Research Questions:
- What are the current planning and zoning conditions that govern the redevelopment of available residential parcels within walking distance of these two Purple Line stations areas?
- What existing or possible future best practice tools could be employed for these sites to achieve housing affordability priorities?
- What preservation incentives can be offered to property owners who want to help existing tenants while also upgrading their properties?
- What local government policies exist or could be developed to help preserve and upgrade the existing housing stock?

Research Findings:
- CRT Development in station areas should encourage:
  - Small Business Retention
  - Moderately Priced Dwelling Units
  - Public Art
  - Open Space
  - Historic Preservation

  - Consider rezonings that increase permitted densities and/or relax build/coverage regulations for sites closest to Purple Line stations that harness housing opportunities near transit.

  - Incorporate some level of inclusionary zoning to expand opportunities to create affordable housing with new development (PG County).

  - Reestablish and sustain a dedicated funding source to construct affordable housing.

  - Reduce parking requirements for developments with an affordable housing component.

  - Establish TIF (Tax Increment Financing) in Purple Line Station Areas to further support funding for Affordable Housing.

  - Leverage the opportunities of using publicly owned land for affordable housing (w’ potential co-location of other uses).

  - Consider Transfer of Development Rights (TDR) program as a means to leverage residual unused density on sites unlikely to redevelop and focus growth in activity centers while achieving affordable units.