

# NCPCA

North College Park Citizens Association

c/o Youth and Family Services

4912 Nantucket Road College Park, MD 20740

January 2nd, 2011

The Honorable Andrew M. Fellows  
Mayor  
City of College Park  
4500 Knox Road  
College Park, MD 20740

Dear Mayor Fellows:

I am writing to transmit the motion passed by the members of the North College Park Citizens Association at our meeting of December 10th, requesting that the City take further steps to clarify the requirements of the rent stabilization ordinance for the benefit of potential purchasers of property.

I thank you, Mr. Catlin, Ms. Nagle, and Ms. Wojahn, for attending that meeting, and in light of your attendance I will omit describing the discussion that preceded the motion.

In an email to me on December 23rd on behalf of herself, Mr. Catlin, and Mr. Wojahn, Ms. Nagle declined to place this matter on the work session agenda and asked that we examine the FAQs on the City's website. I have done so.

The FAQs make the applicability of the ordinance to a particular property reasonably clear if the reader has owned the property since enactment. If, however, the reader is considering a purchase, he or she will not normally have available "(t)he documented rent charged in 2005, before adoption of the ordinance." The FAQs do not advise the potential purchaser to obtain this documentation from the current owner.

Further, the FAQs report that an owner may petition the Rent Stabilization Board for an individual adjustment, but do not list the ten relevant factors that the Board must consider in evaluating the petition and do not note the hardship provision. A potential purchaser would want to understand whether the ordinance allows for the owner of an investment property to realize a reasonable return on investment and whether the Board is operating within a clear regulatory framework.

These appear to me to be material omissions in the FAQs that the City could readily repair.

Sincerely,

Sincerely,

A handwritten signature in black ink that reads "Mark Shroder". The script is fluid and cursive, with the first name "Mark" and last name "Shroder" clearly legible.

**Mark Shroder**  
**President**