



HOUSING OPPORTUNITIES FOR ALL WORKGROUP

PRINCE GEORGE'S COUNTY
FRIDAY, NOVEMBER 20, 2020



MEETING OVERVIEW & OBJECTIVES

TODAY'S AGENDA

AGENDA

1. Welcome from co-chairs and roll call
2. Meeting overview & objectives
3. Presentation: Supporting renters through policy and information & outreach
4. Large-group discussion: Tenant protection policies
5. Large-group discussion: Information & outreach for tenants
6. Next steps & wrap-up
7. Adjourn

OCTOBER 2020 MEETING

At October's Workgroup meeting, we...

- Created a shared understanding of the long-standing needs among renters in Prince George's County and existing or new tools being used to support them.
- Generated a list of ways to support renters in response to COVID-19 and stabilize and build resilience in the medium- to long-term.

MEETING PURPOSE

By the end of this meeting, we will have...

- Agreement on the priority tenant protections to support renters
- Agreement on the priority information and outreach actions for immediate implementation

TODAY'S AGENDA

Q&A FOR GENERAL PUBLIC

This meeting is being live-streamed to Prince George's County residents.

SUBMIT YOUR QUESTIONS

If you are watching the live stream and would like to submit a question during the meeting, here's how to share your question with the organizers:

[Use this link to submit your question.](#)

This link can also be accessed using the following steps:

GO TO: www.menti.com

ENTER CODE: 49 90 39

SUPPORTING RENTERS: POLICY AND INFORMATION & OUTREACH

WHAT WE HEARD

ACTIONS TO SUPPORT RENTERS:

- Emergency policies to prevent evictions (e.g., extended eviction moratorium; no-fault evictions bans; limits on lease termination; limits on filing hold over actions; grace periods to pay rent)
- Legal representation in eviction court (right to counsel; counsel to communicate on tenants' behalf)
- Formal lease requirement
- Rent control/limits on rent increases
- Authorization for tenants to use rent to fix unsanitary and unsafe conditions in apartments (after notice to landlord & waiting period)
- Rent forgiveness
- Sealed eviction records (like criminal record expungement)
- Creation of central place to assist tenants (Office of Tenant Advocate; landlord-tenant commission)

**Note that some policies may need to be enacted at the state level.*

SUPPORTING RENTERS: TENANT POLICIES

REGIONAL SNAPSHOT: TENANT POLICIES

	Standard Lease	Rent Control	Emergency Renter Protections	Late Fee Limits	Rent Reduction for Repairs
Montgomery County MD	Update Standard Lease	Voluntary Rent Guideline	COVID-19 Renter Relief Act	Penalty for Late Rent Payment (Limitations)	BILL 19-15: Expanding Tenant Rights
Arlington County VA	N/A	N/A	Biweekly Regional Coordination Meeting	VA HB 1669 Landlord and tenant; charge for late payment of rent, restrictions.	VA SB 905; tenant's remedy by repair, clarifies definition of "actual costs."
Washington DC	N/A	Rent Control Hardship Petition Limitation Amendment Act of 2015	Fairness in Renting Emergency Amendment Act of 2020	DC Law 21-172, "Rental Housing Late Fee Fairness Amendment Act of 2016"	Section 14-4303. RETALIATORY ACTION

FOR MORE INFORMATION, CLICK THE LINKS FOR EACH TOOL.

SUPPORTING RENTERS: TENANT POLICIES

EXPANDED TENANT RIGHTS MONTGOMERY COUNTY, MD

OBJECTIVE

Enhance tenant rights and protections.

KEY POLICY ELEMENTS

- **Standard Lease:** Requires 2-year lease term offer at start and renewal
- **Lease Termination:** Tenant can terminate lease (with 30 days notice) under defined circumstances beyond a tenant's control (domestic violence, senior living). Landlord must provide 60 days notice for lease termination.
- **Tenant Repairs:** If housing provider doesn't correct violation within a specified time (based on type of violation), DHCA Director may authorize resident to have violation corrected by licensed contractor from DHCA-maintained list and deduct cost of repair from rent (max: one month).

APPLICABILITY TO PRINCE GEORGE'S COUNTY

- Housing quality
- Landlord-tenant relationships

SUPPORTING RENTERS: TENANT POLICIES

FAIRNESS IN RENTING EMERGENCY AMENDMENT ACT WASHINGTON, DC

OBJECTIVE

Strengthen tenants' rights during the eviction process.

KEY POLICY ELEMENTS

- **More transparency:** Requires landlords to share criteria used to screen tenants for rental applications.
- **Eviction protections:** Prohibits evictions where the amount owed is less than \$600 or where the landlord lacks a business license. Authorizes the superior court to seal certain eviction records and requires the court to seal other records (3+ years or dismissed evictions).

APPLICABILITY TO PRINCE GEORGE'S COUNTY

- Barriers to renting

WHAT WE HEARD

ACTIONS TO SUPPORT RENTERS:

- One-stop shop (virtual citizen portal and 311 that provides information and self-help guidance)
- Outreach/education about available assistance (walking people through application process, pop-ups in central locations)
- Outreach/education about tenants' rights (including rent escrow & rental inspections)
- Counseling (renters and landlords)
- Tenant Bill of Rights (tenant protections)
- Central place to assist tenants (Office of Tenant Advocate; landlord-tenant commission)
- Rental housing liaison (to maintain relationships with tenant groups)
- Staff training on applicability of programs to residents without legal status

INFORMATION ATTRIBUTES:

- Easy to understand
- Available in multiple languages
- Available through trusted sources (community organizations & leaders; hyper local news sources)
- Offline options (radio, phone, etc.)

SUPPORTING RENTERS: INFORMATION & OUTREACH

REGIONAL SNAPSHOT: INFORMATION & OUTREACH TOOLS

	Outreach Campaign	Information & Communication	Tenant Rights	Centralized Tenant Assistance
Montgomery County MD	“Renters Have Rights” Outreach Campaign	Rental Data Survey , Voluntary Rent Guidelines	BILL 19-15: Expanding Tenant Rights	Commission on Landlord -Tenant Affairs
Arlington County VA	Housing Matter Forum	Educational Seminars/Workshops	Landlord -Tenant Handbook	Landlord - Tenant Commission
Washington DC	Tenant Summit	Live Q&A With OTA Chat , Webinars	Elderly/Senior Tenant Bill of Rights	Office of the Tenant Advocate

FOR MORE INFORMATION, CLICK THE LINKS FOR EACH TOOL.

EXPANDED TENANT RIGHTS MONTGOMERY COUNTY, MD

OBJECTIVE

Inform tenants about increased apartment inspections and expanded tenant advocacy.

OUTREACH METHODS

- Door hangers, buses, bus shelters, County facilities, online communications via social media, electronic message boards
- Lobby signs posted in every multifamily apartment building (required by Amendment to Chapter 29, Landlord Tenant Relations of the Montgomery County, MD County Code)

APPLICABILITY TO PRINCE GEORGE'S COUNTY

- Cultural relevance
- Easy to understand information
- Targeted properties (properties defined as blighted with low complaints filed)

SUPPORTING RENTERS: INFORMATION & OUTREACH

HOUSING MATTERS FORUM

ARLINGTON COUNTY, VA

OBJECTIVE

Share information with tenants and landlords and discuss various housing topics.

KEY TOPICS

- Overview of basic rights and responsibilities of tenants and landlords
- How to navigate County resources, including eviction prevention resources
- Presentations by Department of Housing and Community Development staff & nonprofits
- State legislative updates

APPLICABILITY TO PRINCE GEORGE'S COUNTY

- Outreach and education to tenants for available assistance and their rights

SUPPORTING RENTERS

Q&A AND DISCUSSION

MEETING PARTICIPANTS

GENERAL PUBLIC

UNMUTE YOUR LINE & SHARE.

If you'd like to ask a question or comment, unmute your line to share. When you are not sharing, please remain on mute.

SUBMIT YOUR QUESTIONS

[Use this link to submit your question.](#)

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LARGE-GROUP DISCUSSION INFORMATION & OUTREACH FOR TENANTS POLICIES FOR TENANTS

DISCUSSION OVERVIEW

PURPOSE

Generate a list of up to three (3) immediate tenant protections to enact by early 2021 to support renters.

Generate a list of up to three (3) immediate actions related to information and outreach for tenants to implement by early 2021.

DISCUSSION OVERVIEW



PRIORITIZE INITIAL ACTIONS VIA FLASH POLL.

Focus on **urgency** as the primary criterion for prioritization.



DISCUSS & BUILD CONSENSUS ON PRIORITY ACTIONS.

These priorities will become recommendations in the workgroup's annual report to County Council & the County Executive.



SHARE YOUR THOUGHTS IN THE CHAT BOX.

Today's discussion will use the Chat Box to gather responses from the group.

For each question, reflect and type your response in the Chat Box (but don't send until prompted).

FLASH POLL INITIAL PRIORITIES



What are the top three (3) **tenant protections**
that Prince George's County needs to adopt
(or push state lawmakers to adopt)
as soon as possible?

GO TO: www.menti.com

ENTER CODE: 15 31 75

**Direct link to poll is in the Chat box.*

FLASH POLL INITIAL PRIORITIES



What are the top three (3) actions related to **information and outreach for tenants** that Prince George's County needs to implement **as soon as possible?**

GO TO: www.menti.com

ENTER CODE: 15 31 75

**Direct link to poll is in the Chat box.*

NEXT STEPS & WRAP-UP

NEXT STEPS & WRAP-UP

NEXT WORKGROUP MEETING

DATE & TIME

Friday, December 11, 2020 | 10.30 AM-12.30 PM

MEETING PURPOSE

- Vet key recommendations for the Workgroup's annual report

DISCUSSION TOPIC

- Recommendations to support tenants through information & outreach and tenant protections

POLICY WORKING SESSION UNIVERSAL DESIGN

WHO

You! Housing Opportunities for All Workgroup members

WHAT

Ideate! This group will meet as a smaller subset of workgroup members (1-2 times before the workgroup's January 2021 meeting). The group will brainstorm the key policy parameters for a universal design policy in Prince George's County (like 2019 workgroup meetings). This group will share their ideas from the working session with Housing Opportunities for All Workgroup in 2021 for more discussion on this policy matter.

HOW TO PARTICIPATE

Volunteer! Workgroup members will receive an email asking for volunteers to participate in the working session. The Housing Opportunities for All co-chairs, with support from Enterprise, will help ensure the group includes a diversity of perspectives.

NEXT STEPS & WRAP-UP

INFORMATION SHARING VIA ONEDRIVE

ALL MEETING MATERIALS AND BACKGROUND RESOURCES
ARE AVAILABLE AT THIS LINK:

[CLICK LINK TO ACCESS FOLDERS ON ONEDRIVE](#)

PRESENTATION REFERENCES

Montgomery County, MD

- https://www.montgomerycountymd.gov/DHCA/director/tenant_rights/
- <https://montgomerycountymd.gov/DHCA/housing/landlordtenant/laws.html>

Washington, DC

- <https://ota.dc.gov/>
- <https://ota.dc.gov/page/tenant-summit>

Arlington, VA

- <https://housing.arlingtonva.us/get-help/rental-services/tenant-landlord-rights/>
- <https://commissions.arlingtonva.us/tenant-landlord/>