



City of Takoma Park, Maryland

City Lot RFP Questions & Answers

www.takomaparkmd.gov/hcd/takoma-junction-rfp

Questions posed to City staff from the release of the RFP, and at the February 12 Information Meeting are answered below. For more information and to submit additional questions, contact the City of Takoma Park Housing and Community Development Department at planning@takomaparkmd.gov.

Zoning

Q: *When will the new zoning code be approved?*

A: Montgomery County expects to have the final vote on the map amendment in October 2014.

Q: *From what point on the lot is the height limit measured?*

A: The height limit of 50' is measured from the midpoint of the street front curb.

Rent Stabilization on Residential Units

Q: *How is the base rate set for the Rent Stabilization requirements?*

A: For newly constructed rental facilities, the owner has 5 years to determine market rate rents for the units, at which point the City's rent stabilization requirements would apply.

Q: *How do rent increases work under Rent Stabilization?*

A: The City's Rent Stabilization law limits rent increases to once within any twelve month period. This requirement applies to ALL licensed rental units. Landlords are required to give the tenant written notice of any rent increase at least two months prior to the date the rent increase is to take effect.

The City publishes, on a yearly basis in late spring, its annual rent stabilization allowance. The allowance is the maximum amount a landlord can increase a tenant's rent during any twelve month period. The allowance is equal to 100% of the Consumer Price Index (Washington/Baltimore) and is effective for a twelve month period beginning July 1st.

A landlord may apply for additional rent increase, above that permitted by the rent stabilization allowance, in situations where the net operating income generated by the rental facility has not been maintained due to escalating operating expenses.

Q: *Does the rent reset when a tenant moves out?*

A: No. A landlord may increase the rent for a vacant rental unit by the actual dollar amount of any annual rent stabilization allowances that were not charged to the tenant vacating the rental unit.

Local Businesses Interested in Possible Tenancy or Partnership

Q: *Are there any businesses interested in renting space in the development?*

A: Yes. Takoma Children's School: Matt Engel (mattdanengel@gmail.com)
Montessori Daycare: Sunit Grover (sunitsgr@hotmail.com)

Q: *Is the TPSS Co-op interested in partnering?*

A: The Co-op is interested in talking to prospective developers: Marilyn Berger (hr@tpss.coop)

Adjacent Property Owner Information

The City has informed adjacent property owners about the RFP and each owner has indicated a willingness to talk to prospective developers.

201 Ethan Allen Avenue

Owner: Turner, et. al.

Gerald and Dianne Matthews,

18341 Carrico Mills Rd, Stevensburg, VA 22741

Current Tenant: Takoma Park Silver Spring Food Co-op

Built in 1941; first floor and basement, brick; 5950 sq. ft. above grade

Property Land Area: 16,046 sq. ft.

7221 Carroll Avenue

Owner: Takoma Park Auto Clinic

Current Tenant: Takoma Park Auto Clinic

Johnny Kahayan 301-270-1772

Built in 1946; single story service garage, 936 sq. ft.

Property Land Area: 5,470 sq. ft.

7211 Carroll Avenue

Owner: Inan Phillips

Current Tenant: Healey Surgeons

Bruce & Inan Phillips 301-270-8811

Built in 1950; first floor and basement, brick; 3,475 sq. ft. above grade

Property Land Area: 6,120 sq. ft.