

CITY OF TAKOMA PARK  
DEPARTMENT



June 12, 2024

Tenant Opportunity to  
Purchase – 7520 Maple  
Avenue

Presented by Ira Kowler  
Director, Housing & Community Development



## **Takoma Park Tenant Opportunity to Purchase Law (TOPL)**

Takoma Park Municipal Code Chapter 6.32 – “Before an owner may settle on the sale of a rental facility, the owner shall give all tenants an opportunity to purchase the rental facility at a price and under terms which constitute an offer of sale...”

Prior to the settlement of a third-party contract, a rental facility owner must notify and provide opportunity to purchase to:

- Tenant and/or Tenant Association
- City of Takoma Park

Timelines and requirements vary based on rental facility size

- Single-family rental facilities
- Rental facilities with two to six rental units
- Rental facilities with seven or more units

## Recent TOPL Successes

**112 Lee Avenue** – Tenant purchase and conversion into a limited equity cooperative

**7402 Garland Avenue** – City assignment of purchase to Habitat for Humanity Metro Maryland and conversion into two affordable homeownership opportunities

**320 Lincoln Avenue** – City assignment of purchase to Housing Initiative Partnership, Inc. (HIP) and conversion into one middle market homeownership opportunity





## Challenges:

- Purchase Price & Financing
- Critical Building Repairs
- TOPL Timeframe Requirements

## Opportunities

- Tenant Organizing Potential
- Resident Wealth-Building Moment
- Ability to Assign Rights & Extract Concessions (lifetime tenancy, unit upgrades, building decision-making, etc.)

**FY2024 NED Grant –  
Tenant Opportunity to  
Purchase Support Fund**

Approved by Council in **Resolution 2022-18** (“the Council of Takoma Park endorses the submission of a grant application to the FY23 DHCD State Revitalization Program for operating and capital costs to assist tenant groups in utilizing the City’s Tenant Opportunity to Purchase Law”)

Awarded by the **Maryland Department of Housing & Community Development (DHCD)** through the National Capital Strategic Economic Development Fund (NED)

- Final Award: \$500,000
- Execution Date: 4/17/2023
- Approved Uses:
  - Operations – Studies & Planning
  - Site Pre-Development – Architectural & Engineering Design
  - Down Payment & Acquisition

In August 2023, HCD released a **Request for Qualifications (RFQ)** for entities to provide technical assistance and feasibility studies for interested tenant groups in the event of a TOPL opportunity

# The Deauville (7520 Maple Avenue)

Year Built: 1960

Building Status: Market-rate, subject to City  
Rent Stabilization Ordinances

Unit Count: 101

Median Rent: ~\$1,200

Average Household Size: ~3 People\*

Average Household Income: ~48% AMI\*

*\*Based on May 2024 Survey Data*



## **February 2024**

- Letter of Sale Notice

## **March-May 2024**

- CASA/Mi Casa Tenant Engagement & Feasibility Analysis
- Tenant Association Discussions

## **June 2024**

- Execution of Purchase & Sale Agreement
- Good Faith Deposit

## ***July-August 2024***

- *Continuing Negotiations/Potential Assignment of Rights*

## ***August 2024***

- *Final Settlement OR*
- *Return of Good Faith Deposit*



# THANK YOU

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