



HEARING NOTES

Bill: 21-0097

Emergency Security Deposit Relief Act

Committee: Economic and Community Development

Chaired By: Councilwoman Sharon Green Middleton

Hearing Date: September 14, 2021

Time (Beginning): 2:45 PM

Time (Ending): 3:40 PM

Location: Virtual WEBEX

Total Attendance: ~25

Committee Members in Attendance:

John Bullock Ryan Dorsey Antonio Glover Robert Stokes Odette Ramos

Bill Synopsis in the file?..... yes no n/a
Attendance sheet in the file? yes no n/a
Agency reports read? yes no n/a
Video or audio-digitally recorded? yes no n/a
Certification of advertising/posting notices in the file? yes no n/a
Evidence of notification to property owners? yes no n/a
Final vote taken at this hearing? yes no n/a
Motioned by: Councilmember Stokes
Seconded by: Councilmember Bullock
Final Vote: Favorable / Amendment

Major Speakers

(This is not an attendance record.)

- Councilmember Sharon Middleton
- Ms. Nikki Thompson, Office of the President
- Ms. Lucy Font, Office of the President

- Ms. Elena DiPietro, Law Department
 - Ms. Tisha Edwards, Mayor's Office of Family Success
 - Ms. Stephanie Murdock, Department of Housing and Community Development
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Major Issues Discussed

1. Councilwoman Middleton opened the meeting, introduced committee members and City representatives, and read the bill into the record. She commented on the bill and explained the purpose of the work session/voting session.
2. Ms. Nikki Thompson explained amendments which were compiled via extensive communication with the Mayor's Office for Children and Family Success, the Department of Housing and Community Development, the Law Department and the Department of Finance. She highlighted proposed amendment that would:
 - change language in the bill to reflect that the new program would be under the Mayor's Office of Children and Family Success (MOCFS);
 - change the term voucher to grant
 - provide grants to landlords on behalf of the tenant
 - remove certain Adjusted Median Income requirements to allow for flexibility in use of funding sources and
 - make certain technical amendments.
3. Ms. Tisha Edwards testified stating that those collaborating on the amendments intended to produce implementable legislation. The new program is a pilot which will end on September 30, 2022.
4. Ms. Stephanie Murdock testified that the Department of Housing and Community Development (DHCD) worked with other agencies to create the proposed amendments and supports passage of the bill.
5. Councilmember Ramos asked about collaboration of MOCFS and DHCD on the use of Affordable Housing Trust Funds. An amendment is being proposed to remove from the bill use of Affordable Housing Trust Funds as a source of funding. There was discussion about whether families would be audited. Families will not be directly audited. There was discussion about what happens to the grant once the tenant leaves the housing. The bill proposed that the funding is a grant on behalf of the tenant and the landlord would give the grant or any balance back to the tenant. There was discussion about what happens when a security deposit payment is delayed. The security deposit process is a one-way streamlined process where payments can be made in 3-5 days, unlike many other programs. MOCFS is aware of the time-sensitivities. There was also discussion about what if a landlord knows they are going to get a payment then maybe the tenant should be allowed to occupy the property. There was discussion about the "Letter of Intent to Lease" process. DHCD already has a best practice process in place for emergency and disaster housing situations the

helps to safeguard against liabilities. The committee also discussed if low income renters would be given priority and would also be able to access nearby schools.

Further Study

**Was further study requested?
If yes, describe.**

Yes No

Committee Vote:

Sharon Green Middleton, Chair:..... Yea
John Bullock: Yea
Mark Conway: Absent
Ryan Dorsey: Yea
Antonio Glover: Yea
Odette Ramos: Yea
Robert Stokes:..... Yea

Jennifer L. Coates, Committee Staff

Date: September 14, 2021

cc: Bill File
OCS Chrono File