in the City was \$1,094 in 2015, compared to \$1,627 in the County and \$1,333 in the Comparison Tracts. This includes market-rate, rent stabilized, and subsidized rental units.

Median Gross Rent - 2015	
Montgomery County	\$1,627
Takoma Park City	\$1,094
Comparison Tracts	\$1,333

Source: 2011-2015 ACS 5-Year Estimates

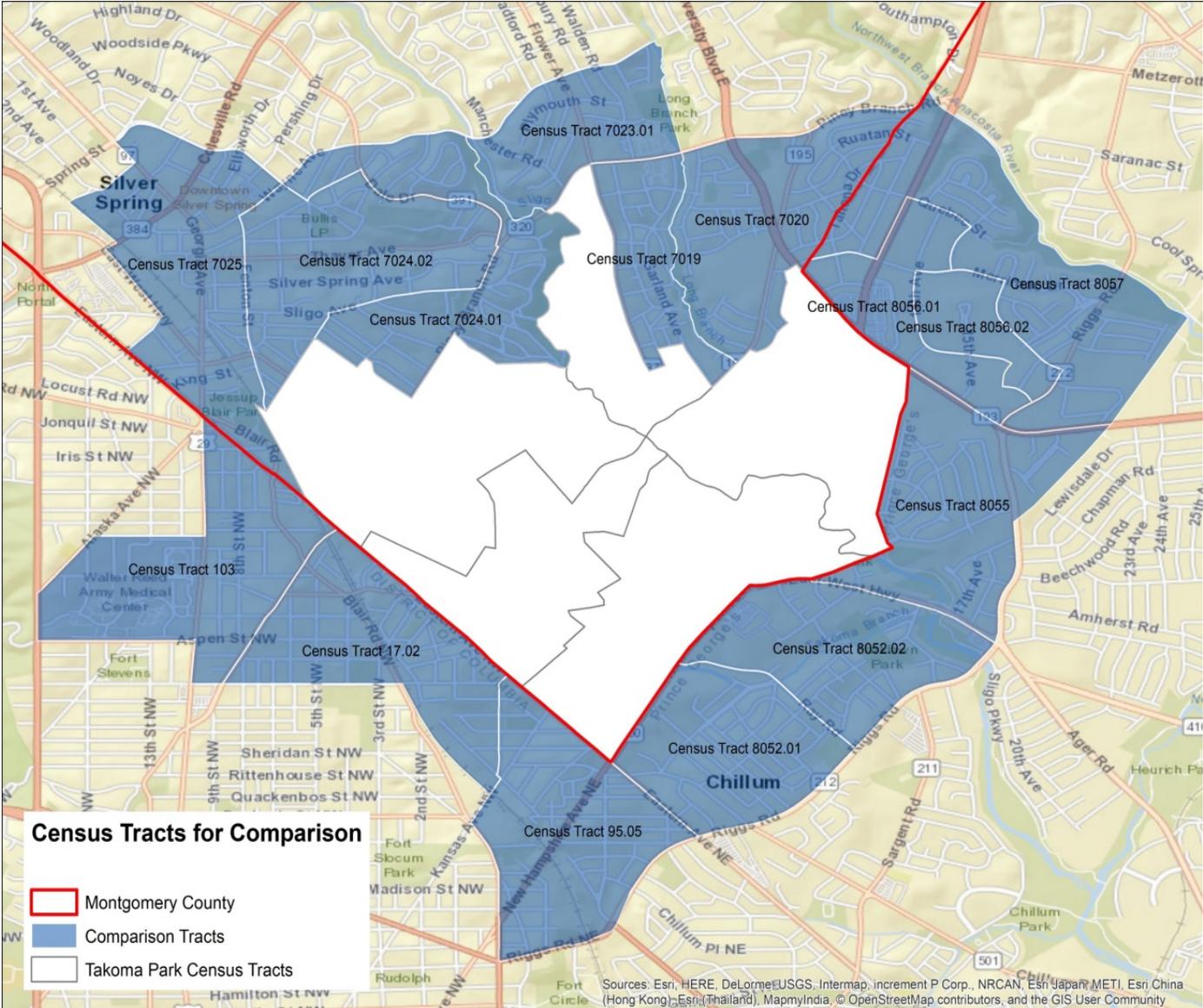
Building Size	Number in Takoma Park
1 Unit	342
2 Units	102
3 to 4 Units	86
5 to 10 Units	64
11 to 30 Units	26
31 to 50 Units	9
51 to 100 Units	2
101+ Units	8

Source: City of Takoma Park

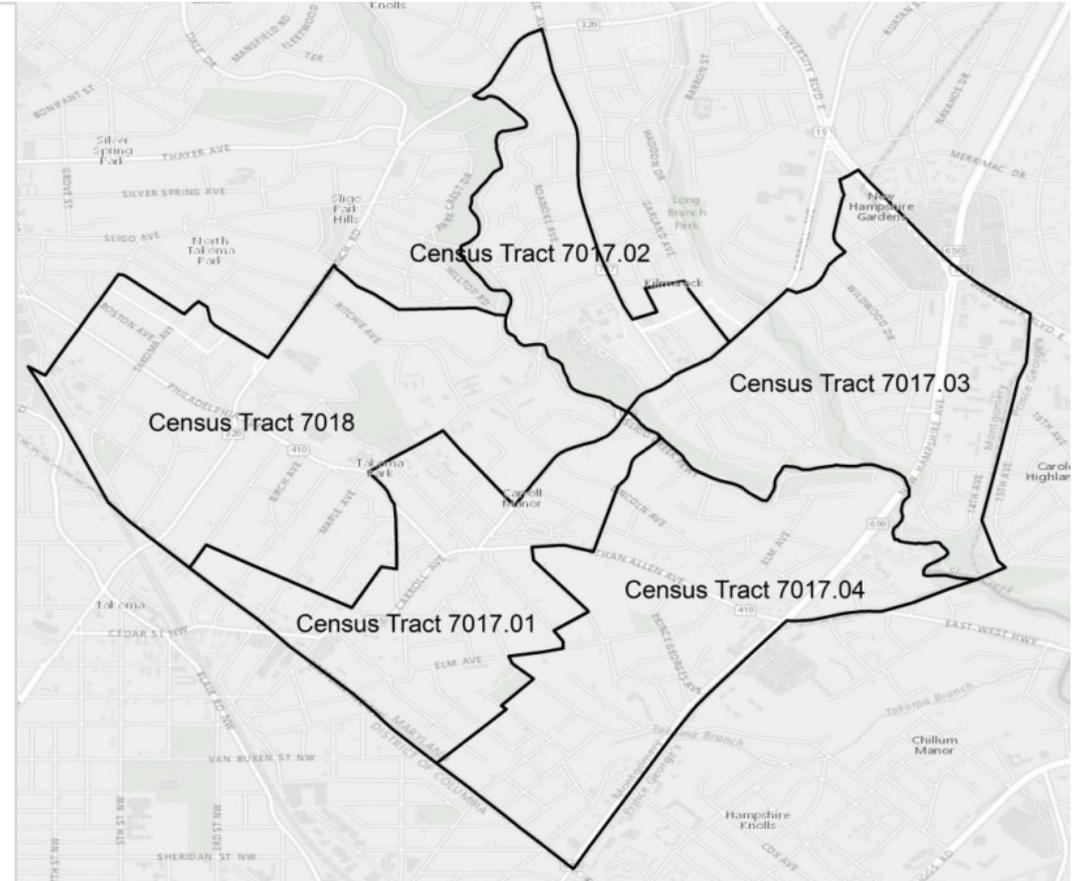
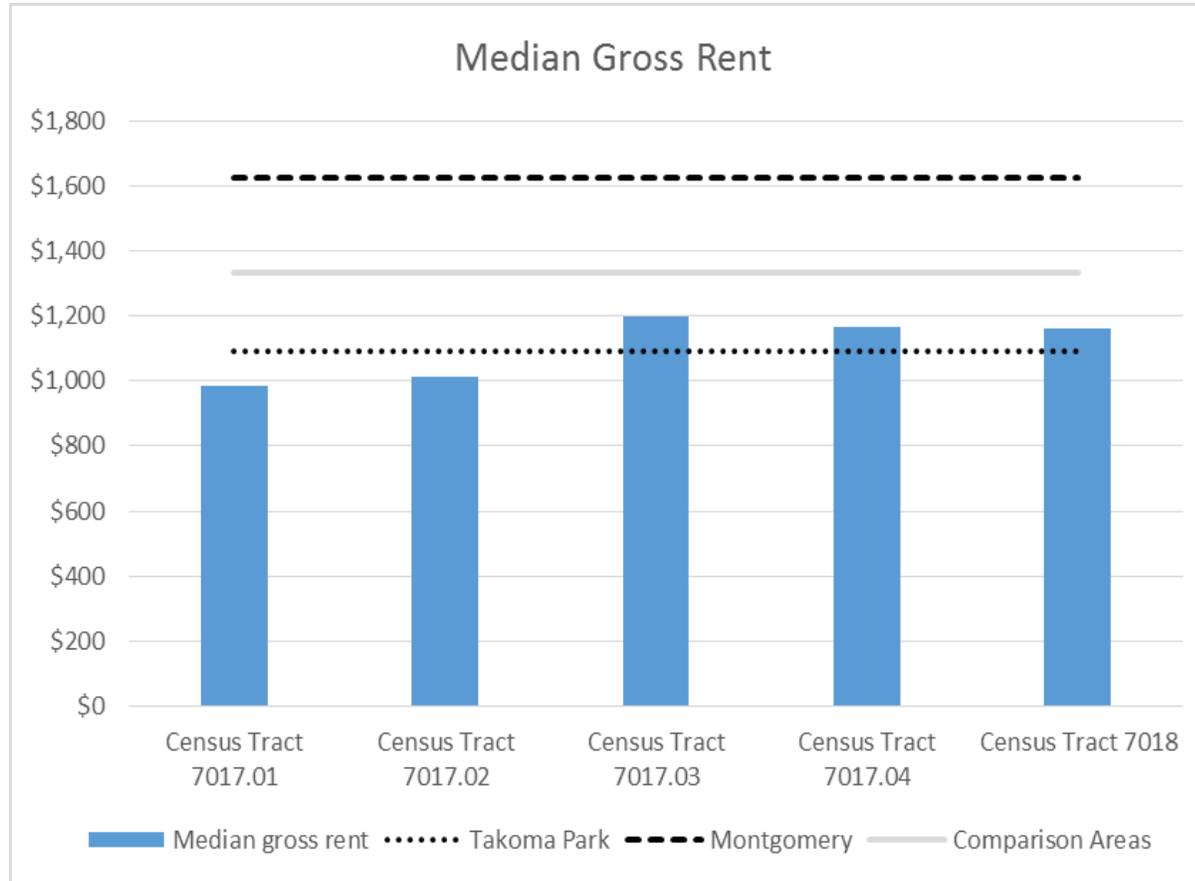
Local Housing Market: Rental

Median gross rent in the City varies by tract, with the lowest rents found in Census Tract 7017.01 (Ward 3) in Takoma Park (\$985).

In the Comparison Tracts, the median gross rent in Census Tract 8052.01 in Chillum was \$1,093. This was the only area included in this analysis that had a median rent lower or comparable to Takoma Park's overall median rent of \$1,094.



Local Housing Market: Rental



Source: 2011-2015 ACS 5-Year Estimates

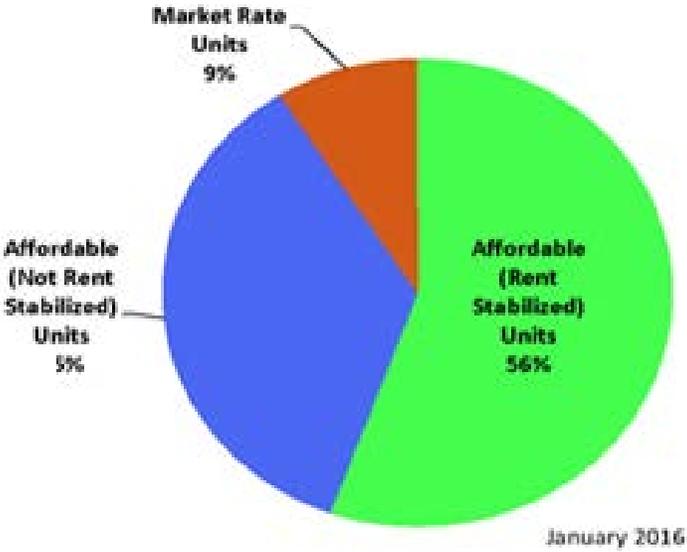
Local Housing Market: Rental

- Nearly all of the City's rental housing stock is either rent stabilized or subsidized through the Low Income Housing Tax Credit (LIHTC) and Housing Choice Voucher programs. Only 9% of the housing stock is market-rate.
- 7.1% of all Takoma Park households live in federally-subsidized* households according to HUD, compared to 2.5% in the Comparison Tracts and 3.2% in Montgomery County.
- 8.7% of all Takoma Park households live in LIHTC low-income units according to HUD, compared to 4.2% in the Comparison Tracts and 2.1% in Montgomery County.
- Subsidized rental properties are not dispersed evenly throughout the City. The largest clusters of subsidized rental units are in the Long Branch/Sligo Creek area and along Maple Avenue.

** Federally subsidized households are those living in public housing or using housing choice vouchers. Households living in properties with Project Based Section 8, Section 236, and Section 202 and 811 supportive housing contracts are also included in this definition.*

Source: City of Takoma Park, 2016

Takoma Park Multifamily Buildings by Rent Stabilization Status (January 2016)



Source: City of Takoma Park, 2016

Local Housing Market: Rental

Asking rents for rent stabilized units are much lower than the HUD Fair Market Rent.

Bedroom Type	Market Rent Rate	Rent Stabilized Rent Rate	Difference Between Market and Rent Stabilized Rent Rates
Efficiency	\$1,440	\$786	\$654 (Rent Stabilized Rate is 54% Lower)
1 Bedroom	\$1,513	\$930	\$583 (Rent Stabilized Rate is 61% Lower)
2 Bedroom	\$1,746	\$1,097	\$649 (Rent Stabilized Rate is 63% Lower)
3 Bedroom	\$2,300	\$1,451	\$849 (Rent Stabilized Rate is 63% Lower)

Source: HUD 2017 Fair Market Rent; City of Takoma Park, 2017

Subsidized Housing

There are a total of 490 **HUD-subsidized housing units** in Takoma Park.

- This includes 339 Project-Based Section 8 units, 6 HOME units, and 145 housing units occupied by households with Housing Choice Vouchers issued through the Montgomery County Housing Opportunities Commission (HOC) of Montgomery County.
- Roughly 46% of HUD-subsidized units (excluding those units rented by voucher recipients) are at risk of conversion to market-rate housing, with subsidies expiring prior to 2025. The majority of these expiring units (156, or 99%) are in Victory Towers, which serves individuals aged 62 and over.

There are 338 households living in **Low Income Housing Tax Credit (LIHTC) funded units** in Takoma Park.

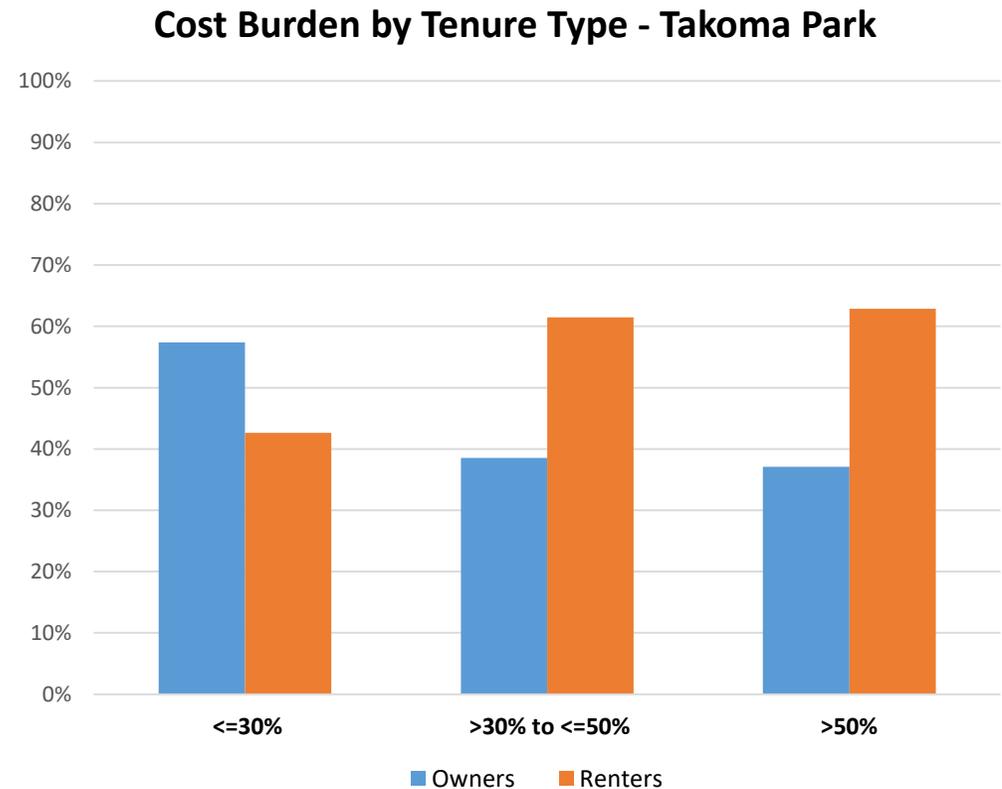
- Roughly 76% of these LIHTC units are at-risk of conversion to market-rate housing, with subsidies expiring prior to 2025. The majority of these expiring units (187, or 73%) are in Victory Towers – 156 of which also have expiring HUD subsidies as detailed above.

Source: HUD's Picture of Subsidized Households, 2016; National Housing Preservation Database, 2017; Housing Opportunities Commission of Montgomery County, 2017

Cost Burden

- *Housing is considered affordable when monthly housing expenses, including utilities and property taxes, do not exceed 30% of monthly household income. When monthly housing expenses exceed this limit, a household is considered cost-burdened.*
- 39.3% of all renter households and 23.1% of all owner households in Takoma Park are cost-burdened.
- 14% of all renter households and 7.9% of all owner households in Takoma Park are severely cost-burdened, which means their housing costs exceed 50% of monthly household income.

Source: 2009-2013 CHAS



Cost Burden

Although the proportion of cost-burdened renter households is higher, owner households earning less than Area Median Income (AMI) are actually more likely to be cost-burdened than renters at the same income levels.

Percentage of Households within income level that are cost burdened by tenure type

Household Income Level	Owners	Renters	Total
0-30% AMI	69%	69%	69%
31-50% AMI	68%	66%	66%
51-80% AMI	60%	8%	24%
80-100% AMI	58%	2%	18%
>100% AMI	13%	12%	13%

Source: 2009-2013 CHAS

Affordability

Generally, rent stabilized units are affordable for households earning at least the annual median income (\$82,735). Market-rate rental units and for-sale properties are not. Roughly 32% of all Takoma Park households earn less than the minimum annual income required to afford a rent stabilized apartment, and almost half earn less than is required to afford purchasing a home in the City.

This table demonstrates affordability issues using rents and sales prices for two-bedroom properties in Takoma Park. For this example, a 25% affordability threshold is used instead of 30% to align with Montgomery County’s definition of affordability. Accurate utility costs are not available and therefore not included in the monthly housing expenses.

Unit Type	Median Rent/Sales Price	Minimum Annual Income
Fair Market Rent	\$1,746	\$83,808
Rent-Stabilized	\$1,097	\$52,656
For Sale	\$352,249*	\$99,168

*Affordability is calculated based on monthly mortgage payments, taxes, home insurance, and PMI. A 10% down payment, 4.5% interest rate, and \$600 annual insurance policy is assumed.
Source: HUD 2017 Fair Market Rent; City of Takoma Park; MLS – Courtesy of Hank Prensky

Housing Market Forecast

Housing Market Forecast

The Research and Special Projects Division of the Montgomery County Planning Department collaborates with the Metropolitan Washington Council of Governments (MWCOCG) to develop population, household, and employment projections for the region. According to the MWCOCG, “Regional economic growth will continue to attract new residents and fuel a general demand for housing.” Specifically, the following trends for Montgomery County are expected:

- The County’s population will increase to 1,223,300 persons by 2045, which represents a 20% increase from the 2015 American Community Survey (ACS).
- The number of households in the County will increase to 461,900 by 2045, which represents a 23% increase from the 2015 ACS.

Source: Growth Trends to 2045: Cooperative Forecasting in Metropolitan Washington. Metropolitan Washington Council of Governments. November 9, 2016.
<https://www.mwcog.org/documents/2016/11/16/growth-trends-cooperative-forecasting-in-metropolitan-washington-cooperative-forecast-growth--development/>

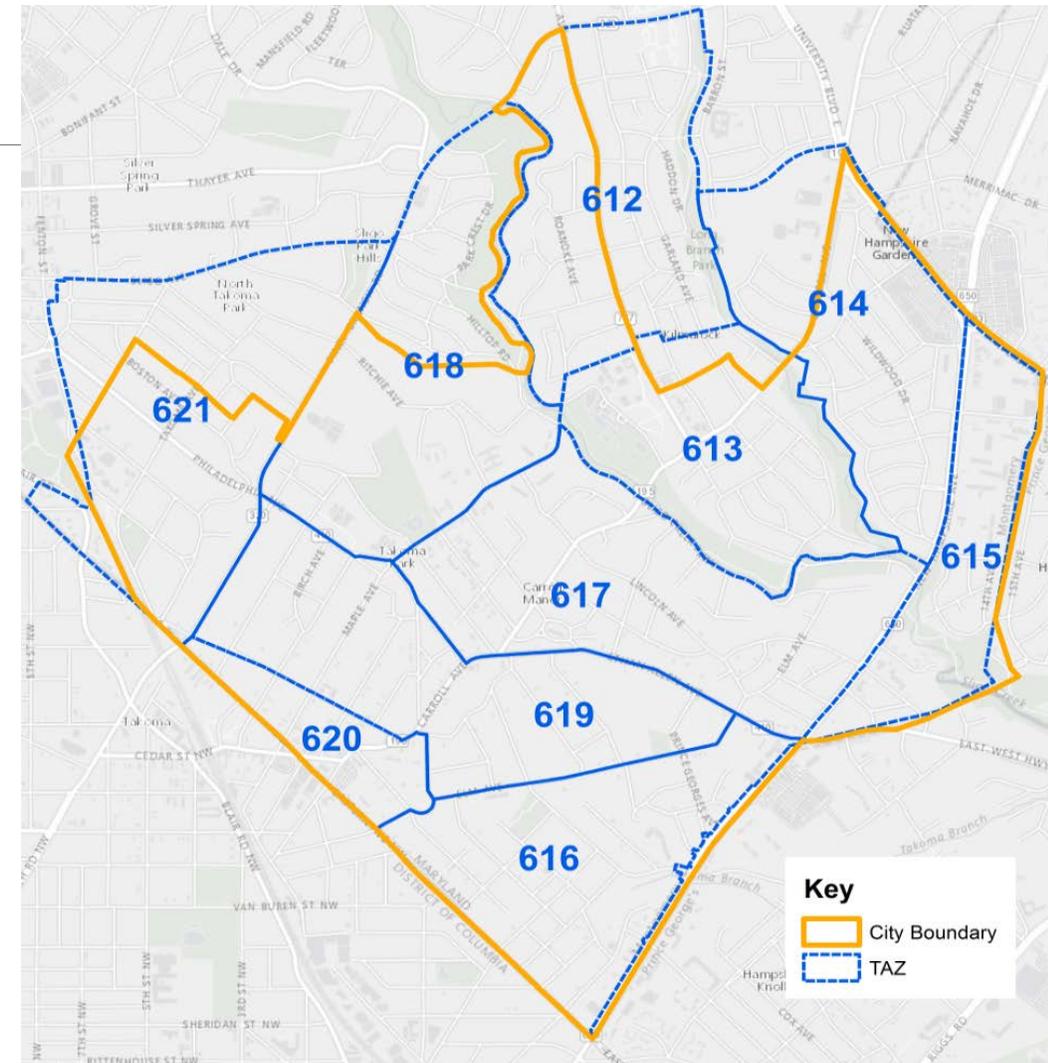
Housing Market Forecast

MWCOG projections are available at smaller geographical levels called Transportation Analysis Zones (TAZ). Ten TAZ fall fully or partially within Takoma Park. Trends for these 10 TAZ are as follows:

- The population will increase by 1,810 to 19,288 persons by 2045, which represents a 15% increase from the 2015 ACS.
- The number of households will increase by 977 to 7,501 by 2045, which represents a 10% increase from the 2015 ACS.

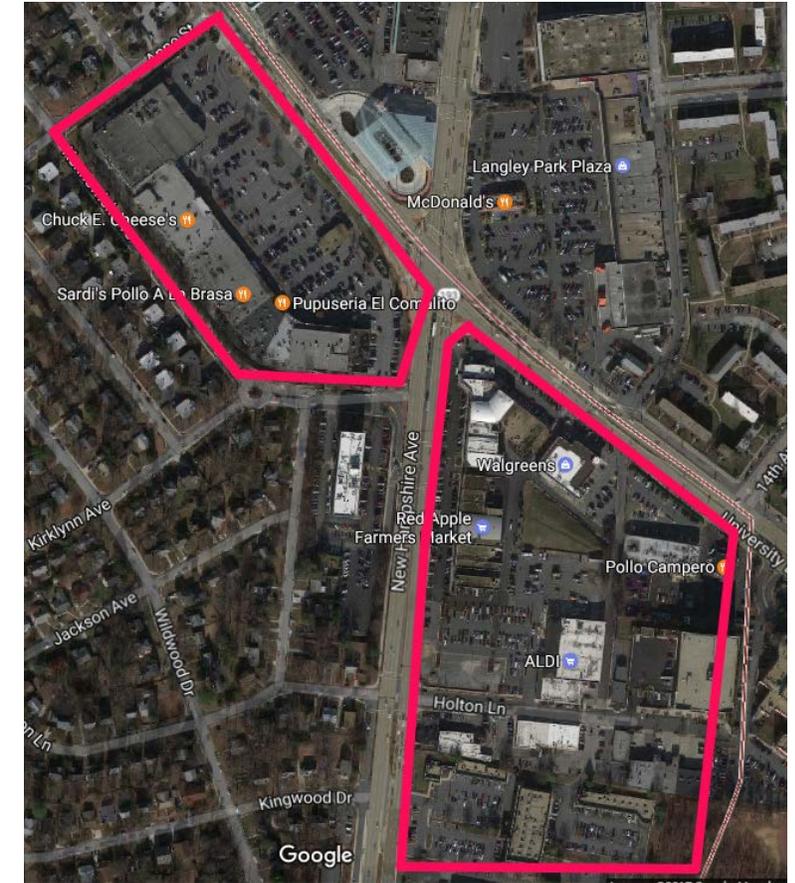
Population and household growth is expected to be slower than in the County because the City is almost entirely built out, with little vacant property or developable land available.

Whether or not population and household growth meet the projected levels in Takoma Park is heavily dependent on new housing construction, which will not occur on a large scale without the redevelopment of privately-owned properties.



Forecast: Location of New Housing

- Development of the Purple Line will likely prompt some multifamily development in Long Branch, the Takoma/Langley Crossroads, and along the New Hampshire Avenue corridor area.
- Increased access to transit in these sectors will make these areas more attractive to investors and residential developers.
- The Maryland-National Capital Park and Planning Commission developed sector plans for both Long Branch and Takoma/Langley Crossroads in 2013 and 2012, respectively. These plans recommended zoning changes, which have since been adopted, that allow for increased residential density and encourage mixed-use development in existing commercial areas. Virtually all of the properties discussed in the sector plans are in active use and privately-owned. **Several of these properties feature large surface parking lots, which provide an opportunity for site reconfiguration that would preserve existing commercial uses while allowing for additional mixed-use construction.**



Forecast: Cost and Affordability



New multifamily developments are exempt from the City's rent stabilization requirements for five years. However, Montgomery County's Moderately Priced Dwelling Unit (MPDU) Program requires developments with 20 or more residential units to make 12.5% of the total units affordable to moderate-income households.

For example, if a 50 unit market-rate multifamily development was constructed in 2022, (the estimated service start date for the Purple Line), at least seven units would have to be moderately-priced. Without additional subsidies, the remaining 43 units would be market-rate, and have rents much higher than stabilized units in Takoma Park.

Forecast: Cost and Affordability

This table shows the cost differences between median rent estimates in 2017 for market-rate units, MPDUs, and rent stabilized units with costs projected to 2022 based on average historical increases.

Median Rent in Takoma Park: 2017 - 2022

Bedroom Type	Market Rate		Moderately-Priced		Rent Stabilized	
	2017	2022	2017	2022	2017	2022
Efficiency	\$1,440	\$1,775	\$1,125	\$1,170	\$786	\$880
1 Bedroom	\$1,513	\$1,865	\$1,210	\$1,240	\$930	\$1,041
2 Bedroom	\$1,746	\$2,152	\$1,450	\$1,490	\$1,097	\$1,228
3 Bedroom	\$2,300	\$2,835	\$1,675	\$1,740	\$1,451	\$1,624

- Rental costs will increase in all unit categories by 2022. The average rate of rent increases is highest for market-rate units, at 23.3%, followed by rent stabilized units at 12.0% and moderately-priced units at 0.5%.
- The projected rent increase for moderately-priced units is much lower because the maximum rent that may be charged for a unit in the MPDU program is tied to area median income.

Costs are projected to 2022 (Purple Line service start date) based on average historical increases from 2012-2016.

Market – HUD Fair Market Rent; Moderately-Priced – 2017 MPDU Maximum Rents for New Developments and HUD Area Median Income; Rent-Stabilized – City of Takoma Park Banked Rents

Forecast: Other Factors

- Nationally, young adults (ages 18-34) are driving the housing market, comprising 42% of all homebuyers and 56% of all renters.* This population is growing in the metropolitan D.C. region; by 17.4% in Montgomery County, and by 22.7% in the Comparison Tracts from 2000 to 2015.
- **In Takoma Park, however, this segment of the population shrunk by 7.1% in the same period. Given the City's proximity to transportation, higher education, jobs, and the amenities in the D.C. region, this could indicate that young adults struggle to find suitable or attractive housing in Takoma Park.**

*Source: The Zillow Group Report on Consumer Housing Trends, October 2016; all other data from the U.S. Census Bureau via PolicyMap

Forecast: Other Factors

- The young adult population dropped in some of the Comparison Tracts: Census Tract 103 (-17.3%) in D.C.'s Takoma neighborhood, Census Tract 7019 (-2.1%) in Long Branch between Flower and Carroll Avenues, and in Census Tracts 7024.01 (-26.0%) and 7024.02 (-2.53%) in the Silver Spring Park and Sligo Park Hills neighborhoods of Silver Spring. However, most of the Comparison Tracts experienced growth in this population group, with Census Tract 7025 in Silver Spring's CBD experiencing the most growth at 186.3%.
- **At the same time, the City's senior population (ages 65+) grew by 24.7%. About 57% of senior households owned their homes, while 43% rented in 2015. This means that the City will likely see an increased demand for accessible rental and owner-occupied senior housing options so the older population can age in place.**

*Source: The Zillow Group Report on Consumer Housing Trends, October 2016; all other data from the U.S. Census Bureau via PolicyMap

SEPTEMBER 27, 2017

Economic Data Analysis

City of Takoma Park, Maryland



Overview

Takoma Park has a strong economy with good diversification, high annual income, and high educational attainment of workers. However there are underlying issues. One is that the City's largest employer, the Washington Adventist Hospital, plans to leave its current site in 2018, and relocate about 1,300 jobs. This leaves a parcel open for new development, but on a site which is constrained by existing buildings. Few other large, vacant, developable sites exist within the City.

Overview

There are segments of Takoma Park's population which have fallen behind on the metrics of education and employment. The Hispanic and Latino population is growing, but has a lower educational attainment level than other population subgroups. There is a significant black and African American population, making up 33% of the population. The educational attainment level of this population is also lower than that of the white population. When looking at racial divides, analysis shows that the white residents of Takoma Park had a 4.9% unemployment rate, while black and African American residents had a 13% unemployment rate. The Hispanic and Latino population had a 9.2% unemployment rate. The share of businesses owned by minorities has declined 10% since 2007.

Overview

The Takoma/Langley Park area, the New Hampshire Avenue corridor, and the Long Branch area, located at the intersection of Flower Avenue and Piney Branch Road, offer mixed-use, transit-friendly redevelopment opportunities. Redevelopment of these areas is likely given the alignment of the Purple Line and siting of planned stops. However, stakeholders noted that if anticipated redevelopment occurs, they are concerned that many small, locally-owned businesses may be displaced.

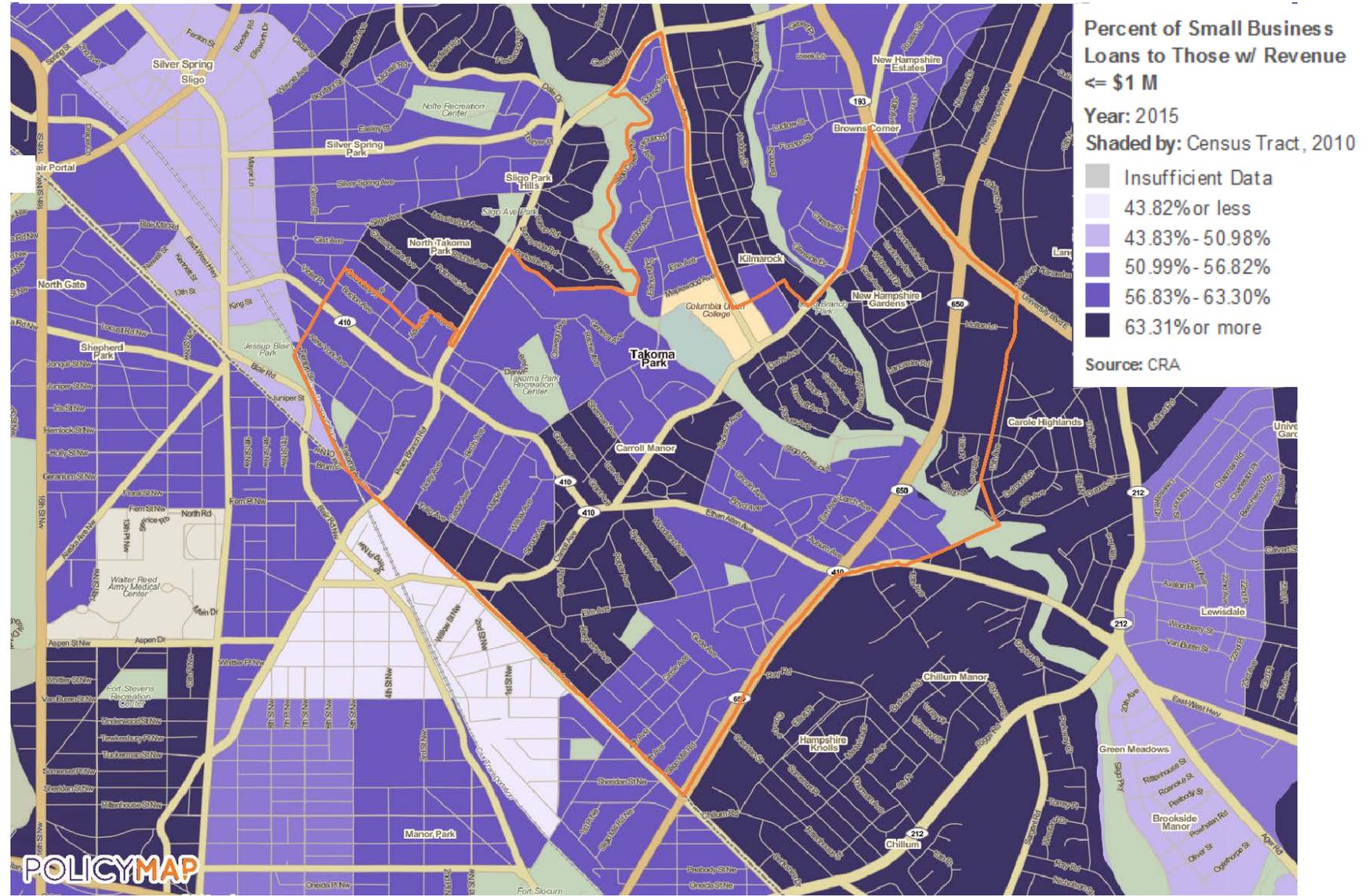
Overview

Small businesses in Takoma Park are flourishing, and make up 62%, or 418 of all businesses in the area. The number of businesses owned by women grew from 2007 – 2012, although the number of businesses owned by minorities decreased. As illustrated in the following map, small businesses are able to access funding based on based on Community Reinvestment Act Data.

Community members noted various loan programs and training opportunities in Takoma Park that provide small business development support. For example, stakeholder interviews indicated that the Crossroads Community Food Network has launched a commercial kitchen incubator, which allows small food entrepreneurs to prepare their wares in an environment that is compliant with regulations.

Source: Community Reinvestment Act Data

Percent of Small Business Loans Made to Businesses with Revenues of One Million Dollars or Less in 2015



Source: Community Reinvestment Act Data

Key Findings

Takoma Park has a mix of different businesses, with several major anchors.

- **Washington Adventist Hospital, the largest employer in Takoma Park, will be relocating in 2019.**
- Washington Adventist University, the only four-year institution of higher education in the City, employs 650 people.
- Montgomery College, an open access community college located on the border of Takoma Park and Silver Spring, employs 580 people.

Montgomery County is an important business and research center, as well as a hub for federal government operations.

Key Findings

- **The economic recession of 2008 hit Maryland hard and it has not recovered as well as neighboring states.** According the Jacob France Institute at University of Baltimore From 2010 to 2012, suburban Maryland - including Montgomery, Prince George's, Frederick, Calvert and Charles counties - saw a net gain of 4,300 jobs. At the same time, Northern Virginia added 44,100 jobs and D.C. added 32,500 jobs.
- **From 2010 to 2014, jobs in Takoma Park decreased from 6,505 to 5,684,** a difference of 821 or 13%. The industries most impacted were healthcare and administration, waste management and remediation. Growth occurred in professional, scientific, and technical services, and accommodation and food.
- **The population of Hispanic and Latino workers is increasing.** Across time, populations of both white and black workers in Takoma Park have varied, although 2015 ended in a slight decrease for both. In Takoma Park, as well as in the Comparison Tracts and Montgomery County, there is an upward trend in the percentage of Hispanic and Latino workers.

Key Findings

- **Population in Takoma Park is increasing.** From 2010 to 2015, the population of Takoma Park grew faster than the State of Maryland, but slower than Montgomery County as a whole. The City's population increased from 16,853 in 2010 to 17,478 in 2015, an increase of 3.7%.

It should be noted that the population increase in Takoma Park was likely a one time anomaly and not a growth trend. In 2010, when the U.S. Census was complete, a large apartment building with capacity for 1,000 residents was empty due to renovations. By 2012, it was at nearly full capacity.

- **Takoma Park has more middle-aged adults.** Comparison Tracts had a significantly higher percentage of 25 - 34 year olds than any other geographic area, while Takoma Park had a higher percentage of people aged 30 – 44 years old than the Comparison Tracts, the County, and the State.
- **Both Takoma Park and Montgomery County had higher proportions of foreign born population than Maryland, the U.S., or the Comparison Tracts.**

Key Findings

- **Of the total population in Takoma Park, 45% are white, 33% are black, and 14% are Hispanic or Latino.** There is a larger black population in Takoma than in Montgomery County, Maryland, the Comparison Tracts, or the U.S. The black population in the City is 5,768, which includes the African-born population of 1,033.
- **The Hispanic or Latino population in Takoma Park, Montgomery County, and the Comparison Tracts is increasing.** In the Comparison Tracts, the percentage of the Hispanic population is nearly 50%. Takoma Park saw a 3% increase in the Hispanic and Latino population in five years, adding 522 people.
- **Educational attainment levels vary across population groups.** The black and African American population has a lower than average educational attainment rate. 86% (4,960) of Takoma Park's black residents have a high school degree or higher as compared to 97% of the white population. 82% of white residents have a bachelor's degree or higher, while 42% or 2,569 of black residents do.
- **Of those from a Hispanic or Latino background, 22.6% have a bachelor's degree or higher,** the lowest educational attainment rate of any ethnic or racial group. Lower educational levels often correlate with fewer job opportunities in higher-wage industries.

Key Findings

- **Wages in Montgomery County are high.** The average weekly wage in Montgomery County is \$1,422, which is much higher than the U.S. average weekly wage of \$865. The average annual wage in Montgomery County is \$71,709.
- **Workers who live in Takoma Park have high levels of education, but those working in Takoma Park have lower levels of education.** This indicates that Takoma Park residents' average educational attainment is greater than the needs of the jobs available in the City, so residents often work elsewhere.
- **Most Takoma Park residents were employed outside of the City.** According to the Census Bureau, only 311 residents were employed in Takoma Park.
- **In 2014, Takoma Park had more jobs than Montgomery County held by people with less than a high school degree.** In Montgomery County, this share was 9.6%, while in Takoma Park it was 11.1%. In the Comparison Tracts it was 11%.
- **Takoma Park had 4.7% fewer jobs held by persons with a bachelor's degree or an advanced degree than Montgomery County.** Alternatively, there were more jobs in Takoma Park held by individuals with some college or an associate's degree than in Montgomery County.

Key Findings

- **The unemployment rate in Takoma Park is 7.4%, which is higher than the County and the State but lower than the Comparison Tracts.** In Montgomery County, it is 6.1%. In Maryland, it is 4.1% In the U.S. it is 4.7%. In the Comparison Tracts it was 9.7%.
- **The residents of Takoma Park spend a collective \$119,721,000 on retail each year.** Not all of this is spent in the City, and there is capacity to add more retail in the City which could contribute to improving business districts or adding more jobs.
- **In 2015 more people in Takoma Park and the Comparison Tracts took public transit than in Montgomery County; 30% of the population as compared to 16% in the County.** This is likely due to the accessibility of metro stations and major bus lines.

Demographics

Demographics Summary

- From 2010 to 2015, Takoma Park's overall population increased 3.7%. The elementary school-aged population and the 35 - 44 year old population increased, indicating that more families have moved into the City. While the Comparison Tracts saw a large increase in the number of 25 – 35 year olds, the population 40 - 44 years of age had the largest increase in Takoma Park, a further indication of the presence of families.
- Takoma Park has a higher percentage of **older residents (ages 60-69)** than other geographies.
- Overall, Takoma Park has a higher percentage of white residents than the Comparison Tracts, while at the same time it has a disproportionately large black and African American population.

Demographics Summary

- Compared to Montgomery County and the Comparison Tracts, the City's black and African American population has a higher level of educational attainment at the bachelors degree level and a higher percentage of the Hispanic population attaining a high school diploma. This suggests momentum that could be capitalized upon, and is worth exploring further. It may be that an educational program is successfully reaching those in need of a high school diploma or college degree, which could be further supported.
- The relatively low educational attainment among the 65+ cohort is less impactful to economic outcomes, but the slight dip in bachelors degree attainment in the 25 - 35 year age group could point to a larger trend and is important to monitor.

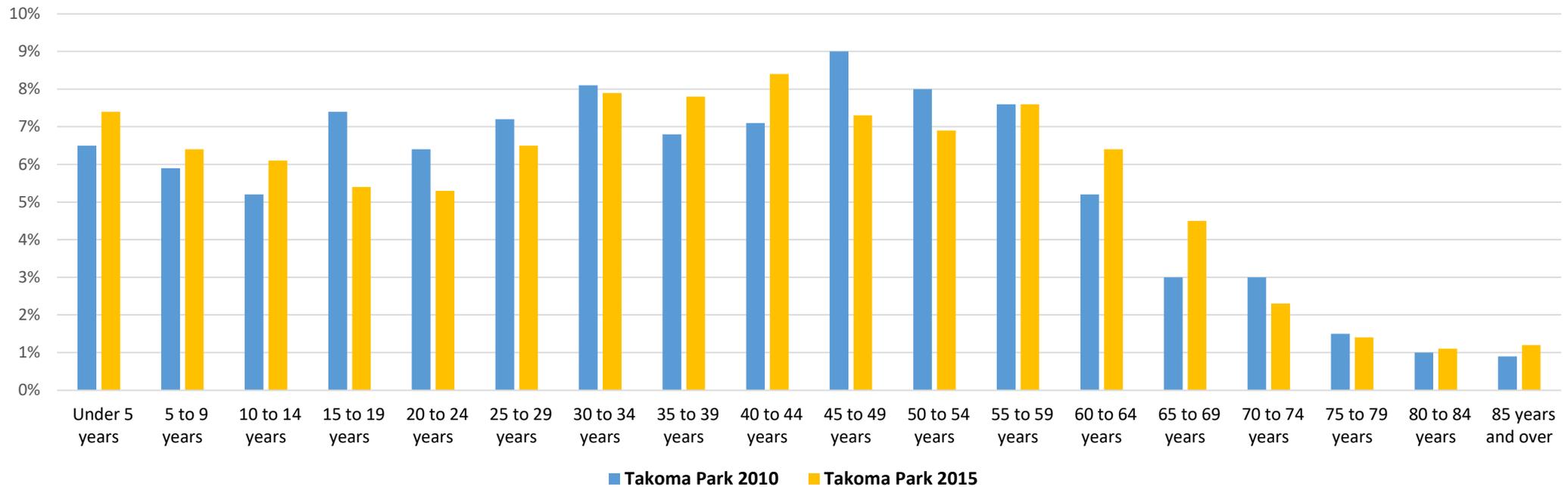
Population Growth

From 2010 to 2015, Takoma Park's population grew slower than Montgomery County and slower than the Comparison Tracts.

Region	Population 2010	Population 2015	Rate
Takoma Park	16,853	17,478	3.7%
Comparison Tracts	62,803	67,960	8.2%
Montgomery County	947,230	1,017,859	7.5%

Population: Growth by Age of Residents

The elementary school-aged population and the population of persons 35 - 44 years of age increased, indicating that more families have moved into Takoma Park.

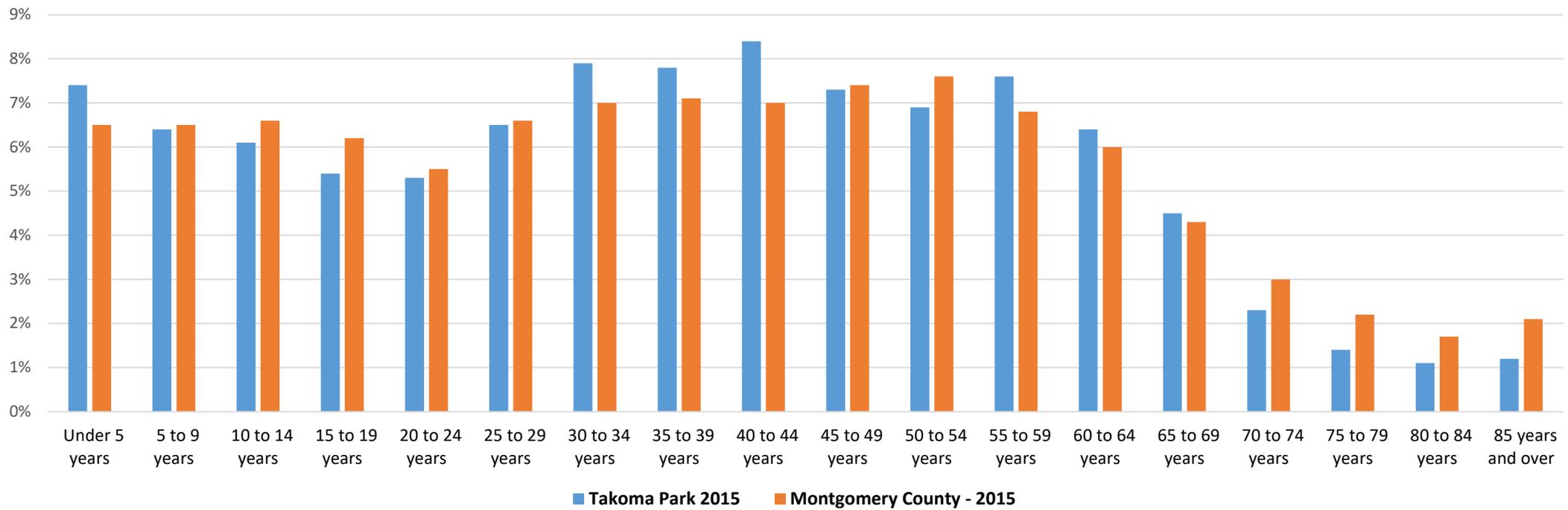


Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Population: Age

Comparison of Takoma Park and Montgomery County (2015)

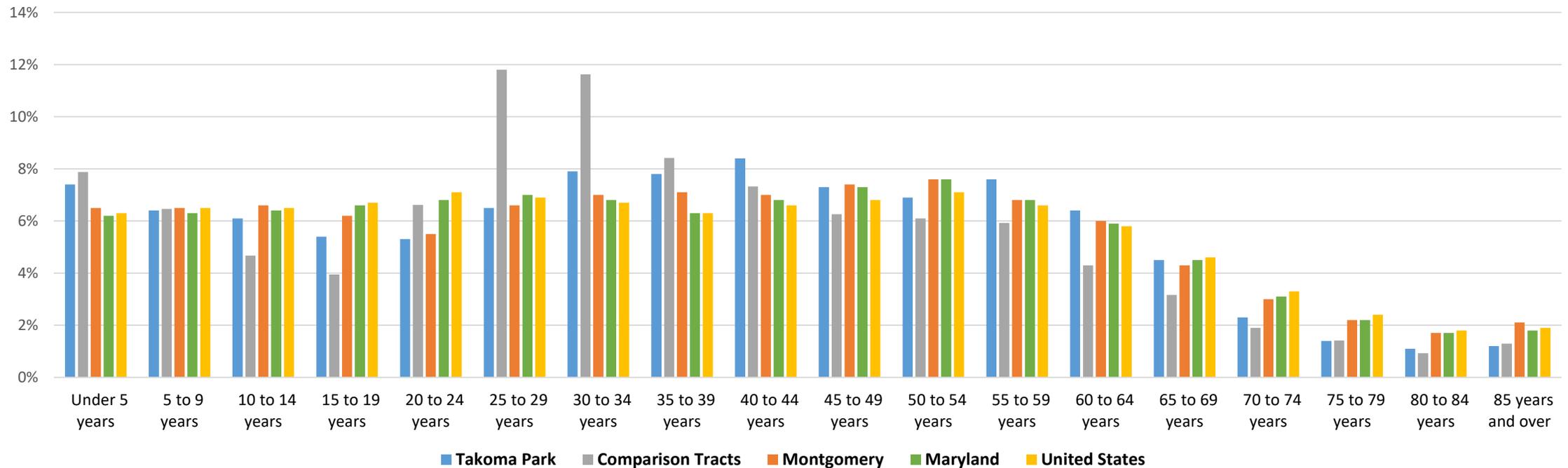
Takoma Park has more people aged 30 - 44 year compared to Montgomery County. This, along with the larger percentage of persons under five years of age further suggests that families are moving into the City.



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Population: Age

The 20 - 34 year old population of the Comparison Tracts in 2015 is higher than in Takoma Park and Montgomery County, a reflection of the large influx of young professionals moving into the metropolitan D.C. area.



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Population: Foreign Born

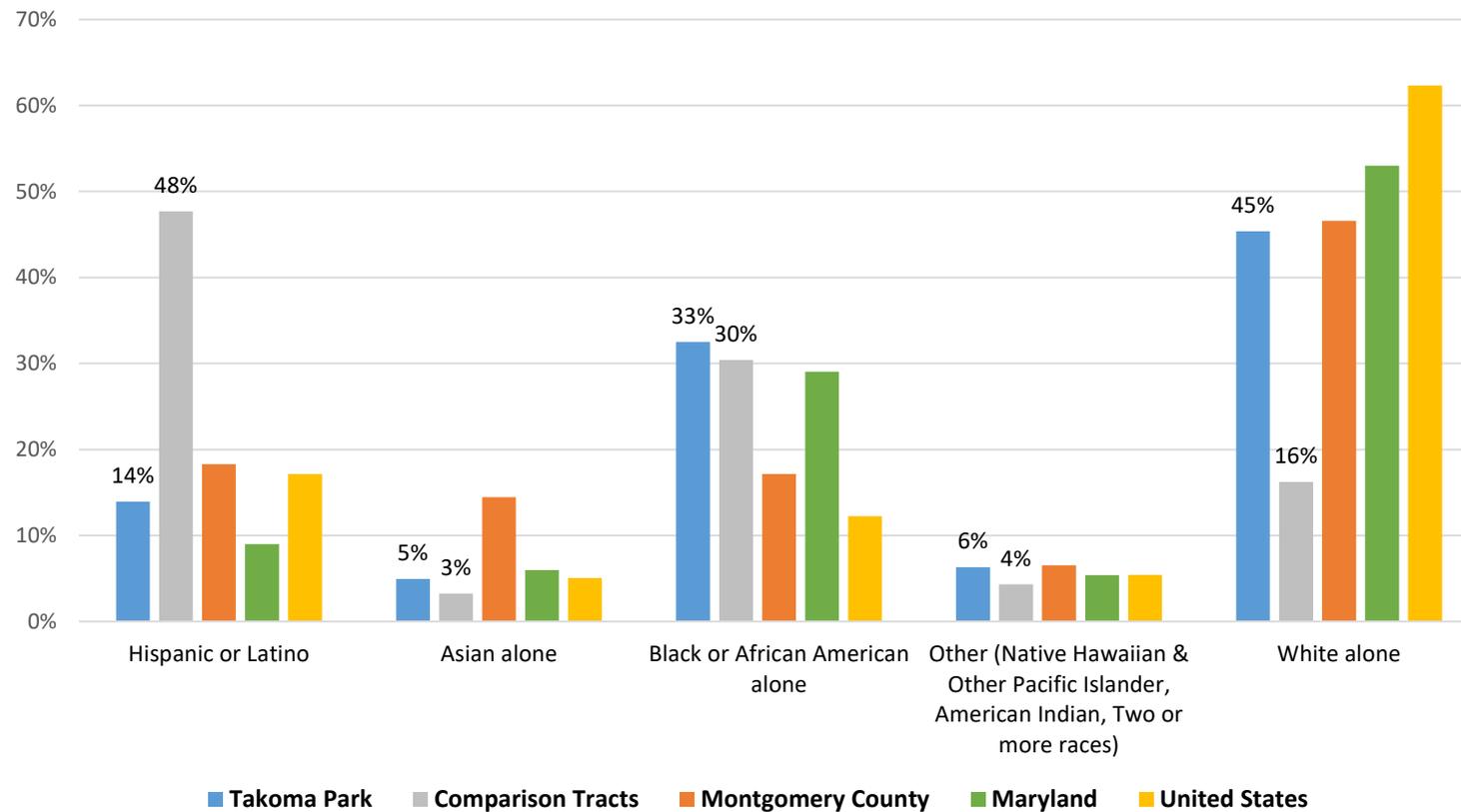
Both Takoma Park and Montgomery County have higher proportions of the population that are foreign born compared to Maryland, the U.S., or the Comparison Tracts.

While the share of foreign born residents in Takoma Park has not changed from 2010 to 2015, it has increased in Montgomery County by 2%. It has decreased in the Comparison Tracts.

% Foreign Born	2010	2015
Takoma Park	30%	30%
Comparison Tracts	15%	13%
Montgomery County	31%	33%
Maryland	13%	15%
United States	13%	15%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Place of Birth by Nativity and Citizenship Status

Race and Ethnicity (2015)

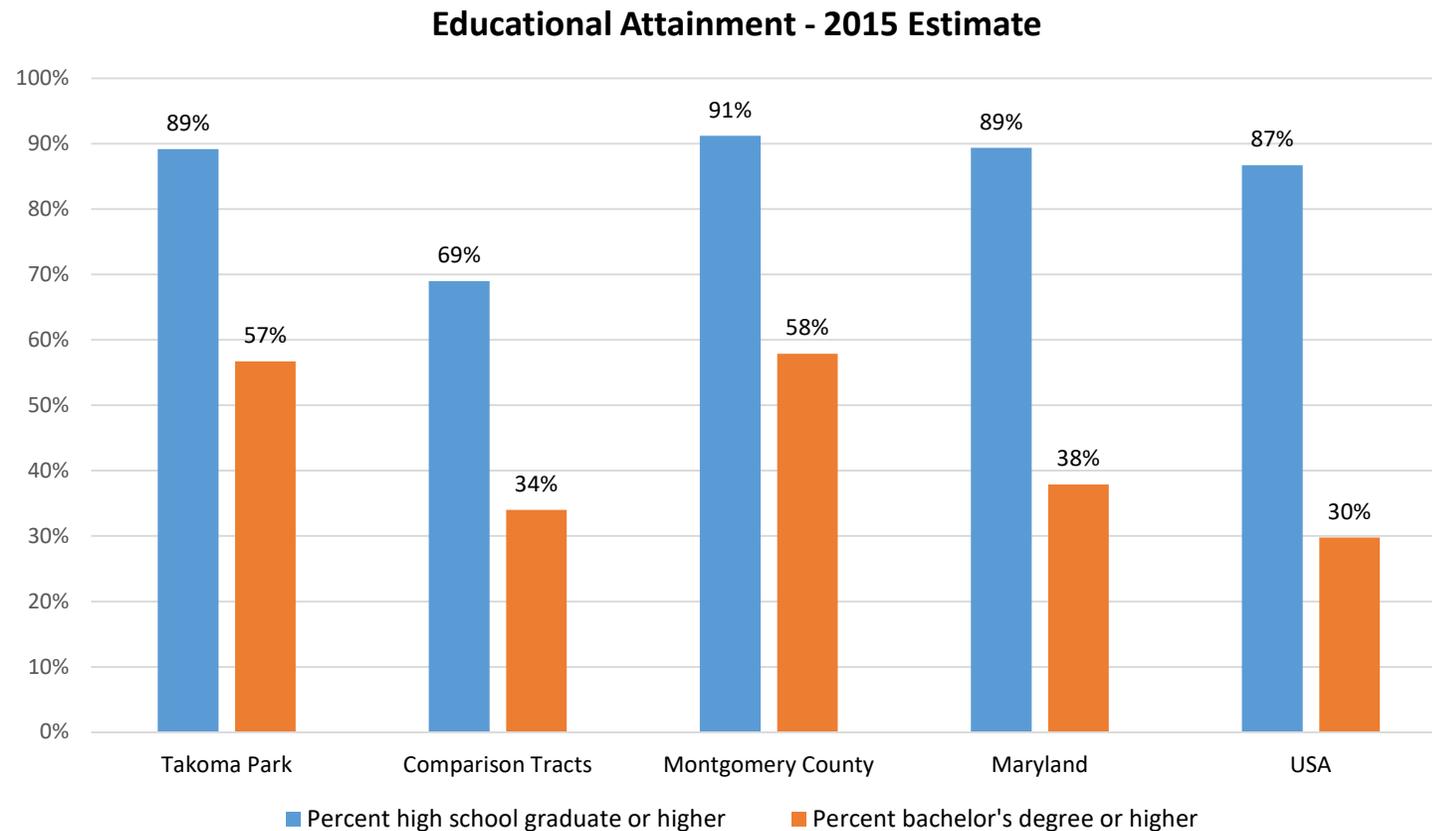


- Takoma Park has a higher percentage of white residents compared to the Comparison Tracts (45% vs. 16%).
- Takoma Park has a lower percentage of Hispanic or Latino residents compared to the Comparison Tracts (14% vs. 48%).
- Takoma Park has a higher percentage of black or African American residents than Montgomery County (33% vs. 17%).

Persons whose ethnicity is “Hispanic or Latino” may be of any race. All other ethnic categories are not of Hispanic or Latino origin (“alone”).

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

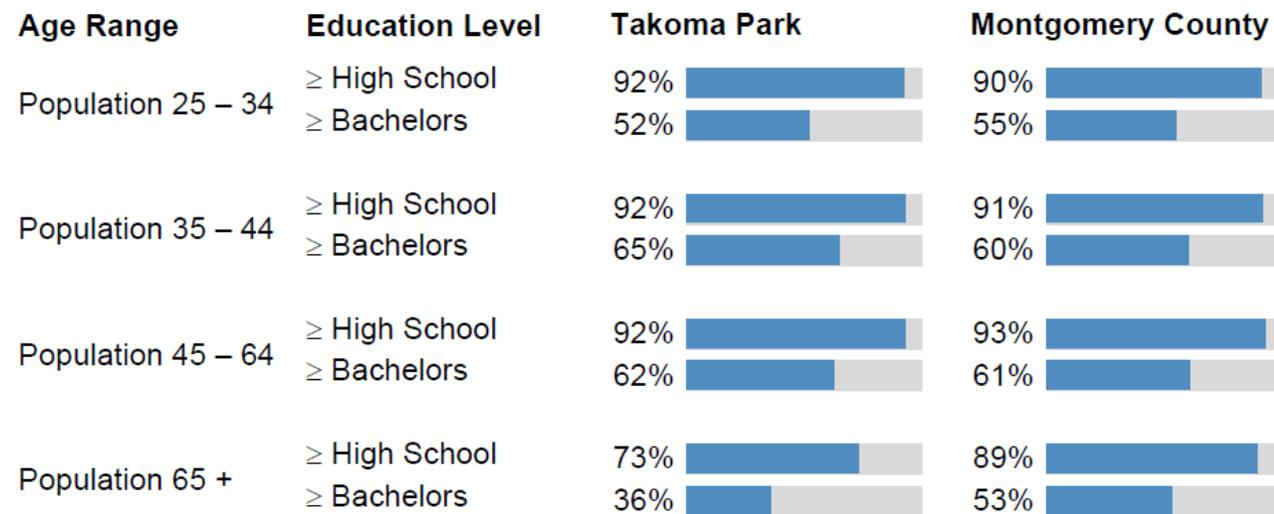
Educational Attainment



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Educational Attainment

- Takoma Park has a high level of educational attainment when compared to the country as a whole, and follows overall trends in Montgomery County.
- A high level of educational attainment in Takoma Park and Montgomery County is an economic advantage – it portends higher salaries and makes the recruitment and retention of employees easier.

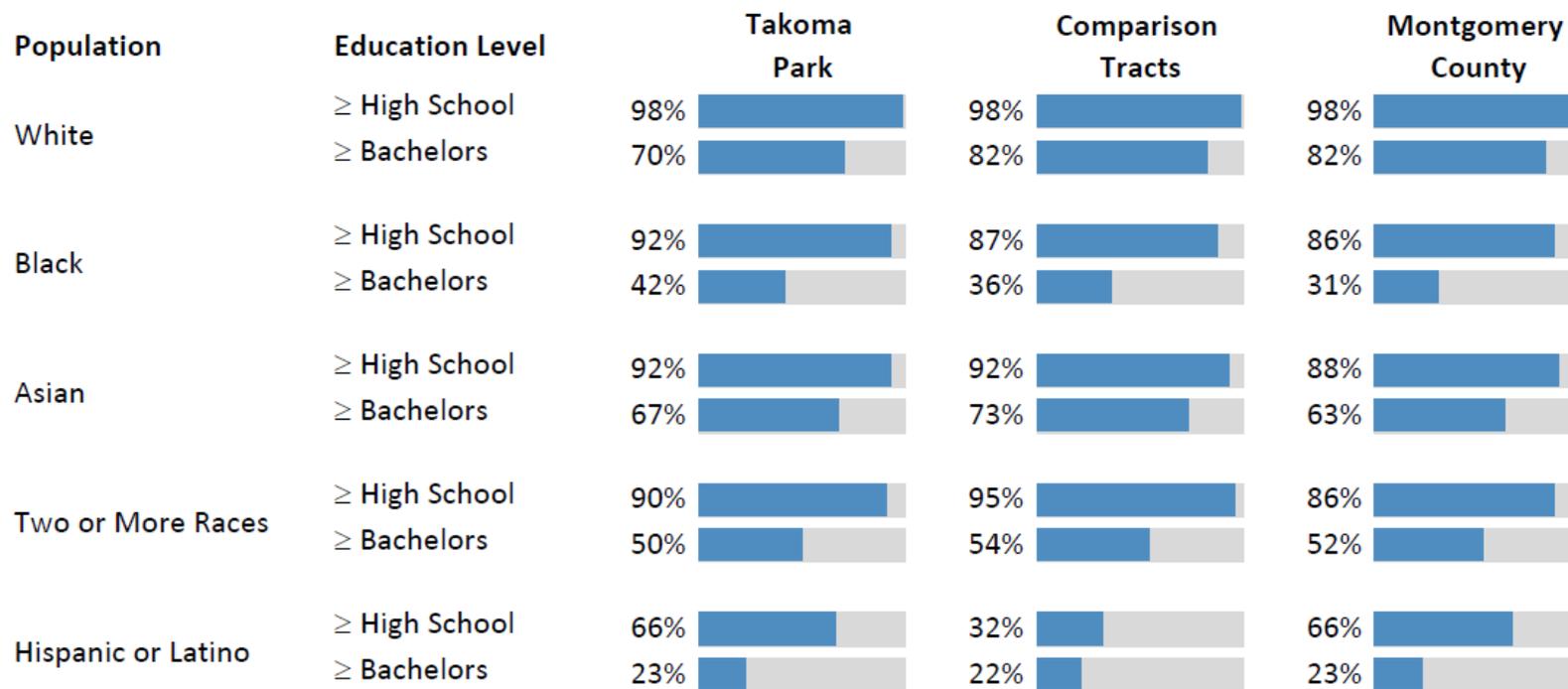
Educational Attainment: By Age



- A higher percentage of Takoma Park residents 35 - 44 years of age have a bachelors degree or higher as compared to Montgomery County.
- A greater percentage of Takoma Park residents 18 - 24 years of age have some college or an associates degree compared to Montgomery County (57% vs. 44%).
- Overall, a slightly lower percentage of Takoma Park residents ages 25 and older have a bachelors degree compared to Montgomery County (23% vs. 26%). However, a greater percentage of residents in Takoma Park have a graduate or professional degree as compared to the County (34% vs. 31%).

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Educational Attainment

Educational Attainment: By Race



- Residents of Takoma Park who are black or African American have slightly higher educational levels compared to Montgomery County and the Comparison Tracts.
- A higher percentage of Takoma Park’s Hispanic or Latino residents have obtained a high school education or higher than the Comparison Tracts (66% vs. 32%).

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Educational Attainment

Profile of Jobs in Takoma Park

Profile of Jobs in Takoma Park

The following data and graphs show characteristics of the jobs in Takoma Park (or respective regions), regardless of where the individual who occupies that job lives.

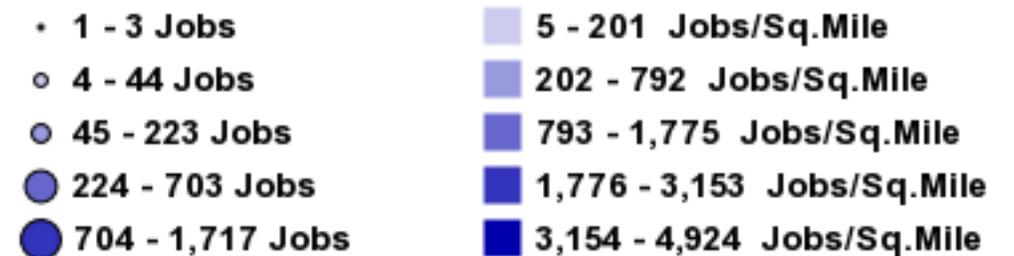
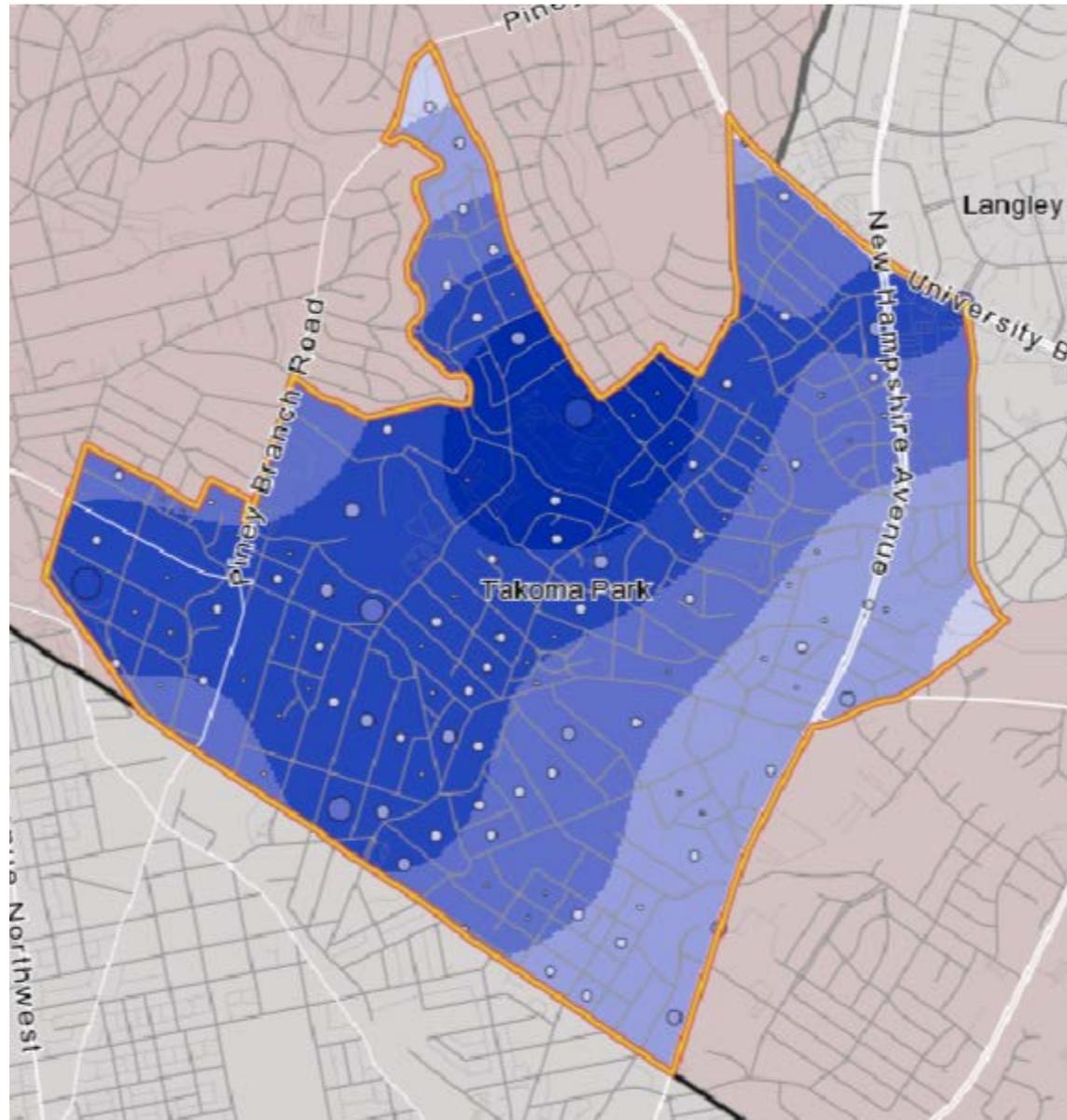
The demographics associated with job profiles does NOT necessarily reflect the population that lives in that region.

Profile of Jobs Summary

- Professional, scientific, and technical services decreased in Montgomery County and increased in Takoma Park. In Montgomery County, this sector lost 4,972 jobs, more than double the amount lost in the sector with the second highest job loss, healthcare. This sector includes firms that specialize in government contracting, as well as other knowledge-based industries such as the legal field and computing. Both of these fields have average annual wages of over \$100,000.
- Healthcare jobs decreased in both Montgomery County and Takoma Park, however these positions may be impacted by the Washington Adventist Hospital downsizing and the opening of institutions such as Holy Cross Germantown Hospital in Montgomery County submarket in October 2014, which added approximately 600 jobs.
- In Takoma Park, the decrease in jobs paying more than \$3,333 per month may be due to the decrease in jobs in healthcare.

Concentration of Jobs in Takoma Park

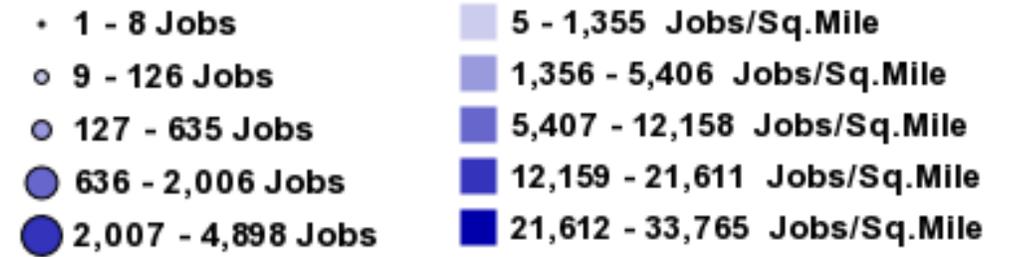
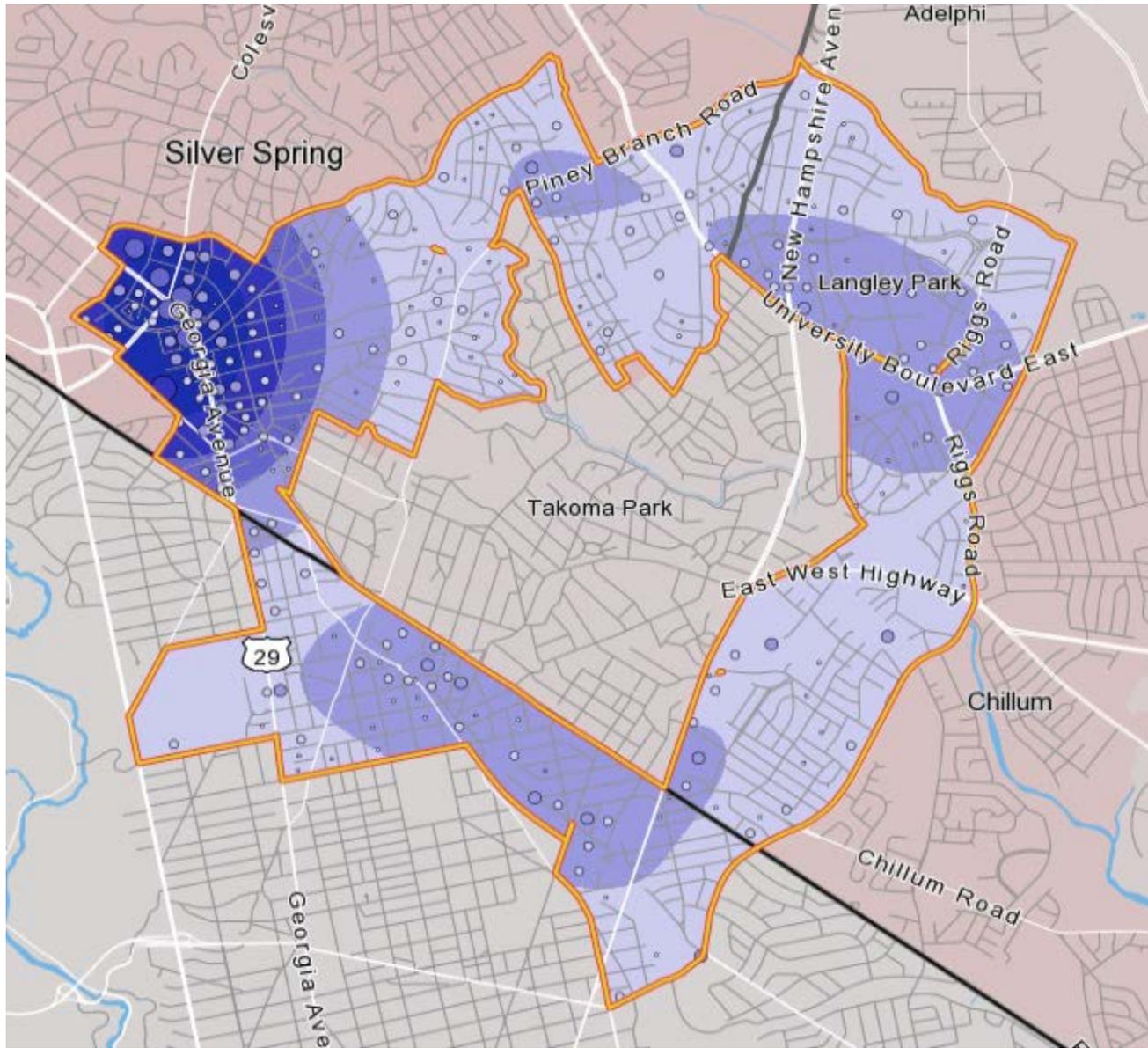
The largest concentration of jobs in Takoma Park are centered around the Washington Adventist Hospital in Ward 5 and Montgomery College in Ward 1. There is a less intense concentration in the Old Takoma / Takoma Main Street area.



Source: U.S. Census Bureau; OnTheMap, Work Area Profile, Takoma Park

Concentration of Jobs in the Comparison Tracts

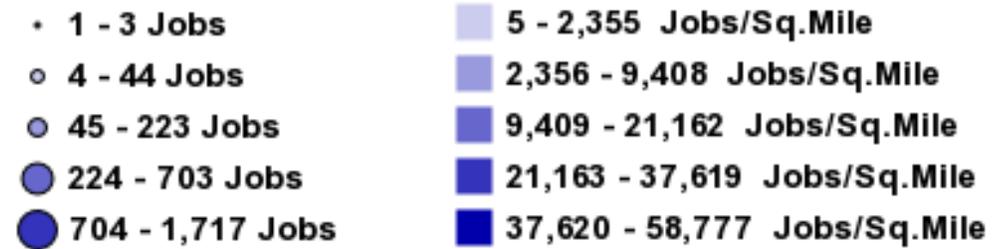
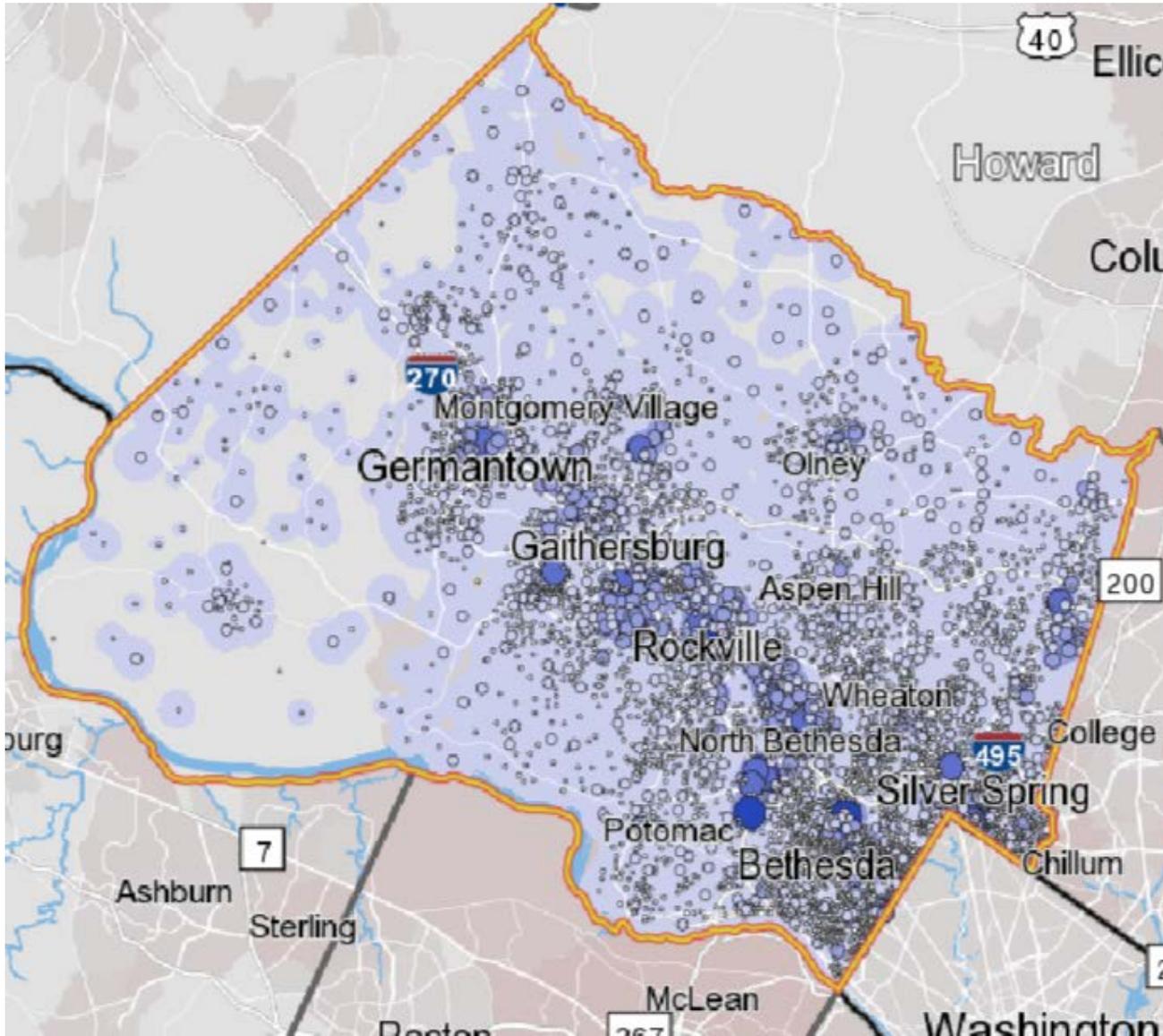
Jobs in the Comparison Tracts were clustered in Silver Spring, with smaller, less dense clusters in Langley Park and the District of Columbia.



Source: U.S. Census Bureau; OnTheMap, Work Area Profile, Takoma Park

Concentration of Jobs in Montgomery County

In Montgomery County, the main concentrations of jobs are located along the border of Washington D.C. and along the I-270 corridor.



Source: U.S. Census Bureau; OnTheMap, Work Area Profile, Montgomery County

Jobs by Earnings

Overall, Takoma Park has a **greater share of middle wage jobs** compared to other regions.

- Takoma Park has a greater percentage of low wage jobs than Montgomery County (25% vs. 19%).
- Takoma Park has a greater percentage of middle wage jobs than Montgomery County (34% vs. 25%).
- Takoma Park has a lower percentage of high paying jobs than Montgomery County (41% vs. 56%).

Wage Per Month	Takoma Park	Comparison Tracts	Montgomery County
Low wage: < \$1,250	25%	20%	19%
Middle wage: \$1,251 - \$3,333	34%	28%	25%
High wage: > \$3,333	41%	52%	56%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2014).

Jobs by Earnings per Month

	2010	2011	2012	2013	2014
Takoma Park					
\$1,250 or less	22%	23%	26%	25%	25%
\$1,251 to \$3,333	34%	33%	34%	35%	34%
More than \$3,333	43%	43%	40%	40%	41%
Comparison Tracts					
\$1,250 or less	21%	21%	21%	20%	20%
\$1,251 to \$3,333	28%	29%	29%	29%	28%
More than \$3,333	51%	51%	50%	50%	52%
Montgomery County					
\$1,250 or less	19%	19%	19%	19%	19%
\$1,251 to \$3,333	27%	27%	26%	26%	25%
More than \$3,333	54%	54%	55%	55%	56%

- In Takoma Park, the percent of jobs paying more than \$3,333 per month decreased about 2%.
- The percent of jobs paying \$1,250 or less per month has increased by about 3%.
- The share of middle wage jobs paying between \$1,251 and \$3,333 per month has remained fairly consistent over time.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Jobs by Industry Sector: Takoma Park

	2010		2014		Industry Sector Change		
	Share	Count	Share	Count	Share	Count	% Change
Health Care & Social Assistance	41.9%	2728	36.5%	2072	-5%	-656	-24%
Educational Services	21.6%	1406	23.7%	1346	2%	-60	-4%
Retail Trade	6.9%	450	7.4%	422	1%	-28	-6%
Professional, Scientific & Technical Services	3.2%	210	6.7%	380	3%	170	81%
Accommodation and Food Services	4.4%	285	6.6%	376	2%	91	32%
Other Services	4.3%	277	5.5%	315	1%	38	14%
Public Administration	4.4%	286	4.0%	226	0%	-60	-21%
Administration, Waste Mgmt & Remediation	7.2%	468	2.7%	156	-4%	-312	-67%
Construction	2.2%	146	2.6%	148	0%	2	1%
Real Estate & Rental/Leasing	1.0%	68	1.8%	105	1%	37	54%
Finance & Insurance	1.4%	92	1.2%	71	0%	-21	-23%
Wholesale Trade	0.4%	24	0.6%	34	0%	10	42%
Information	0.6%	36	0.4%	22	0%	-14	-39%
Transportation & Warehousing	0.1%	4	0.1%	5	0%	1	25%
Management of Companies & Enterprises	0.0%	0	0.1%	3	0%	3	0%
Arts, Entertainment, Recreation	0.2%	15	0.1%	3	0%	-12	-80%
Agriculture, Forestry, Fishing & Hunting	0.0%	0	0.0%	0	0%	0	0%
Mining, Quarrying, Oil & Gas Extraction	0.0%	0	0.0%	0	0%	0	0%
Utilities	0.0%	0	0.0%	0	0%	0	0%
Manufacturing	0.2%	10	0.0%	0	0%	-10	-100%
Total Jobs		6505		5684		-821	-13%

- From 2010 to 2014, the total number of jobs in Takoma Park decreased by 821 or 13%.
- The following Industry Sectors changed the most by total number of jobs in Takoma Park during this same period:
 - Health Care & Social Assistance *decreased* by about 5%, a loss of 656 jobs.
 - Administration, Waste Mgmt & Remediation *decreased* by 4%, a loss of 312 jobs.
 - Professional, Scientific & Technical Services *increased* by 3%, gaining 170 jobs.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Jobs by Industry Sector: Comparison Tracts

	2010		2014		Industry Sector Change		
	Share	Count	Share	Count	Share	Count	% Change
Professional, Scientific & Technical Services	22.6%	6507	24.0%	6478	1.5%	-29	0%
Accommodation and Food Services	8.7%	2506	11.9%	3210	3.2%	704	28%
Health Care and Social Assistance	11.8%	3393	11.5%	3114	-0.2%	-279	-8%
Retail Trade	8.8%	2532	9.1%	2446	0.3%	-86	-3%
Information	7.6%	2196	8.4%	2275	0.8%	79	4%
Other Services	7.5%	2168	8.3%	2250	0.8%	82	4%
Administration, Waste Mgmt & Remediation	10.2%	2938	6.6%	1770	-3.6%	-1168	-40%
Educational Services	7.9%	2291	4.1%	1099	-3.9%	-1192	-52%
Construction	3.3%	939	4.0%	1073	0.7%	134	14%
Finance and Insurance	2.9%	838	2.8%	768	-0.1%	-70	-8%
Real Estate and Rental and Leasing	2.4%	687	2.5%	686	0.2%	-1	0%
Wholesale Trade	1.0%	276	1.5%	415	0.6%	139	50%
Manufacturing	1.1%	328	1.4%	377	0.3%	49	15%
Public Administration	1.5%	440	1.1%	287	-0.5%	-153	-35%
Arts, Entertainment, and Recreation	1.1%	309	0.9%	249	-0.1%	-60	-19%
Management of Companies and Enterprises	0.6%	171	0.9%	247	0.3%	76	44%
Transportation and Warehousing	1.2%	332	0.8%	229	-0.3%	-103	-31%
Utilities	0.0%	0	0.0%	1	0.0%	1	0%
Agriculture, Forestry, Fishing and Hunting	0.0%	0	0.0%	0	0.0%	0	0%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0	0.0%	0	0.0%	0	0%
Total Jobs		28851		26974		-1877	-6.5%

- From 2010 to 2014, the total number of jobs in the Comparison Tracts decreased by 1,877, a drop of 6.5%, roughly half the rate experienced in Takoma Park.
- The following Industry Sectors changed the most by total number of jobs in the Comparison Tracts during this same period:
 - Educational Services *decreased* by about 4%, a loss of 1,192 jobs.
 - Administration, Waste Mgmt & Remediation *decreased* by 4%, a loss of 1,168 jobs. Takoma Park saw a similar decrease in this Industry Sector.
 - Accommodation and Food Services *increased* by 3%, gaining 704 jobs.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Jobs by Industry Sector: Montgomery County

	2010		2014		Industry Sector Change		
	Share	Count	Share	Count	Share	Count	% Change
Professional, Scientific & Technical Services	15.9%	75224	14.9%	70252	-1%	-4972	-7%
Health Care and Social Assistance	13.0%	61921	12.6%	59659	0%	-2262	-4%
Public Administration	10.6%	50196	11.7%	55456	1%	5260	10%
Retail Trade	9.5%	45060	9.9%	46735	0%	1675	4%
Educational Services	9.1%	43115	8.6%	40730	0%	-2385	-6%
Accommodation and Food Services	6.7%	31879	6.9%	32857	0%	978	3%
Administration, Waste Mgmt & Remediation	6.9%	32975	6.8%	32105	0%	-870	-3%
Construction	4.5%	21397	5.2%	24652	1%	3255	15%
Other Services	4.8%	22571	5.0%	23465	0%	894	4%
Finance and Insurance	4.3%	20504	4.1%	19475	0%	-1029	-5%
Information	2.9%	13969	2.8%	13403	0%	-566	-4%
Manufacturing	2.8%	13125	2.5%	11869	0%	-1256	-10%
Real Estate and Rental and Leasing	2.3%	10993	2.4%	11150	0%	157	1%
Wholesale Trade	2.4%	11434	2.0%	9447	0%	-1987	-17%
Arts, Entertainment, and Recreation	1.4%	6556	1.7%	7847	0%	1291	20%
Management of Companies and Enterprises	1.5%	7263	1.5%	7037	0%	-226	-3%
Transportation and Warehousing	1.1%	4991	1.3%	5926	0%	935	19%
Utilities	0.1%	442	0.1%	594	0%	152	34%
Agriculture, Forestry, Fishing and Hunting	0.1%	491	0.1%	267	0%	-224	-46%
Mining, Quarrying, and Oil and Gas Extraction	0.1%	410	0.0%	63	0%	-347	-85%
Total Jobs		474516		472989		-1527	-0.3%

- These Industry Sectors changed the most by total number of jobs in Montgomery County from 2010 to 2014:
 - Public Administration increased by 5,260 jobs.
 - Professional, Scientific & Technical Services decreased by 4,972 jobs.
 - Construction increased by 3,255 jobs.

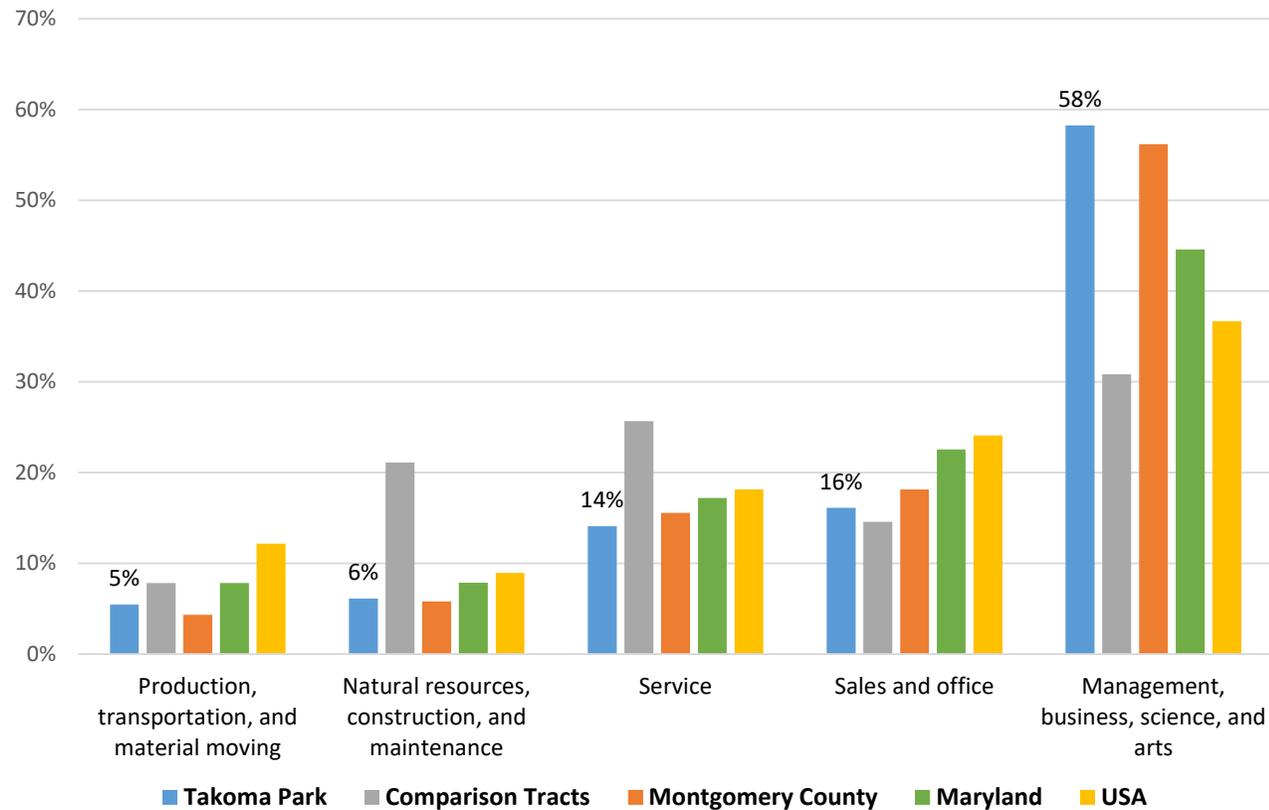
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Average Annual Wages by Industry Sector: Montgomery County (2014)

Industry:	Establishments	Jobs	Average Annual Pay
Accommodation and food services	1,824	32,857	\$21,488
Administrative and waste services	1,961	32,105	\$41,995
Agriculture, forestry, fishing and hunting	44	267	\$27,665
Arts, entertainment, and recreation	435	7,847	\$83,941
Construction	2,421	24,652	\$62,671
Educational services	801	40,730	\$106,224
Finance and insurance	1,567	19,475	\$120,648
Health care and social assistance	3,599	59,659	\$144,688
Information	588	13,403	\$101,372
Management of companies and enterprises	250	7,037	\$291,926
Manufacturing	423	11,869	\$111,164
Mining, quarrying, and oil and gas extraction	5	63	\$73,255
Professional and technical services	6,261	70,252	\$209,449
Public administration	131	55,456	\$309,353
Real estate and rental and leasing	1,418	11,150	\$79,056
Retail trade	2,622	46,735	\$63,542
Transportation and warehousing	38	5,926	\$65,012
Utilities	16	594	\$96,727
Wholesale trade	930	9,447	\$105,915
Other Services	7,471	23,465	\$44,429

- In 2014, the Average Annual Pay of a worker in the healthcare field was \$144,688.
- The Average Annual Pay of a worker in the professional and technical services industry was \$209,449.
- Both of these fields lost thousands of workers in Montgomery County over the time period of 2010 to 2014.
- These Average Annual Pay figures also apply in Takoma Park, which gained 170 professional and technical services jobs over the same period.

Occupations (2015)



- Takoma Park has a greater percentage of occupations in management, business, science, and arts than Montgomery County, MD or the U.S.
- Takoma Park has a higher percentage of occupations in production, transportation, and material moving than Montgomery County.
- Takoma Park has a lower percentage of occupations in construction and maintenance and in the service industry compared to the Comparison Tracts.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Occupation by Sex for the Civilian Employed Population 16 Years and Over

Profile of Workers in Takoma Park

Profile of Workers in Takoma Park

The following data and graphs show characteristics of the people that occupy jobs in Takoma Park (or respective regions), regardless of where the individual who occupies that job lives.

The demographics associated with worker profiles does NOT necessarily reflect the population that lives in that region.

Conclusions from Worker Profiles

- Across time, populations of both white and black workers in Takoma Park have varied, although 2015 ended in a slight decrease for both.
- In Takoma Park, as well as in the Comparison Tracts and in Montgomery County, there is an upward trend in the percentage of Hispanic or Latino workers.
- In 2014, Takoma Park had a higher percentage of jobs occupied by people with less than a high school degree than Montgomery County (11% vs. 10%). These jobs are clustered along Flower Avenue, in the Takoma Park/Langley area, and in the area where the Washington Adventist Hospital and Washington Adventist University are located.
- Takoma Park workers are growing older, a reflection of the national trend of aging baby boomers.

Jobs by Worker Race: Takoma Park

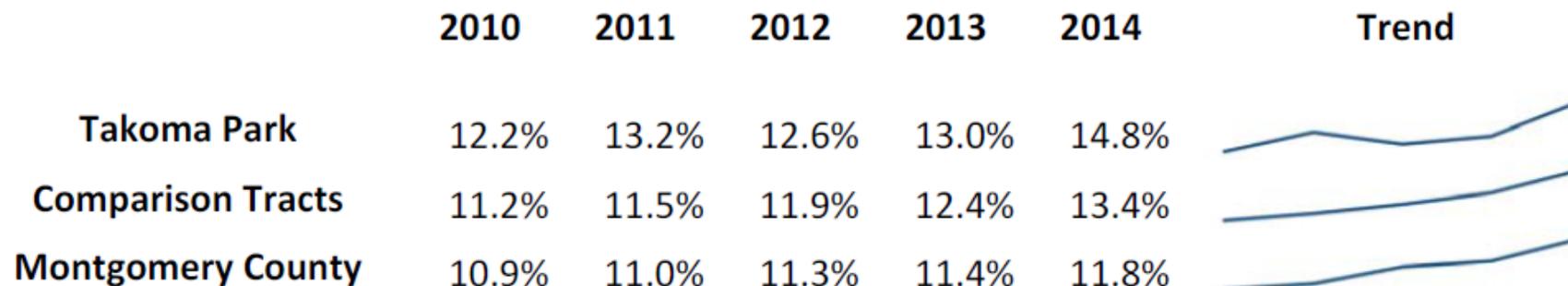
From 2013 to 2014, Takoma Park experienced about a 3% *decrease* in jobs that are occupied by black or African American individuals. Overall, Takoma Park has a higher percentage of jobs that are occupied by black or African American than Montgomery County (33% vs. 23%).

Jobs by Worker Race - Takoma	2010	2011	2012	2013	2014
White Alone	56.5%	57.7%	52.4%	52.0%	54.3%
Black or African American Alone	31.0%	30.5%	35.9%	36.4%	33.2%
American Indian or Alaska Native Alone	0.7%	0.8%	0.5%	0.5%	0.6%
Asian Alone	9.7%	9.2%	9.3%	9.5%	10.1%
Native Hawaiian or Other Pacific Islander Alone	0.2%	0.1%	0.1%	0.1%	0.2%
Two or More Race Groups	1.8%	1.7%	1.8%	1.5%	1.6%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Jobs by Worker Ethnicity: Hispanic or Latino

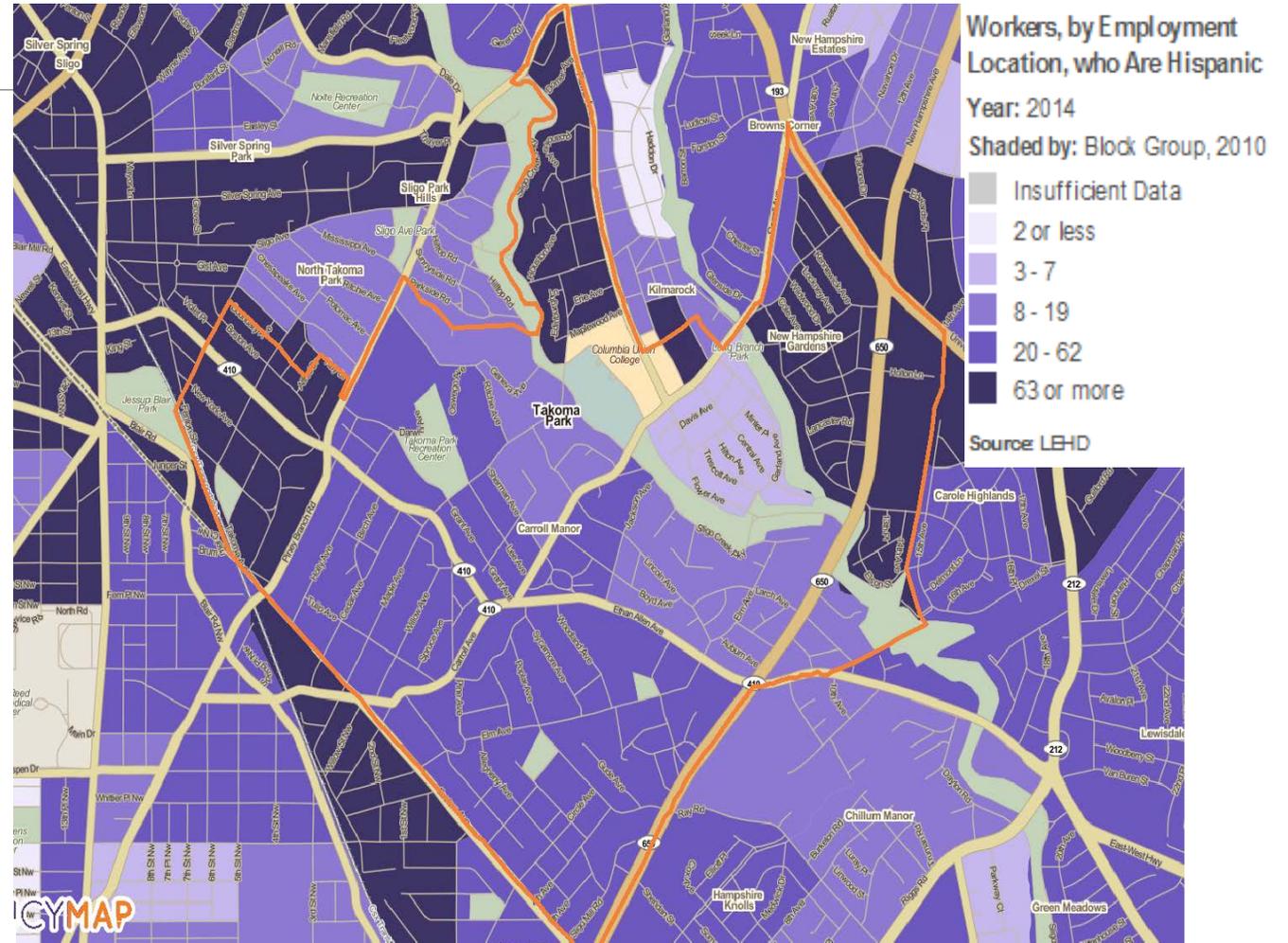
- Takoma Park has a higher percentage of jobs occupied by Hispanic or Latino individuals (14.8%) compared to either Montgomery County (11.8%) or the Comparison Tracts (13.4%).
- From 2010 to 2014, Takoma Park has the largest percentage point increase (2.6%) of jobs occupied by Hispanic or Latino workers compared to Montgomery County (0.9%) or the Comparison Tracts (2.2%).



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Jobs by Worker Ethnicity: Hispanic or Latino

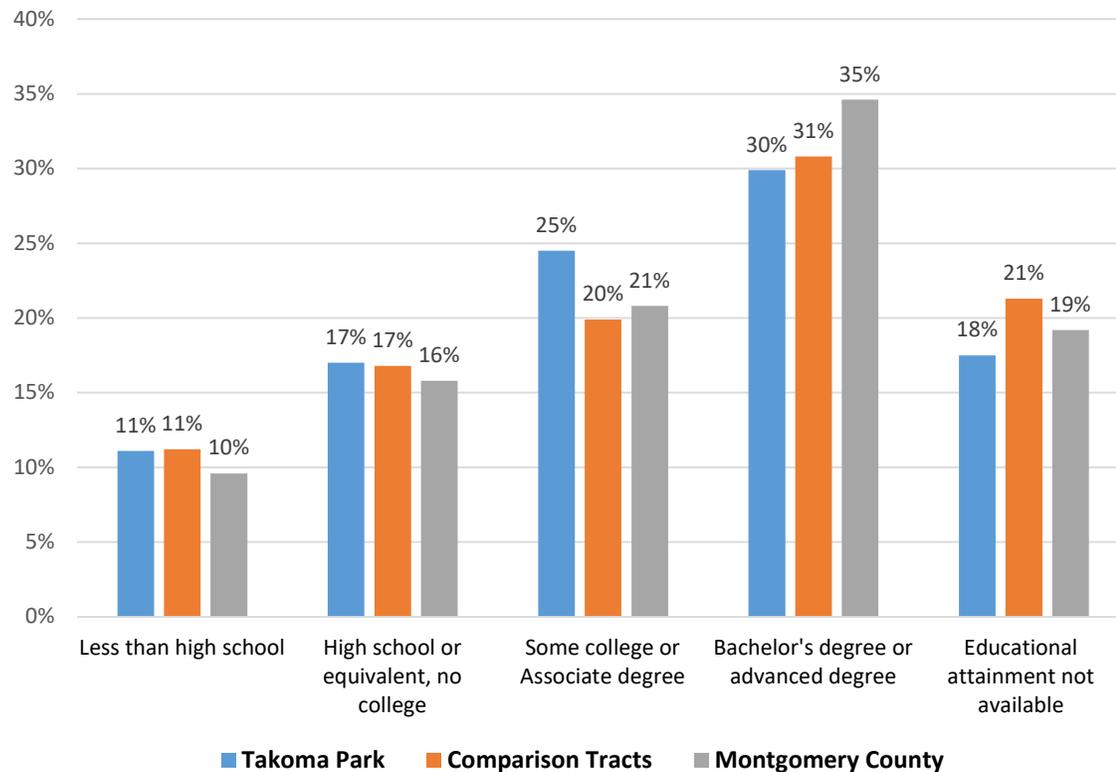
- In 2010, there were 793 jobs occupied by Hispanic or Latino workers in Takoma Park, which made up about 12% of the total jobs. In 2014, this increased to about 15% (839 jobs).
- The map on this slide shows where jobs held by Hispanic or Latino workers are clustered.



Number of workers, by employment location, who are Hispanic in 2014. Includes only primary jobs. Data that include federal employees are not available for years prior to 2010. Data are not available for certain states in certain years.

Jobs by Worker Educational Attainment

Educational Attainment - 2014

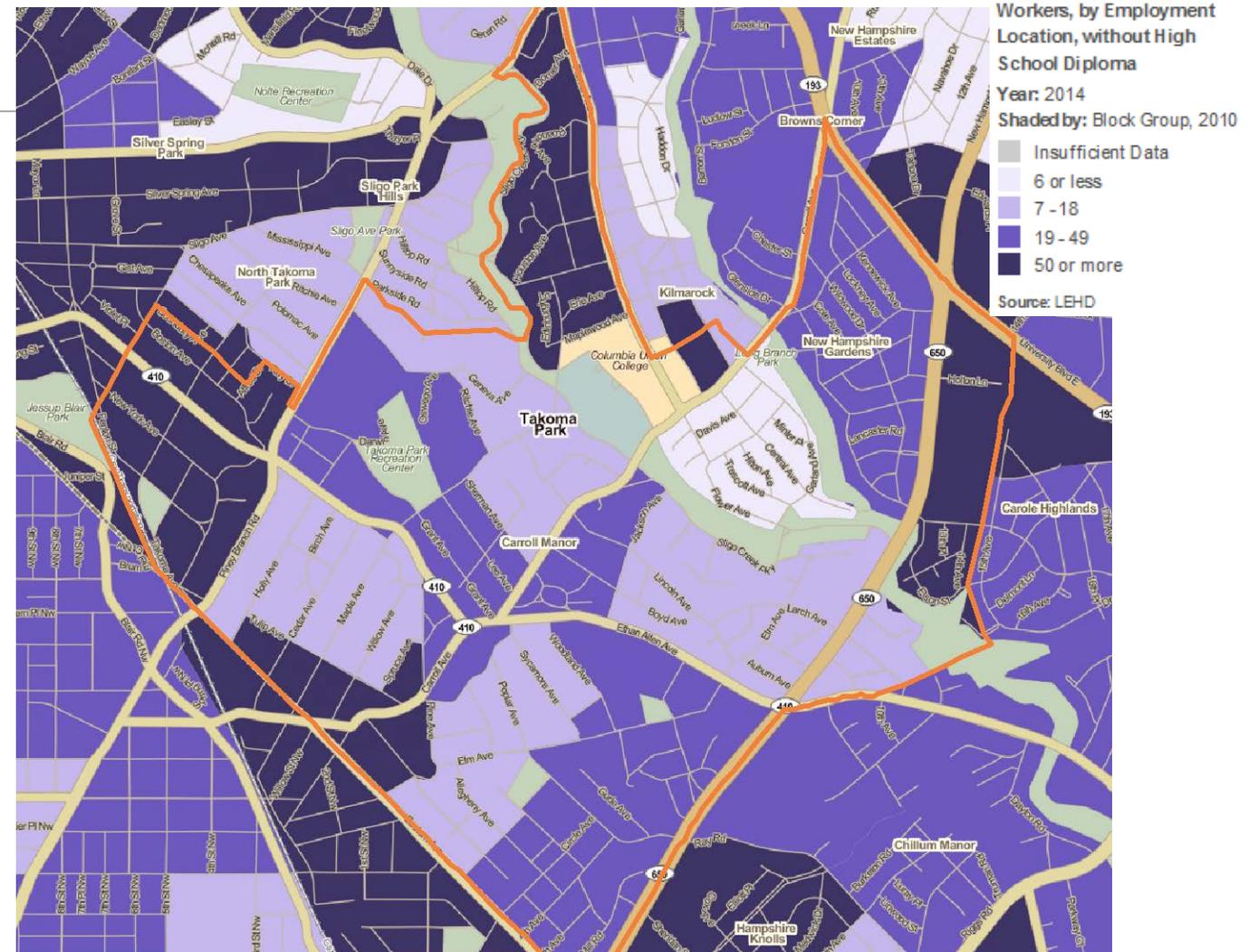


- In 2014, Takoma Park had a higher percentage of jobs that were occupied by people with less than a high school degree than Montgomery County (11% vs. 10%).
- Takoma Park also had a lower share of jobs held by persons with a bachelor's or higher degree than Montgomery County by about 5%. Alternatively, there were more jobs held by those with some college or an associates degree in Takoma Park as compared to Montgomery County.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Jobs Held by Workers with Less than High School Degree

As illustrated in the accompanying map, those jobs held by workers with less than a high school degree (indicated in deep purple) are clustered along Flower Avenue (Ward 5) and in the Takoma Langley (Ward 6) area. It is worth noting that these corridors house many retail establishments, which typically do not require a high school degree for employment.



Number of workers, by employment location, without a high school degree in 2014. Educational attainment data are only available for workers 30 years and older. Includes only primary jobs. Data that include federal employees are not available for years prior to 2010. Data are not available for certain states in certain years.

Jobs by Worker Age

Geography	Age Range	2010	2014	Change
Takoma Park	Age 29 or younger	20%	18%	-2%
	Age 30 to 54	58%	56%	-2%
	Age 55 or older	23%	27%	4%
Comparison Tracts	Age 29 or younger	24%	21%	-3%
	Age 30 to 54	57%	58%	1%
	Age 55 or older	20%	21%	1%
Montgomery County	Age 29 or younger	22%	19%	-2%
	Age 30 to 54	58%	57%	-1%
	Age 55 or older	21%	24%	3%

- The population of workers aged 55 or older increased across all regions:
 - Takoma Park: 4%
 - Comparison Tracts: 1%
 - Montgomery County: 3%
- These increases among this age group follow a national trend of aging Baby Boomers remaining in the work force.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

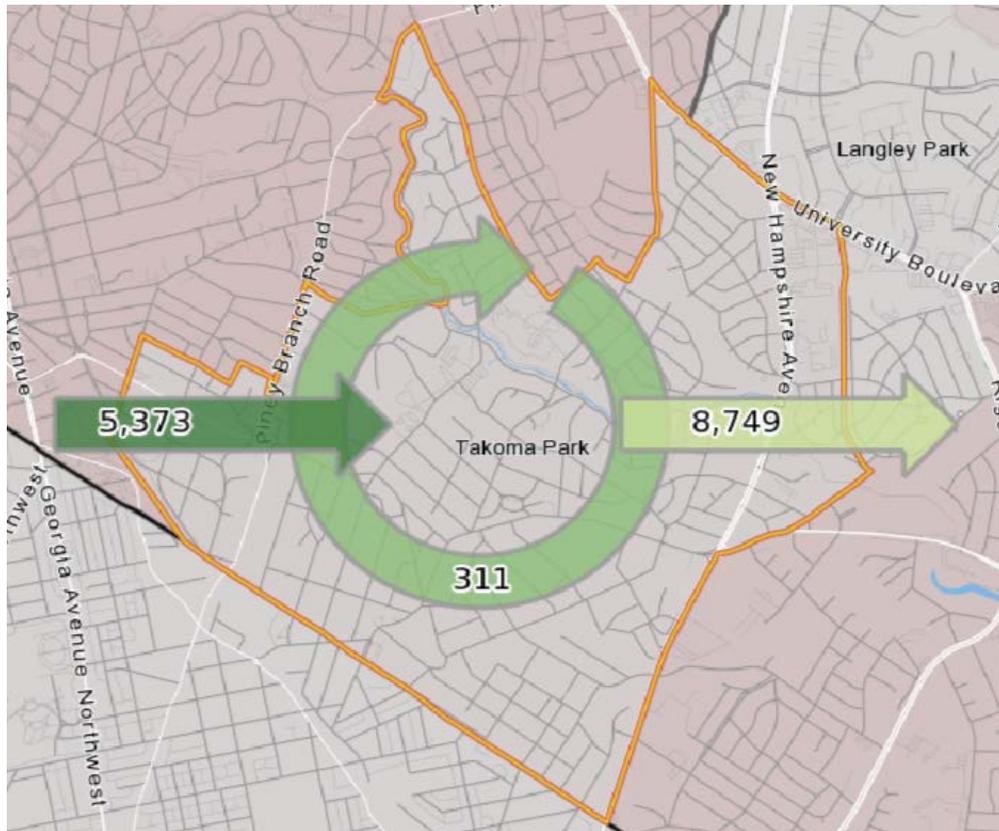
Job Inflow and Outflow

Job Inflow and Outflow Summary

- Most workers (96%) who live in Takoma Park work outside of the City and commute out. Half of this group earned over \$3,333 per month, the highest level of wages.
- Fewer workers who commute into the City earn more than \$3,333 per month.
- 59% of the jobs located in Takoma Park pay wages that fall in the mid or low weekly wage category.

Taken together, these statistics indicate that jobs outside of Takoma Park pay more, and that most workers who live in the City commute out of the City for jobs.

Inflow/Outflow Jobs: Takoma Park



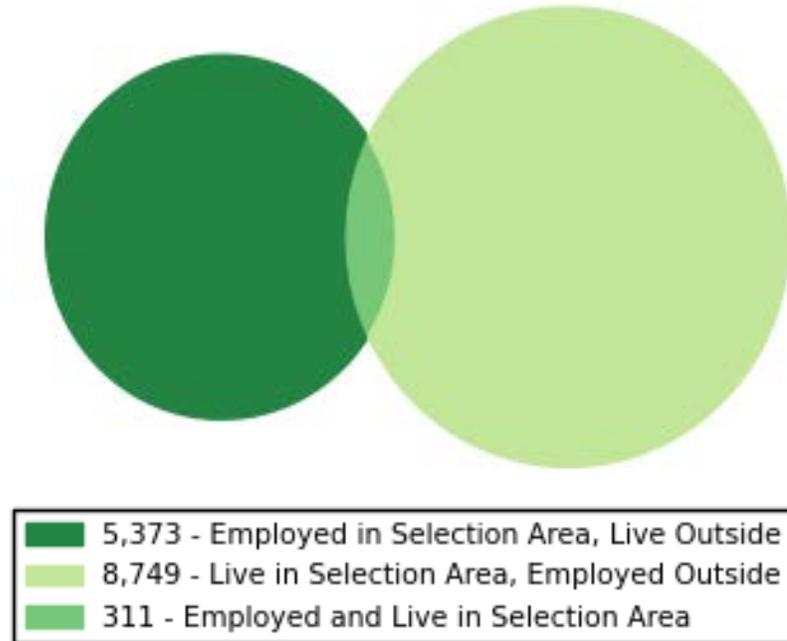
Inflow/Outflow Job Counts	Count	Share
Employed in Selection Area	5,684	100
Employed in Selection Area, Living Outside	5,373	94.5
Employed and Living in Selection Area	311	5.5
Living in Selection Area	9,060	100
Living in Selection Area, Employed Outside	8,749	96.6

-  **Employed and Live in Selection Area**
-  **Employed in Selection Area, Live Outside**
-  **Live in Selection Area, Employed Outside**

Source: U.S. Census Bureau; OnTheMap, Inflow/Outflow Report, Takoma Park

Inflow/Outflow Job Counts: Takoma Park

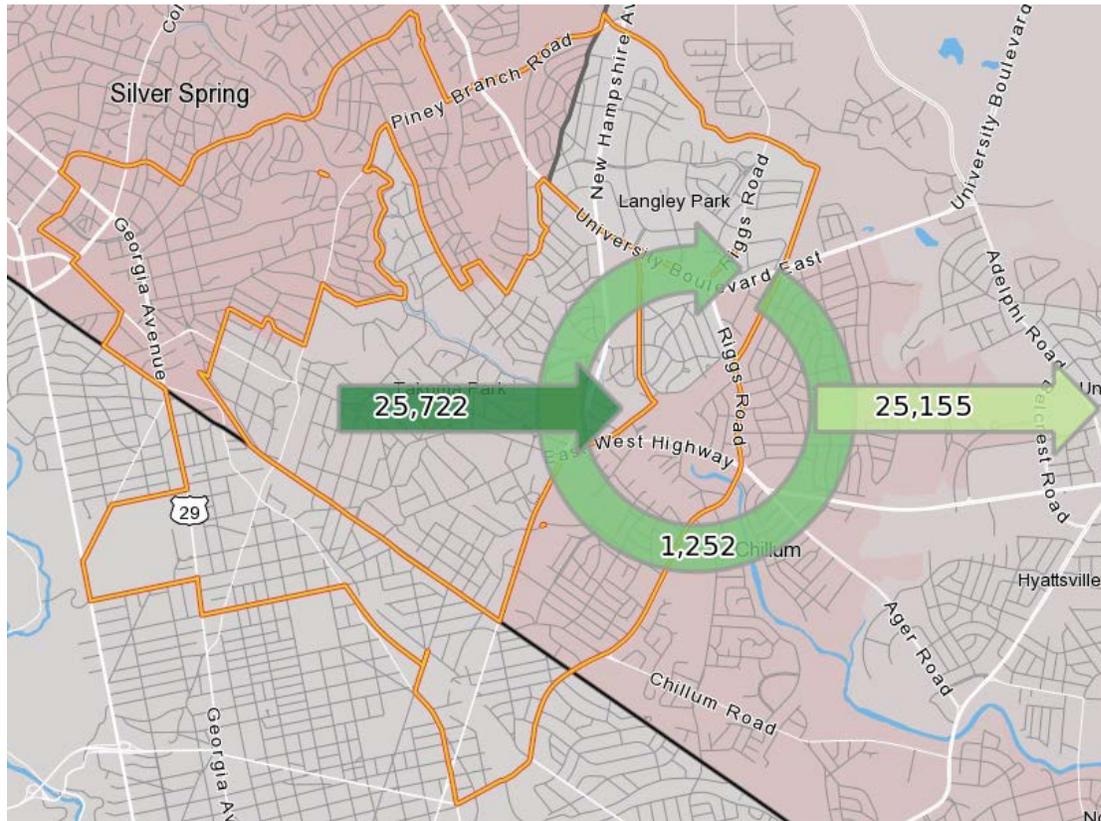
Inflow/Outflow Job Counts in 2014



Source: U.S. Census Bureau; OnTheMap, Inflow/Outflow Report, Takoma Park

- Nearly 60% of the jobs held by residents employed outside of Takoma Park (outflow workers) were 30 to 54 years of age. 55% of these outflow workers had wages of more than \$3,333 per month.
- The same pattern holds true for internal jobs filled by non-residents (inflow workers). Inflow workers 30 to 54 years of age held 56% of the jobs in Takoma Park. 41% of these inflow workers had wages of more than \$3,333 per month.
- Internal jobs were also filled by residents 30 to 54 years of age, though the majority of these jobs paid between \$1,251 and \$3,333 per month.

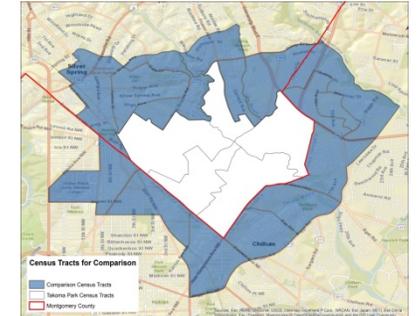
Inflow/Outflow Jobs: Comparison Tracts



Source: U.S. Census Bureau; OnTheMap, Inflow/Outflow Report, Takoma Park

- ➔ Employed and Live in Selection Area
- ➔ Employed in Selection Area, Live Outside
- ➔ Live in Selection Area, Employed Outside

Comparison Tracts (Selection Area)



Inflow/Outflow Job Counts - 2014	Count	Share
Employed in Selection Area	26,974	100
Employed in Selection Area, Living Outside	25,722	94.4
Employed and Living in Selection Area	1,252	4.6
Living in Selection Area	26,407	100
Living in Selection Area, Employed Outside	25,155	95.3
Living and Employed in the Selection area	1,252	4.7

Inflow/Outflow Jobs: Comparison Tracts

Inflow/Outflow Job Counts in 2014



- Nearly as many employees commute into the Comparison Tracts to work as there are residents who leave the area for work.
- Most jobs in the Comparison Tracts are held by inflow workers 30 to 54 years of age who earn more than \$3,333 per month indicating a professional workforce.
- Outflow workers earn significantly less, with 55% making less than \$3,333 per month.

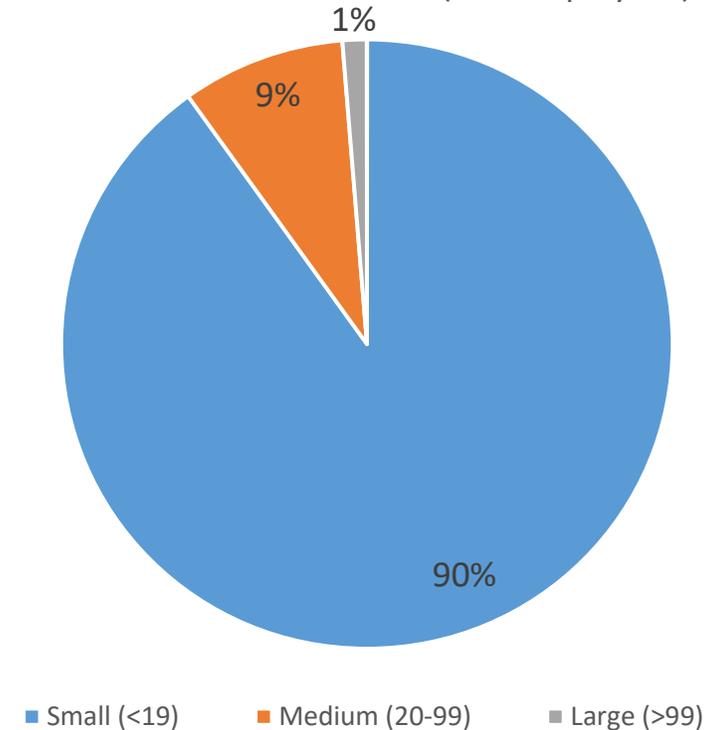
Businesses in Takoma Park

Business in Takoma Park Conclusions

- There were a total of 464 businesses in Takoma Park in 2015. Ninety percent of these businesses were considered small businesses with fewer than 19 employees.
- From 2007 to 2012, the share of **minority-owned businesses in Takoma Park decreased 10%**. The total number of minority owned businesses also decreased from 191 to 139 during this period.
- From 2007 to 2012, the share of **female-owned businesses increased 11%**. The total number of female-owned businesses also increased from 78 to 113 during this period.

Business Sizes in Takoma Park

Takoma Park - Business Size (# of Employees)



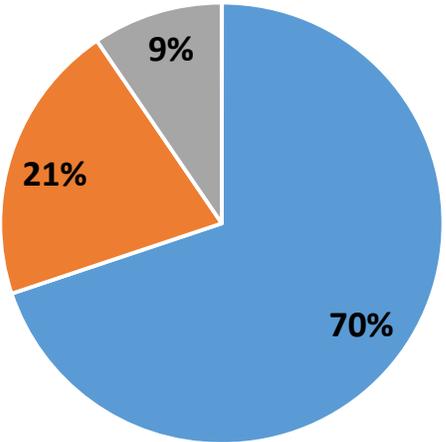
- There were a total of 464 businesses in Takoma Park in 2015.
- Ninety percent or 418 of these businesses are considered small businesses with fewer than 19 employees. 62% or 286 of these small business have one to four employees.
- Forty or 9% of the total businesses in Takoma Park are medium sized with 20 to 99 employees. Of these businesses, most have 20 to 49 employees.
- Only 1% of the businesses in Takoma Park, six in total, are considered large businesses with more than 99 employees. Washington Adventist Hospital is the only business with more than 1,000 employees.

Source: U.S. Census Bureau, Statistics for All U.S. Firms by Industry, Gender, Ethnicity, and Race for the U.S., States, Metro Areas, Counties, and Places: 2015

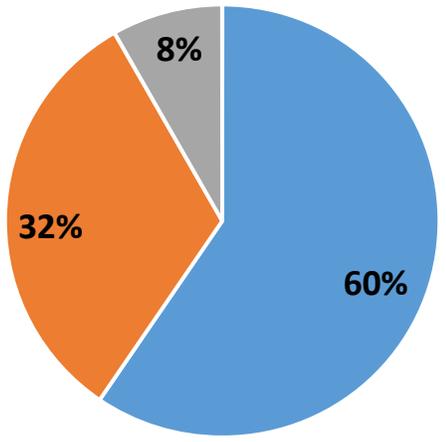
Female-Owned Businesses in Takoma Park

The percentage of female-owned businesses in Takoma Park increased from 21% in 2007 to 32% in 2012. In 2007, 78 of 379 businesses were female-owned. By 2012, that number had increased to 113 out of 351 businesses.

Female / Male Owned Businesses (2007)



Female / Male Owned Businesses (2012)



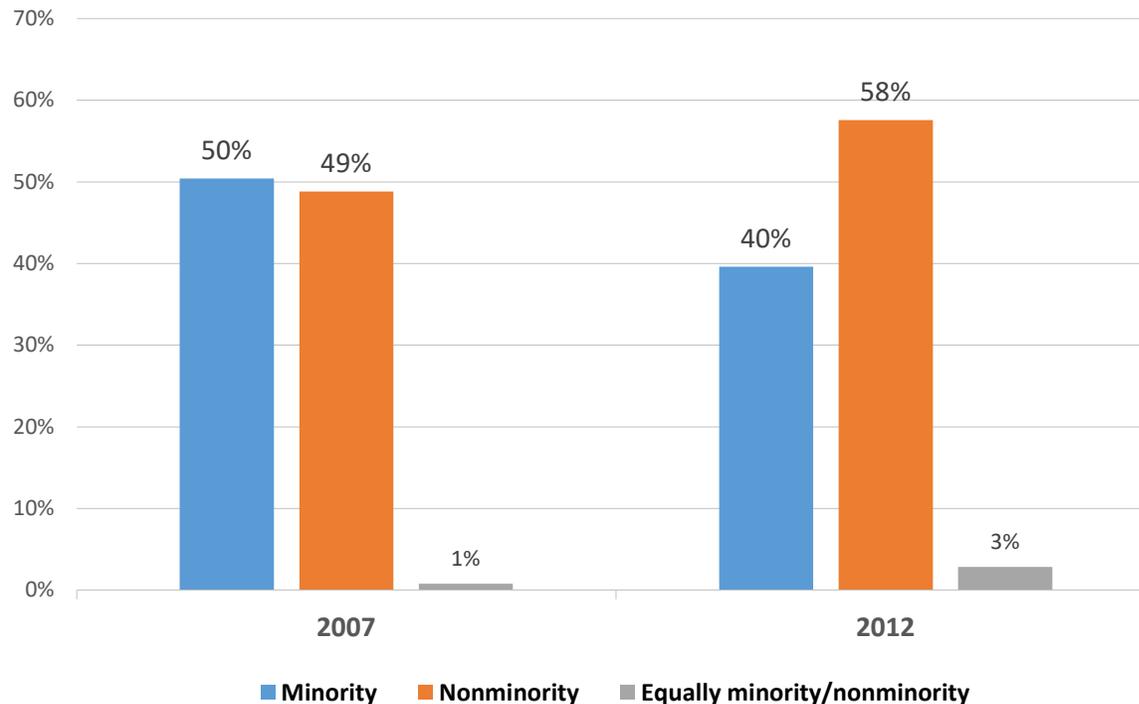
■ Male-owned ■ Female-owned ■ Equally male-/female-owned

■ Male-owned ■ Female-owned ■ Equally male-/female-owned

Source: U.S. Census Bureau, Statistics for All U.S. Firms by Industry, Gender, Ethnicity, and Race for the U.S., States, Metro Areas, Counties, and Places: 2007 & 2012

Minority-Owned Businesses in Takoma Park

Minority/Nonminority Owned
Businesses: 2007 - 2012



The share of minority-owned businesses decreased by 10% from 2007 to 2012.

The absolute number of minority-owned businesses decreased by 27%, from 191 minority-owned businesses in 2007 to 139 in 2012.

Some of this decline is due to the overall 7% decrease in all small businesses in Takoma Park, but minority-owned businesses declined significantly more.

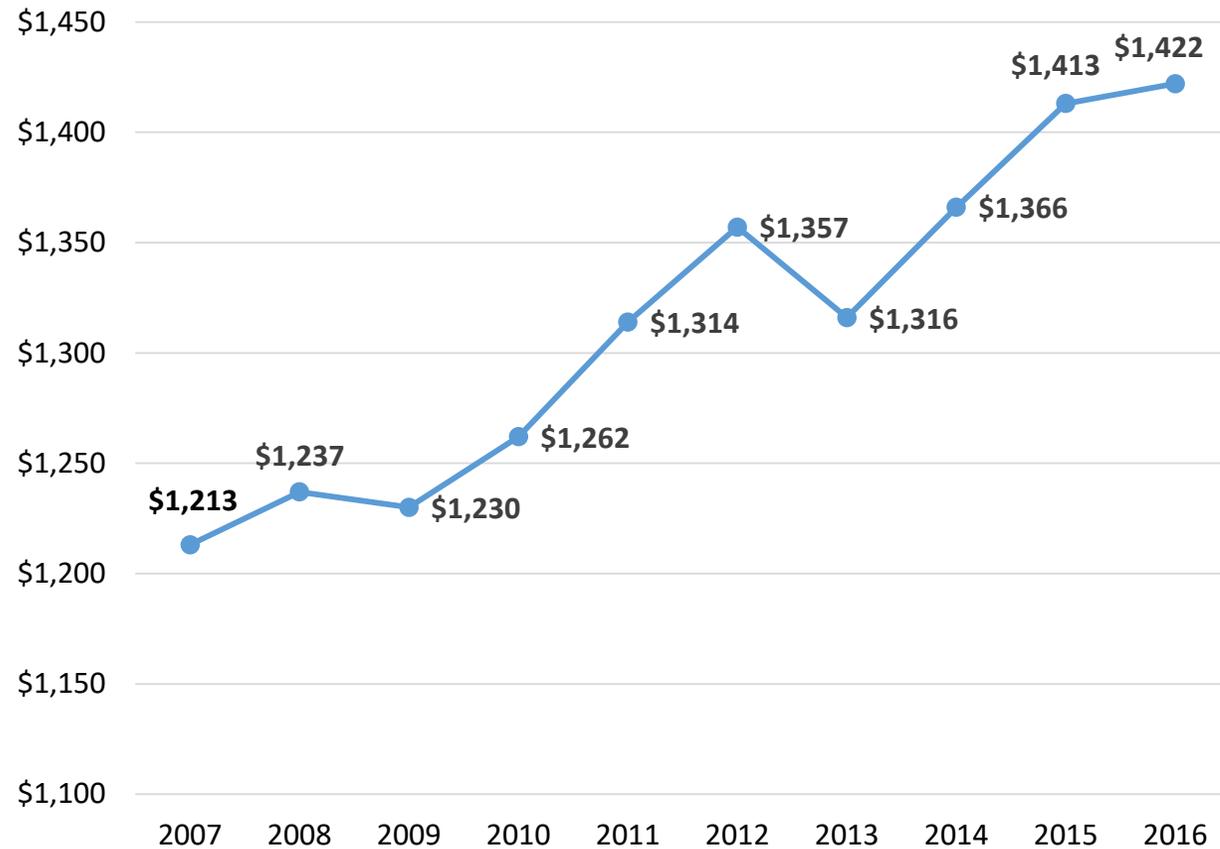
Source: U.S. Census Bureau, Statistics for All U.S. Firms by Industry, Gender, Ethnicity, and Race for the U.S., States, Metro Areas, Counties, and Places: 2007

Occupation, Wages and Compensation

Occupations, Wages and Compensation Summary

- The average weekly wage in Montgomery County is \$1,422, which is much higher compared to \$865, the average weekly wage of the U.S.
- Takoma Park has a relatively high unemployment rate (7.5%) compared to both Montgomery County (6.1%) and Maryland (4.1%).

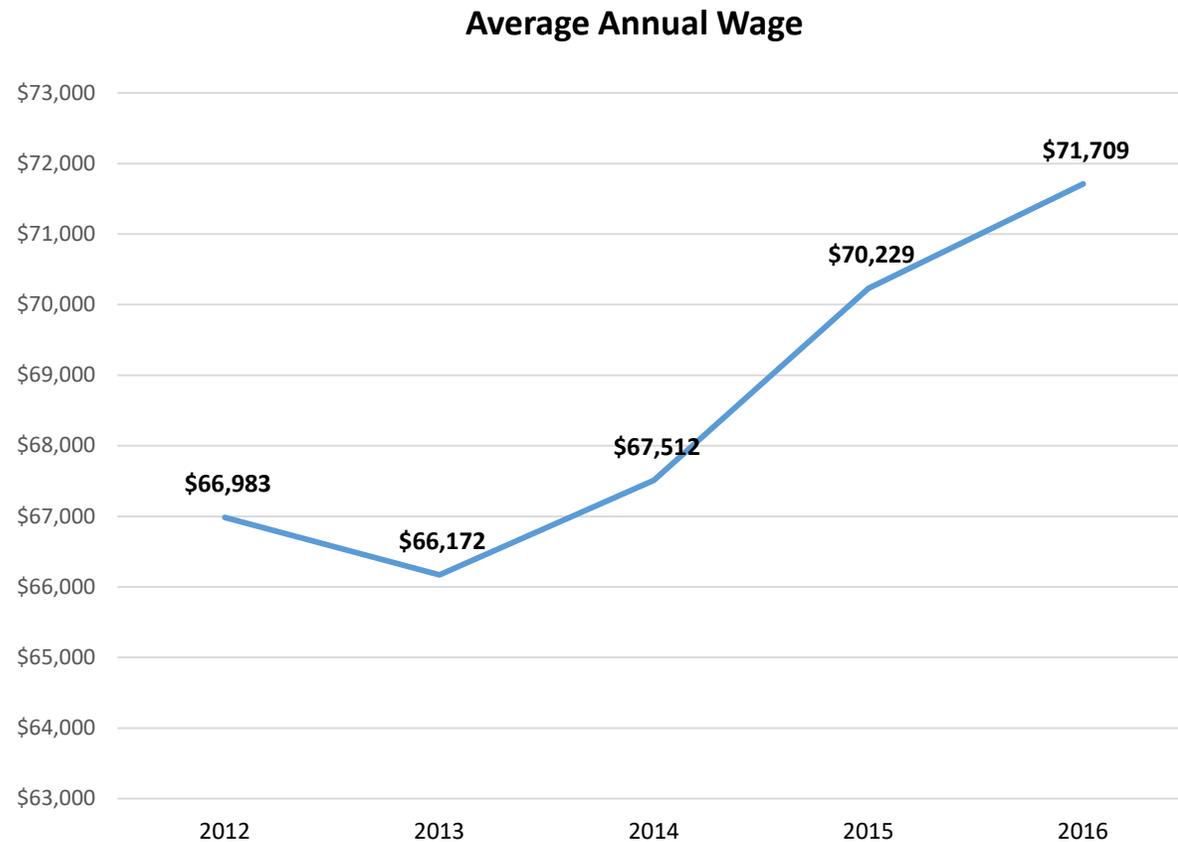
Average Weekly Wage Increase: Montgomery County



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2006 - 2015

- The average weekly wage in Montgomery County was \$1,422 in the first quarter of 2016.
- The average weekly wage in the County was 64.4% higher than the average weekly wage of \$865 in the U.S. for the same period.

Annual Wages: Montgomery County



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2006-2015

- The average annual wage in Montgomery County in 2016 was \$71,709.
- Since 2012, the average annual wage in the County increased by 7%.

Unemployment Rates

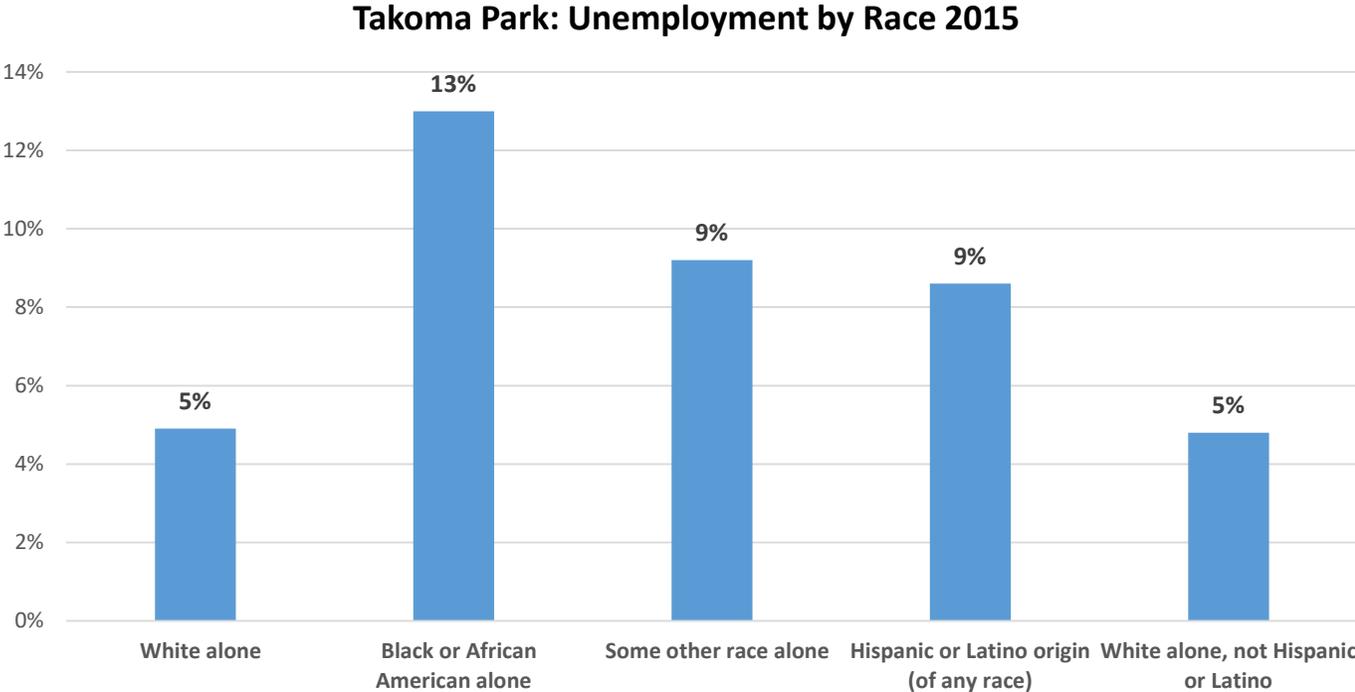
Unemployment Rate - 2015	
Takoma Park	7.4%
Montgomery County	6.1%
Comparison Tracts	9.7%
Maryland	4.1%
United States	4.7%

- Takoma Park has a relatively high unemployment rate (7.5%) compared to both Montgomery County (6.1%) and Maryland (4.1%).
- Takoma Park has a lower unemployment rate compared to the Comparison Tracts (7.4% vs. 9.7%).

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Unemployment by Race: Takoma Park

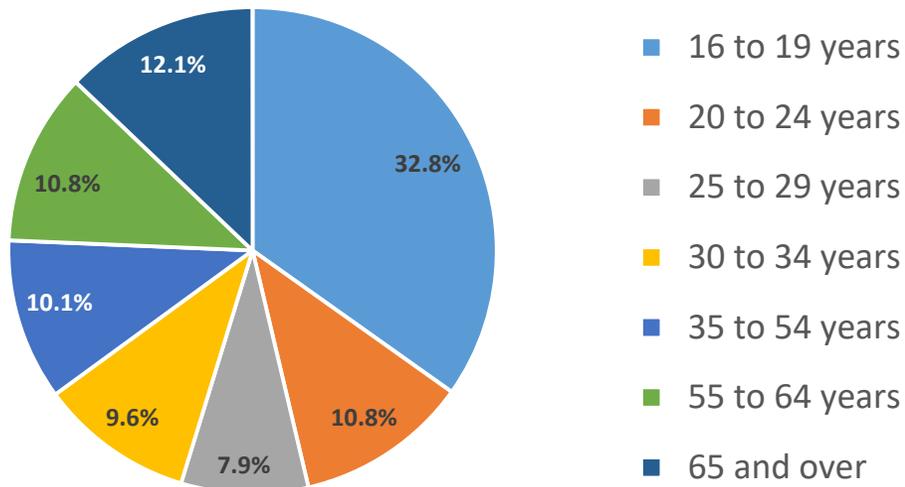
The black and African American population of Takoma Park is most affected by unemployment.



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Unemployment Rate

Unemployment by Age: Takoma Park

Takoma Park: Unemployment by Age Group 2015



- Takoma Park residents 16-19 years of age who are in the labor force are **most** likely to be unemployed. Those 25-29 years of age are the **least** likely to be unemployed.
- Most teens do not need to work to support themselves or their families, but high unemployment among this population may raise concern that they are missing out on opportunities to learn new skills and gain experience that will help them later in life.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Unemployment Rate

Spending Patterns

Spending Patterns Summary

The residents of Takoma Park spend a collective \$119,721,000 on retail purchases each year. Not all of this is spent in the City, so there is capacity to add additional retail business which could contribute to improving business districts or adding more jobs.

It is important to understand that the sales tax revenue generated by these businesses is collected by the State and does not directly benefit the City.

Takoma Park Has Capacity for More Retail

Retail Establishment	
Retail Sales	\$119,721,000
Consumer Expenditures	\$145,185,103
Difference between expenditures of Takoma Park residents and retail sales in Takoma Park	\$25,464,103
Retail Sales Per Capita in U.S.	\$13,443
Retail Sales Per Capita in Takoma Park	\$6,959
Consumer Expenditures Per Capita	\$8,197
In per capita terms, Takoma is under-retailed by	\$1,238

- Takoma Park residents spend \$119,721,000 on retail purchases per year.
- Not all of those purchases are made in Takoma Park; online shopping is a major force in retail as well as purchases made at regional shopping centers. Retail purchases made outside the City total \$25,000,000 per year.
- The capacity exists for the development of more retail establishments in Takoma Park which could lead to more jobs.

Percent of Households Receiving Supplemental Nutrition Assistance Program (Food Stamps)

- Maryland overall has a lower percentage of the population that uses the SNAP program (food stamps) compared to the U.S. (11.5% vs. 14%)
- Takoma Park has a lower percentage of SNAP usage compared to the Comparison Tracts (8% vs. 12%). Of the 6,524 households in Takoma Park, 500 receive food stamps.
- Although Takoma Park has a slightly higher percentage (8%) of food stamp usage compared to Montgomery County (6%), the Comparison Tracts have an even higher percentage (12%).

Participation in Supplemental Nutrition Assistance Program (SNAPS)	
Takoma Park	8%
Montgomery County	6%
Comparison Tracts	12%
Maryland	11.5%
United States	14%

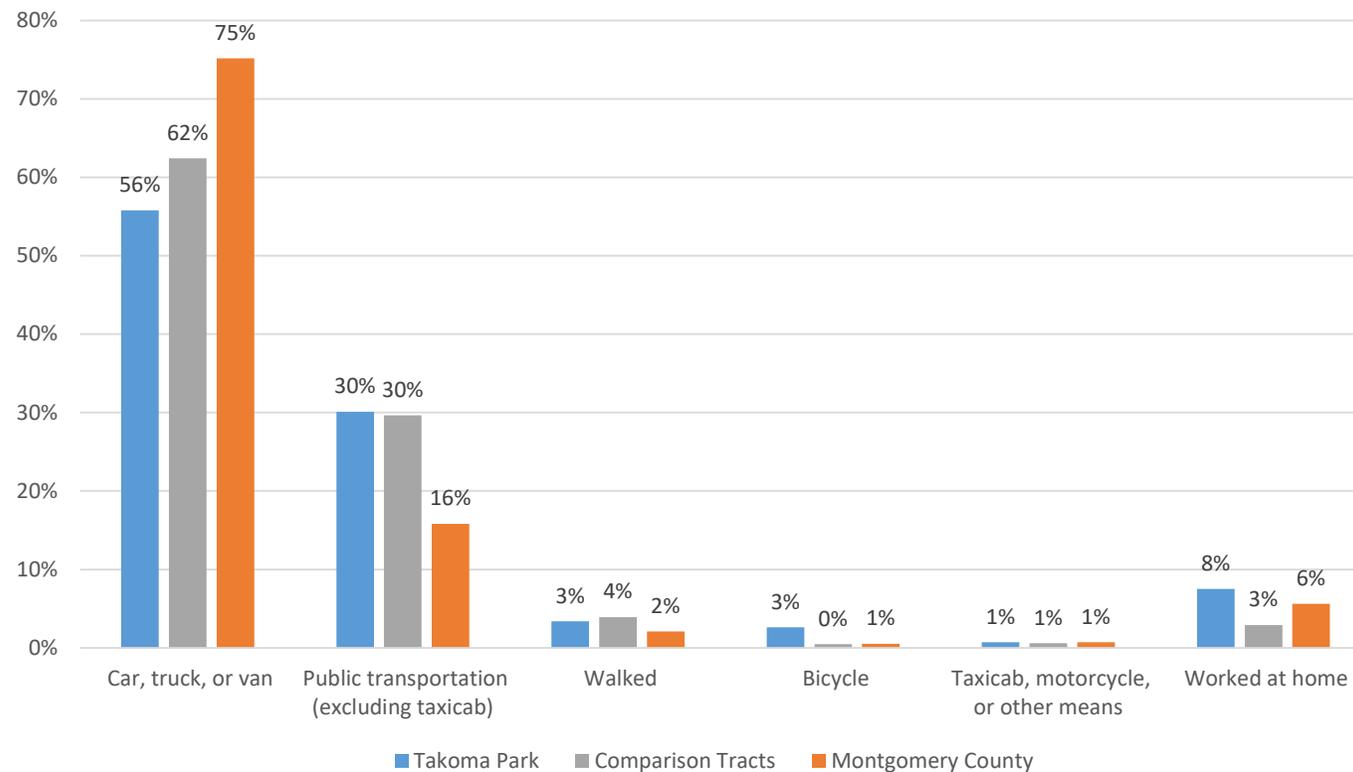
Source: U.S. Census Bureau, ,2011-2015 American Community Survey 5-Year Estimates, Food Stamps/Supplemental Nutrition Assistance Program (SNAP)

Commuting Patterns

Commuting Patterns Summary

- While the most common way of commuting was by automobile, 30% of Takoma Park residents used public transportation to get to work.
- A greater percentage of people in Takoma Park bike to work than in surrounding geographies.
- A larger percentage of foreign born people in Montgomery County and Takoma Park carpooled as their means to commute to work than the native born population.
- In Takoma Park, a higher percentage of native born people took public transportation.

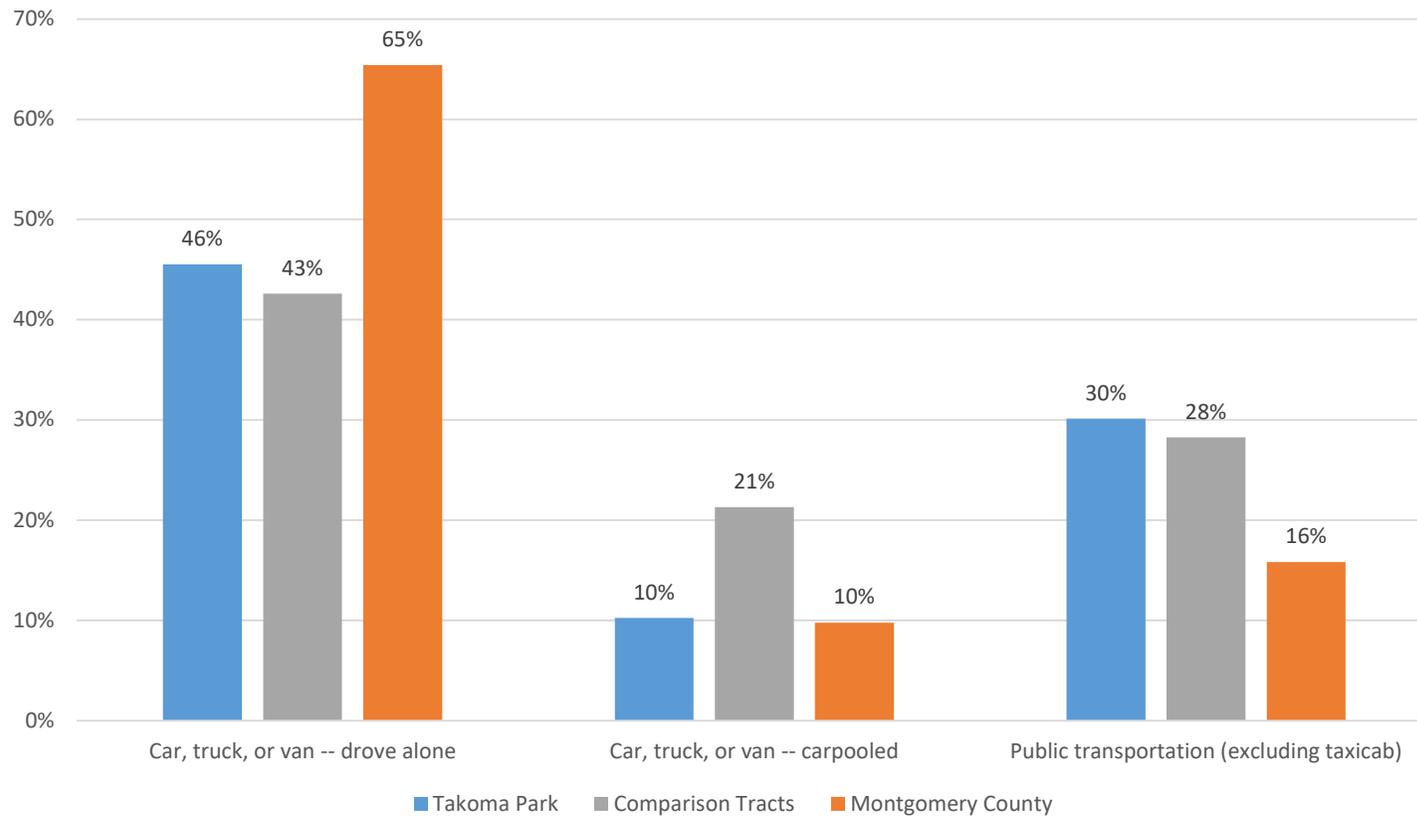
Transportation Modes



- In Takoma Park, a greater percentage of residents **bicycle** to work than in Montgomery County or the Comparison Tracts (3% vs. 1%).
- A greater percentage of Takoma residents also **work from home** than in Montgomery County or the Comparison Tracts.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Means of Transportation to Work by Selected Characteristics

Transportation Modes: Driving vs. Public Transport



- In the Comparison Tracts, nearly double the percentage of commuters carpoled to work.
- In Takoma Park and the Comparison Tracts, a similar percentage took public transportation.
- A larger percentage of foreign born people in Montgomery County and in Takoma Park carpoled as their means to work than native born.
- In Takoma Park, a higher percentage of native born people took public transportation.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Means of Transportation to Work by Selected Characteristics

APPENDIX 1

Selected Housing Programs and Policies

Selected Housing Programs and Policies

The City of Takoma Park and Montgomery County separately and together administer over 30 housing programs that assist homeowners, renters, landlords, and developers. Some of these programs offer financial assistance, some offer services, and some offer both.

For purposes of brevity, Cloudburst has selected a few of the programs to review and analyze their available data. A full listing of programs available with web links are included in slides 129-130.

Programs and Policies: Rent Stabilization

Summary

- Adopted by the City of Takoma in 1981
- Control frequency and amount of rent increases that may be imposed by a landlord
- Takoma Park is the only jurisdiction in Maryland with a rent stabilization law
- The following properties are exempt from rent stabilization requirements: Licensed accessory apartments, single-family rentals, owner-occupied duplex, units occupied by residents with Housing Choice Vouchers, affordable units receiving governmental subsidies

Objectives

- Preserve City's affordable rental housing stock
- Maintain economic and ethnic diversity

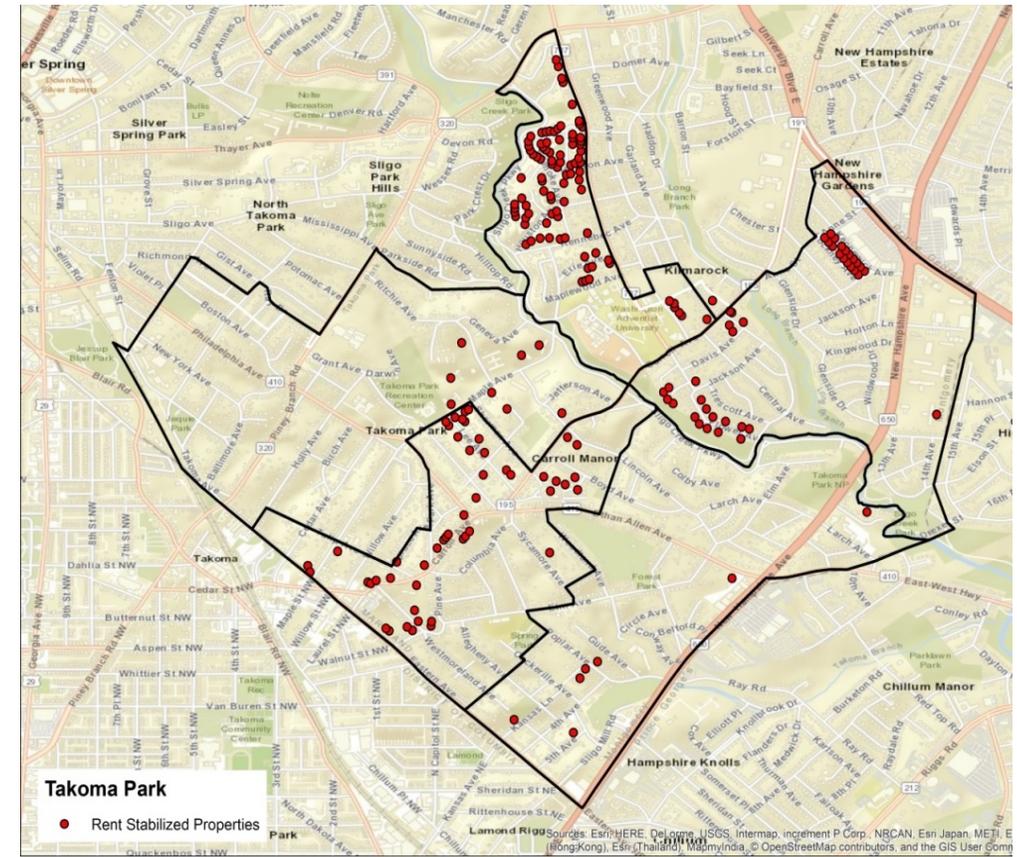
Programs and Policies: Rent Stabilization

Alignment with local laws and policies

- Aligns with “A Livable Community for All”, Supportive Racial Equity goals, and fair housing laws

Impact

- There are a total of 1,817 rent stabilized units in the City, representing 59% of all renter-occupied units*
- Rents for rent stabilized units are much lower than market-rate units, maintaining affordable housing opportunities and preventing the pricing-out of long-time residents
- City has a higher level of renters compared to the County and the Comparison Tracts
- No new multifamily construction has occurred since 1975. But new apartments have been constructed just outside the City.
- Rent stabilized properties are clustered in Long Branch/Sligo Creek (Ward 5), along Maple Avenue (Ward 4), and near the New Hampshire Ave/University Blvd intersection (Ward 6)



*Source: City of Takoma Park; American Community Survey 5-Year Estimates, 2011-2015

Programs and Policies: Landlord-Tenant

Summary

- The City offers tenant rights workshops, dwelling lease review, and landlord-tenant mediation

Objectives

- Prevent and resolve landlord-tenant complaints

Alignment with local laws/policies

- Aligns with “A Livable Community for All” and “Engaged, Responsive, Service-Oriented Government”
- Aligns with fair housing laws

Impact

- Enforces compliance with Landlord-Tenant Relations Law
- Coordinates amicable resolutions when disputes arise
- Commission on Landlord-Tenant Affairs (COLTA) conducted two landlord-tenant mediation hearings in FY16
- Eight seminars and workshops were held in FY16

Programs and Policies:

Tenant Capacity Building and Opportunity to Purchase Programs

Summary

- Tenants provided the right to purchase the rental facility where they live when it is placed on the market for sale
- Support provided to start tenants associations and facilitate the purchase of rental properties by established tenant associations.

Objectives

- Promote homeownership opportunities and preserve affordable housing opportunities

Alignment with local laws/policies

- Aligns with “A Livable Community for All,” local Racial Equity goals, and federal fair housing policies

Impact

- 12 Tenant Opportunity to Purchase proposals were processed in 2016
- 6 Tenant Capacity Building Initiative projects were conducted in 2016
- There have been at least five Tenant Opportunity to Purchase-related transactions conducted in the past decade where tenants exercised their right to purchase and then transferred their right to a non-profit entity

Programs and Policies: Payment in Lieu of Taxes (PILOT)

Summary

- The City enters into Payment in Lieu of Tax (PILOT) agreements with affordable housing developers to exempt all or a portion of the City real property tax

Objectives

- Reduce operating expenses to maximize affordability of units
- Promote new development and rehabilitation of affordable housing
- Provide local match in support of Low Income Housing Tax Credit (LIHTC) applications

Alignment with local laws/policies

- Aligns with “A Livable Community for All”

Impact

- Has provided incentives to renovate affordable housing developments
- Loss in property tax revenue, \$85,620 in Levy Year 2017

Programs and Policies: Licensing, Registration, Inspections

Summary

- The City requires registration of rental properties
- Landlords are required to attend training and receive certification, which must be renewed every three years.
- Rental units are inspected for compliance with the City's Property Maintenance Code.
- Exterior of owner occupied homes and vacant / abandoned properties are also inspected.

Objectives

- Ensure that rental units meet property maintenance standards
- Provide landlords with a working knowledge of regulations in Takoma Park
- Monitor location and ownership of rental units and rents charged

Alignment with local laws/policies

- "A Livable Community for All," "Engaged, Responsive, Service-Oriented Government," and the City's Racial Equity policy

Impact

- 460 rental licenses were issued in FY16
- 220 landlords received certifications in FY16
- 2,900 rental units were inspected in FY16

Programs and Policies: Financial Assistance

Summary

- Housing-related financial assistance provided through the Emergency Assistance Fund, Home Stretch Down Payment Assistance Program, and property tax rebate program targeted to low income home owners and renters

Objectives

- Provide financial support to income eligible residents in crisis and first-time homebuyers

Alignment with local laws/policies

- Aligns with “A Livable Community for All” and Racial Equity Goals

Impact

- FY16 Emergency Assistance Fund appropriation was \$30,000 with an additional \$6,554 received in donations. A total of \$26,495.67 was spent in FY16 to provide emergency assistance to 130 households.
- FY16 Home Stretch Down Payment Assistance Program (pilot program) allocation was \$50,000. A total of 23 applications have been received. To date one home has been purchased through the program.

Programs and Policies:

Vacant and Owner-Occupied Group Home Registration

Summary

- Required registration of all vacant residential, commercial, industrial, and institutional properties and structures. Such properties must be secured and inspected by the owner on a monthly basis to ensure that they are secured and appropriately maintained. A \$200 registration fee is required on an annual basis.
- Required registration of Owner Occupied Group Houses, which are defined as single family homes occupied by the owner or family member as their primary residence and by one or more non-related individuals who pay rent or share in the costs of utilities. A \$50 registration fee and inspections are required every three years.

Objectives

- Discourage the abandonment and neglect of residential, commercial and institutional properties.
- Ensure that owner occupied group houses are safe for all occupants.

Alignment with local laws/policies

- Aligns with “A Livable Community for All”

Impact

- 85 vacant properties were monitored and 6 owner occupied group houses were registered in FY 2016
- 23 Owner-Occupied Group Homes were registered in FY 2016

Housing Programs

ONGOING PROGRAMMING

- [Rent Stabilization](#)
- Tenant Capacity Building
- Tenant Association Support
- Payment in Lieu of Taxes (PILOT)
- [Fair Rent Return Increase](#)
- Multifamily Housing Tour
- Landlord Satisfaction Survey
- [Tenant Opportunity to Purchase](#)

TRAINING

- First Time Homebuyer Seminar
- [Landlord Certification Training](#)
- Tenant Rights Workshops

SERVICES

- Credit Check Program
- [Tenant Landlord Mediation](#)
- [Dwelling Lease Review](#)

Housing Programs

LICENSING AND REGISTRATION PROGRAMS

- [Rental Housing Licensing](#)
- [Owner Occupied Group House Program](#)
- [Vacant and Blighted Properties Initiative](#)

FINANCIAL ASSISTANCE

- Community Partnership Program
- [Emergency Assistance Fund](#)
- CDBG – Capital Projects
- [Home Stretch Down Payment Assistance](#)

GROUPS SUPPORTED

- [Tenant Associations](#)
- [Commission on Landlord Tenant Affairs \(COLTA\)](#)

PAST PROGRAMS

- Exterior Home Repair Program
- CDBG Home Repair Program
- [Apartment and Condo Energy Upgrades](#)
- [Energy Efficiency Upgrades](#)