

1. Vision, Inclusion and Consensus Building

Please share your vision for Takoma Park, including how you would approach sustainability, economic vibrancy, and housing access. A 2021 consultant report commissioned by the City found that Takoma Park is a "Tale of Two Cities," with stark divides across lines of race and class. How would you ensure a wide range of residents is heard in decisions about residential, commercial, and public facility development? When those views conflict, how would you weigh them and explain your decision, and what experience do you have building consensus across a real division?

Response: My vision is a sustainable, economically vibrant, and inclusive Takoma Park where everyone can live, work, play, and thrive—regardless of race, income, neighborhood, age, ability, or immigration status. Achieving that vision begins by acknowledging the disparities that exist within our city. Takoma Park remains residentially and economically divided, with many residents of color and low- to moderate-income families living in apartments and facing different barriers to opportunity, stability, and participation. These disparities are being intensified by the national affordability crisis and by federal job losses that are affecting many families in our region. Rising housing, food, transportation, childcare, and utility costs are stretching household budgets, while job uncertainty is making it harder for residents to remain in the community. We must respond to the needs of our entire city, from a single mother on Maple Avenue who hopes to own a home to a retiree who wants to downsize, by strengthening climate resilience, building a more diverse local economy, expanding housing choices, and ensuring that City policies and investments reach the residents facing the greatest pressures.

- a. **Sustainability:** Climate change is impacting everyone. We must mitigate its impacts. Under my leadership, the City completed a Stormwater Resiliency Study and supported projects on public and private property, including grants for multifamily electrification and stormwater improvements. The [Green Homes and Businesses](#) grant program helps residents and businesses lower utility costs, improve indoor air quality and comfort, and advance the City's climate goals.
- b. **Economic Vibrancy:** Takoma Park's business community is growing, and the region is taking notice. Local businesses are central to Takoma Park's identity, neighborhood vitality, and long-term fiscal health. A stronger local economy means more places to shop, eat, work, and gather; more support for entrepreneurs; a broader tax base; and stronger commercial corridors. We must build on our lively business districts while replacing some of the economic activity lost when Washington Adventist Hospital moved by attracting employers and supporting small businesses. I have supported local businesses through grants, engagement, celebrating Legacy Businesses, and connecting entrepreneurs with staff support, technical assistance, and revitalization opportunities.
- c. **Housing:** We need more housing choices between a rent stabilized apartment and a detached home that costs more than \$700,000. That includes larger apartments, townhouses, senior and missing-middle housing options, as well as assistance that helps residents improve their homes and living conditions. Under my leadership, the City created new [housing tax credits](#) to encourage the

development and rehabilitation of affordable and workforce housing. We also passed the [Minor Master Plan Amendment](#), which expanded zoning capacity for housing, affordable homes, and economic development in key areas of the city. Because of these efforts, the city is now on the verge of adding nearly 100 new affordable housing rental units at Edinburgh House.

Economic development works best when residents are informed and engaged from the beginning—not after major decisions have already been made. I would communicate early and often about proposed projects, including the goals, potential benefits, tradeoffs, timelines, and opportunities for public input. That means using multilingual outreach, neighborhood meetings, accessible public forums, and trusted community partners to reach residents. I would also provide regular updates as proposals evolve and clearly explain how community feedback influenced the outcome. When conflicts arise, I bring residents together, set expectations for respectful and constructive dialogue, make sure different perspectives are heard, identify shared priorities, and help the community move toward a practical path forward.

2. Housing, Zoning and Rent Stabilization

Takoma Park has not seen a new multifamily building since the late 1970s. Much of the city is zoned R-60, which permits only detached single-family homes, and Montgomery County, not the City, sets the zoning. Meanwhile, the City's rent stabilization law, the first of its kind in Maryland, is under review by the current Council. What changes to the law, if any, would you support, and what would you pursue at the County on zoning? How would you bring renters, housing providers, and homeowners to an outcome that each can accept?

Response: Takoma Park must preserve its affordable housing stock, protect tenants, and produce more housing. I support rent stabilization because it preserves affordability and helps tenants remain in their homes, and I oppose rent increases above the Consumer Price Index. At the same time, affordability and housing quality must go hand in hand. Every tenant deserves a safe, well-maintained home, and our aging rental buildings require sustained investment. Because Takoma Park has not comprehensively reviewed its Rent Stabilization Policy in 20 years, I support the current review to determine what is working and what should be improved while maintaining strong tenant protections. Early findings show that rent stabilization supports long-term tenant stability, but the City continues to face limited housing production and an aging housing stock. New construction has slowed significantly since the 1980s, most homes were built before 1960, and only about 4% of units have been built since 2000. I support practical updates that promote affordability, housing quality, and choice. These include simpler ways for small landlords to recover appropriate renovation and maintenance costs; rent floors and ceilings that protect tenants and landlords from extreme swings in inflation; more consistent rules between deed-restricted and rent-stabilized properties; and a careful review of exemption periods for new construction. For comparison, Montgomery County exempts newly constructed rental units from rent stabilization for 23 years, while Takoma Park's exemption is five years.

It is important to note that the City's Rent Stabilization Policy isn't the only policy levers that we have to address housing challenges. I would also strengthen tenant protections, Tenant Opportunity to Purchase support, eviction and emergency assistance, inspections, and displacement protections. Because Montgomery County controls zoning, I would build on the Minor Master Plan Amendment by advocating for more housing and mixed-use development near transit and commercial corridors, including accessible and affordable homes, accessory dwelling units, and appropriately scaled missing-middle housing. I would bring renters, housing providers, and homeowners together around shared facts and measurable goals: stable rents, safe and well-maintained homes, predictable rules, responsible ownership, reinvestment, and more housing choices. We are using these community engagement techniques as part of the Rent Stabilization Policy review, and they are a useful way to engage different stakeholders.

3. Development Sites and Tax Base

Single-family homes make up about half of Takoma Park's housing units but pay about 77 percent of its property taxes. Meanwhile, the next Council will inherit decisions on several of the city's most significant sites: the former Washington Adventist Hospital campus, the New Hampshire Avenue Recreation Center, Takoma Junction, the McLaughlin property on Poplar Avenue, and 6530 and 6600 New Hampshire Avenue. What is your vision for these and similar sites, how would you attract developers who can deliver it, and what role should new development play in easing the burden on homeowners?

Response: These sites are opportunities to meet several needs at once: build more affordable, accessible, and mixed-income housing; strengthen local businesses and commercial corridors; create modern public facilities; improve transportation connections; advance environmental sustainability; and broaden the tax base so homeowners are not carrying a disproportionate share. Except for the New Hampshire Avenue Recreation Center, these properties are privately owned, which limits the City's ability to direct what happens on them; our role is to shape outcomes through zoning advocacy, incentives, partnerships, and community engagement. Each site needs a community-informed plan rather than a one-size-fits-all answer. At the former hospital campus, I want a coordinated redevelopment vision that includes housing, retail, and community-serving uses. At the Recreation Center, I will continue advocating for a modern, accessible facility where children, teens, seniors, and families can gather and participate in programs. Housing could also be added to this site. At the New Hampshire Avenue sites, I support mixed-use development that creates housing, welcoming public spaces, and opportunities for locally rooted businesses. The McLaughlin property should be evaluated for housing consistent with the size of the property. Lastly, given the continued issues with the road infrastructure at Takoma Junction, I do not believe that it should be developed at this time. To attract capable partners, the City must set clear expectations, establish realistic economics, make timely decisions, use public land and grants strategically, coordinate with County and State partners, and offer tools such as housing tax credits where they produce meaningful public benefits. New development can add taxable value, support a stronger local economy, and diversify revenue beyond property taxes while including affordability, accessibility, anti-displacement protections, and high-quality design.

4. The Purple Line and Safe Streets

The Purple Line is expected to open in late 2027, with a station at the Takoma Langley Crossroads. New Hampshire Avenue and University Boulevard remain dangerous corridors despite Vision Zero and other initiatives. How would you leverage the Purple Line for the city's benefit, and what would you do to make those corridors, and for that matter, the city, safer for pedestrians, bicyclists, scooters, and other non-car travelers?

Response: The Purple Line can connect residents to jobs, education, shopping, and services while strengthening Takoma Langley Crossroads as a regional destination and supporting small-business growth. To maximize that opportunity, I support the City's New Hampshire Avenue Bikeways Program and the Crossroads Bikeway project, which would create safer, more direct bicycle connections to the Takoma Langley Purple Line station and improve access between surrounding neighborhoods, businesses, and transit. I also support bus rapid transit on New Hampshire Avenue to provide faster, more reliable service and stronger connections to the Purple Line and the regional transit network. The City should coordinate with Montgomery and Prince George's counties, the State of Maryland, transit agencies, businesses, and nearby communities on station access and wayfinding. I will also continue working with the Takoma Langley Crossroads Development Authority and other district partners on outreach, placemaking, safety, and ridership promotion. Pedestrian safety must remain a priority, with continuous monitoring of how the reconfiguration of major intersections and the location of the Purple Line station affect walking routes, crossing conditions, traffic patterns, and pedestrian access throughout the area. Because these are state and county roads, progress requires persistent intergovernmental advocacy and transparent reporting so residents can see what is moving, what is delayed, and who is responsible.

5. Growth and Climate

The City has committed to net zero emissions by 2035, but modeling presented to the City Council in January 2026 shows 55 percent of that goal is not achievable on the current path. Transportation is the largest single source at 54 percent of the City's emissions, and Montgomery County, not the City, sets building energy codes. How would you close that gap? Would you support making the 2035 target binding for municipal operations, where the City does control the levers, and what role does land use play for the rest?

Response: Closing the climate gap requires practical, equitable action across transportation, buildings, municipal operations, and land use. And, Takoma Park has already begun this work. The new library incorporates green features that improve building efficiency and reduce environmental impact. The City has also purchased new electric vehicles for its municipal fleet and received grants to expand electric vehicle charging at municipal facilities. I support treating net-zero municipal operations by 2035 as an ambitious goal, with interim benchmarks, transparent reporting, and implementation based on technical feasibility, available funding, and responsible consideration of costs. Budget decisions should continue to align with the Climate Action Plan and Climate Emergency Response Framework while allowing the City to pursue the most effective and affordable measures first.

Buildings and transportation are our largest sources of greenhouse gas emissions. Because most homes and many smaller properties in Takoma Park fall below Montgomery County's Building Energy Performance Standards threshold, city programs such as the Green Homes and Businesses grants are essential for helping property owners obtain energy audits and complete needed efficiency, electrification, and resilience improvements. Climate action must also be built into zoning and land-use plans. For example, the Takoma Park Minor Master Plan Amendment includes language that encourages the use of green roofs, stormwater management and supporting the City's initiatives to promote green infrastructure on private property. The plan also requires that new development and improvement of existing meetings should meet LEED standards.