

Introduced by: Councilmember Dyballa

First Reading: November 14, 2018
Second Reading: November 28, 2018
Adoption: December 5, 2018
Effective Date: December 5, 2018

**CITY OF TAKOMA PARK, MARYLAND
ORDINANCE NO. 2018-47**

**DEDICATING REVENUES FROM THE TAKOMA JUNCTION GROUND LEASE TO
THE CITY'S AFFORDABLE HOUSING RESERVE**

WHEREAS, the Takoma Junction development site, consisting of ±54,493 square feet of City-owned land, is located on the south side of Ethan Allen Avenue at the intersection of Carroll Avenue ("Takoma Junction Property"); and

WHEREAS, following a lengthy solicitation and evaluation process the Takoma Park City Council ("Council") selected the Neighborhood Development Company ("NDC") to redevelop the Takoma Junction Property ("Takoma Junction Redevelopment Project"); and

WHEREAS, on July 27, 2016, the Council approved Resolution No. 2016-26 authorizing the City to enter into a Development Agreement and Ground Lease with NDC for the Takoma Junction Redevelopment Project; and

WHEREAS, by Resolution No. 2018-41, adopted on July 25, 2018, the Takoma Park City Council authorized Neighborhood Development Company ("NDC") to submit the Takoma Junction Development Project Combined Site Plan, as modified, to the Montgomery County Planning Department for review; and

WHEREAS, by Ordinance No. 2016-20, adopted by the Council on May 18, 2016, the Council established a Housing Reserve as a separate reserve fund for the purpose of providing funds to meet the Council's goals relating to affordable housing; and

WHEREAS, under the terms of the Ground Lease between the City and NDC for the Takoma Junction Redevelopment Project, the City will receive rent payments under the Takoma Junction Ground Lease; and

WHEREAS, in accordance with the provisions of Resolution No. 2018-41, the Council desires to dedicate the revenues that the City receives from NDC under the Takoma Junction Ground Lease to the City's Housing Reserve to be used for affordable housing purposes; and

WHEREAS, the Council will discuss plans for funding and use of the Housing Reserve in its discussion of the Housing and Economic Development Strategic Plan and FY 20 budget; and

WHEREAS, it is the Council's intent that revenues dedicated to the Housing Reserve under this ordinance should supplement rather than displace other funds in, or deposited in the future in, the Housing Reserve.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND THAT:

SECTION 1. The revenues that the City has received and will receive from NDC under the Takoma Junction Ground Lease are hereby dedicated to the City's Housing Reserve (or its successor) to be used for affordable housing purposes.

SECTION 2. This Ordinance shall become effective upon adoption.

ADOPTED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THIS 5TH DAY OF DECEMBER, 2018, BY ROLL-CALL VOTE AS FOLLOWS:

AYE: Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy
NAY: None
ABSTAIN: None
ABSENT: None