

Thank you for sharing Takoma Park for All's thoughtful set of questions. Here's how I would approach responding to these issues:

1. Vision for Takoma Park

My vision for Takoma Park is creating a more equitable, sustainable, and vibrant city where residents across all income levels have access to affordable housing, green spaces, and opportunities for meaningful employment. Maintaining and improving the Takoma Park leadership in climate emergency will be one key focus, with initiatives around renewable energy, transportation solutions, and green infrastructure. Housing access and affordability are essential, and I am committed to policies that support mixed-income developments and improve existing affordable housing stock. This vision includes fostering local businesses, enforcing city's social services with more job opportunity for low incomes, and creating more opportunities for economic development through smart growth strategies.

2. Inclusion and Consensus Building

I'm aware of the deep racial and socioeconomic divides within Takoma Park, and it's crucial to engage all residents in decision-making processes. To elevate diverse voices, I would advocate for community forums, multilingual outreach, and participatory budgeting, ensuring underrepresented groups are not only consulted but empowered to shape policy. My experience in working across differences—both in city council and community settings—will help me bridge divides and seek common ground on contentious issues. As for instance, I am a bilingual Takoma Park based small business owner that advocate for unheard voices. One of the reasons for me running for a city council.

3. Commercial, Residential, and Public Facility Development

I broadly support the vision outlined in the Minor Master Plan Amendment for development along Maple Avenue and Flower Avenue. However, I would ensure that any new projects emphasize both sustainability and affordability, incorporating mixed-use buildings that blend residential, commercial, and community spaces. I envision developments that serve the community's diverse needs and create economic opportunities through local hiring and support for small businesses.

4. Economic Growth

Takoma Park's economic growth should prioritize local businesses, sustainable industries, and green jobs. A key barrier to economic growth is the limited availability of commercial space and high costs for entrepreneurs. I would advocate for policies that provide tax incentives for small businesses and push for the development of affordable commercial spaces, especially in areas undergoing redevelopment.

5. New Apartment Development

The lack of new apartment buildings in Takoma Park since the 1980s can be attributed to a combination of zoning restrictions, city property tax increment, rent stabilization policies, and community resistance to higher-density developments. I would encourage new multifamily developments by updating zoning laws to support higher-density housing where appropriate, while maintaining and or improving affordability protections.

6. Tax Incentives and Rent Stabilization

It is really confusing to me at this moment as the incentive does not really go to the low-income tenants but to the developers. However, I support tax incentives for both new housing development and the preservation and improvement of affordable housing. As for rent stabilization, I believe reforms are necessary to balance protecting tenants with ensuring that landlords can maintain their properties and invest in new development. I would consider aligning with the recent changes in Montgomery County's rent stabilization law while advocating for additional support for affordable housing initiatives.

7. Traffic and Pedestrian Safety

Improving pedestrian and cyclist safety should be a top priority. I would support traffic-calming measures, expanded bike lanes, and better crosswalk visibility, particularly in high-risk areas like New Hampshire and University Boulevard. Vision Zero should be fully implemented with specific metrics for reducing traffic fatalities. I will also request more security camera at the at some point. We need stop sign at all intersections.

8. The Purple Line

The Purple Line presents a major opportunity for Takoma Park. I will have the city come up with a deep, inclusive and strong studies that line out the real opportunities and by working with Purple Line developers and local stakeholders to ensure the city benefits from improved transit access and reduced congestion. This includes connecting the Purple Line to bike lanes, sidewalks, new parking zones, new business and commercial building, more and strong security cameras, and public transit networks to increase transportation efficiency while lowering carbon emissions.

9. New Hampshire Avenue Recreation Center

The New Hampshire Avenue Recreation Center is a prime opportunity for redevelopment. I would push for inclusive and community-driven process to redesign the space, prioritizing affordable housing, recreation facilities, and public green spaces. Partnerships with local organizations and county agencies could help move the project forward after years of stagnation.

10. Takoma Junction

The Takoma Junction project failed partly due to unresolved traffic issues and non-community inclusion at the beginning of the project. I would support reconfiguring the intersection to improve traffic flow while maintaining pedestrian safety and reducing neighborhood cut

throughs. I envision a more community-oriented approach to reimagining the Junction, with input from local businesses and residents. I believe we can come up with a very modern commercial center that benefit both the city and its residents if all parties are included during the studies.

These are complex issues, and I welcome the opportunity to engage further with Takoma for All and other community members.

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