Possible addition to 1/24/12 Agenda – Item # 12-G-16

City of College Park
240-487-3501
Facsimile: 301-699-8029

Office of the Mayor
and City Council
4500 Knox Road
College Park, MD 20740

Mayor

Andrew M. Fellows
5807 Bryn Mawr Road
301-441-8141

Council Members

District 1
Fazlul Kabir
9817 53rd Avenue
301-659-6295

Patrick L. Wojahn
5015 Lackawanna Street
240-988-7763

District 2
Robert T. Catlin
8604 49th Avenue
301-345-0742

Monroe S. Dennis
8117 51st Avenue
301-474-6270

District 3
Robert W. Day
7410 Baylor Avenue
301-741-1962

Stephanie Stullich
7400 Dartmouth Avenue
301-742-4442

District 4
Marcus Afzali
9238 Limestone Place
240-391-8241

Denise C. Mitchell
3501 Marlbrough Way
240-475-7196

January 24, 2012

Ms. Lisa Miller
President
Prince George's Property Owners Association, Inc.
P.O. Box 1652
College Park, MD 20741

Dear Ms. Miller:

This letter will respond to yours of January 5, 2012. There are a number of aspects to your letter, each of which I will try to address.

First, your letter details certain issues that your membership finds unclear or ambiguous. I have asked City staff to assist me by providing the information that is available to any member of the public, including your membership, with respect to complying with the Rent Stabilization law. Please see the attached information, which fully documents the process to be followed, including registration and petitions to the Board. In fact, I believe the attached information responds to all of the questions raised in your letter with respect to the process. If any of your members remain unclear or continue to find this information ambiguous, they are invited to contact City Public Services staff (240-487-3570). Staff is available to answer any questions that your membership may have concerning the process.

I will note that, while many of the landlords for properties covered by the Rent Stabilization law have failed to register, the City has received only a limited number of communications with respect to that failure to register. Each of these communications, many of which appear to be taken from the same template, made the same claims that there was no validly constituted Rent Stabilization Board and that the forms for registration and appeal were not valid or not provided and that due to the litigation in Circuit Court, they would in any event not comply. Each of these letters was responded to by the City with the information that there is and was a validly constituted Rent Stabilization Board in place, and that all necessary forms were correct and available. A copy of the City's response that is provided to such letters is already attached, and also addresses the issue of the enforcement. Petitions to the Board for rent adjustments have been received, and have all been heard within the statutory time frame.

The Board has adopted a reasonable rate of return calculation, based upon expert advice. Please see attached report from Sage Policy Group. You

and your members may not agree with the calculation, however, it was properly accepted by the Board and adopted. This rate of return has been used in determining all petitions to date.

Your letter requests that the City provide more clarity with respect to the issues you raise and that the City refrain from pursuing compliance with the Board's registration requirements. Hopefully, my letter has provided more clarity and if this is insufficient, please ask your members to contact our City staff for more information. With respect to refraining from enforcement of the registration requirements, please be advised that the City will be proceeding with enforcement through municipal infractions. The Rent Stabilization law is in effect and has been upheld by the Court of Appeals of Maryland. What may or may not happen in the future does not affect enforcement proceedings at this time.

Thank you for your letter and your continued interest in working with the City on PGPOA issues.

Very truly yours,

Andrew M. Fellows
Mayor

Enclosures