

# Takoma Park Preservation

Takoma Park, Maryland



**Developer/Sponsor** Montgomery Housing Partnership, Inc. (MHP)

**Units** 75

**Description** Tenants banded together when their Montgomery County, Md., housing was slated to become unaffordable condominiums, and they were asked to move out. Housing in this area is expensive, due to its close proximity to Washington, D.C. The Takoma Park Preservation developer, MHP, worked with dozens of residents to stave off evictions, and created affordable, energy-efficient housing.

The three sites – called Merrimac Gardens, the Crossroads at Flower and Sligo View Apartments – are extensive rehabilitations of existing buildings. They encompass 75 rental homes in four buildings, updated plumbing and electrical systems, refurbished exteriors and all-new kitchens and bathrooms. As a result of these modifications, many Takoma Park families who had been in jeopardy of losing their housing to the vicious condo boom kept their old address, and gained much-improved living conditions.

**A Green Advantage** The four buildings that comprise Takoma Park Preservation feature an array of green features, including:

- Energy Star appliances, including refrigerators and stoves
- Individually metered in-unit HVAC systems
- Increased interior and exterior lighting efficiency with Energy Star fixtures, and daylight sensors on all outdoor lighting
- Low-flow toilets, showerheads and faucets
- Low-VOC paints, primers, adhesives and sealants
- Green Label-certified wood flooring, carpets, pads and adhesives in non-ground floor homes
- Rain water collection barrels for irrigation of native landscaping
- Reflective roofs (at Merrimac Gardens and the Crossroads at Flower)
- Construction waste recycled

**Rents** Seven homes are designated for residents below 40 percent of area median income (AMI). Ten units are reserved for residents below 50 percent AMI, 50 for residents below 60 percent AMI and eight units residents at market rate.



## Project Financing

Montgomery County, Md.	\$6,420,080
Citibank	\$2,850,000
Deferred Developer Fee	\$504,926
NeighborWorks America	\$258,250
Enterprise Green Communities Grant	\$50,000
LIHTC Equity through Enterprise	\$4,706,420
<b>Total Development Costs</b>	<b>\$14,789,676</b>

**Amenities** Many local amenities are less than a mile from the apartment buildings, including a supermarket, bank, pharmacy, library and schools for elementary- and junior high-aged children. All three properties have laundry facilities and bicycle racks.

Sligo View Apartments has a community room with a full kitchen that is available for use by all Takoma Park Preservation tenants.

**Social Services** Social services like a homework club, preschool, adult education classes and computer training are offered at another nearby MHP property called Greenwood Terrace. Their services are available to all Takoma Park Preservation residents.

**Developer** MHP is a community-based, nonprofit organization that preserves and expands affordable housing in Montgomery County, Md., and strengthens neighborhoods through housing and community revitalization activities. MHP is the largest nonprofit developer, owner and manager of affordable housing in Montgomery County and has over 1,000 units in its portfolio.

**Architect** EDG (Environmental Design Group) Architects



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