

**City of Takoma Park  
Maryland**

# **RENT STABILIZATION PROGRAM**

**Jarrett K. Smith  
Councilmember  
Ward 5**



# PROGRAM OVERVIEW

- Legislation enacted in 1981
- Intended to provide affordable rental housing to all residents
- Rent increases limited to once a year
- Amount of rent increase limited to 100% CPI
- Fair Return rent increases available
- Applies to condo units and properties with 2 or more units
- Affordable housing properties may be exempted



# PROGRAM STATISTICS

- Total Rent Stabilized Buildings: 314 Rental Facilities
- Total Rent Stabilized Units: 1,754 Rental Units
- Average Rents: 1 Bedroom \$876 / 2 Bedroom \$1,037
- Median Rents: 1 Bedroom \$864 / 2 Bedroom \$1,018
- Vacancy Rate: Takoma Park 2.4% / Montgomery Co 3.5%
- Turnover Rate: Takoma Park 17.4% / Montgomery Co 31.0%
- Program Budget: \$139,500 (excluding Legal Fees)
- Staffing: 1.13 FTE

