



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0097

Emergency Security Deposit Relief Act

Sponsor: Councilmember Middleton

Introduced: June 8, 2021

Purpose:

For the purpose of establishing the Emergency Security Deposit Voucher Program; placing a cap on the amount of money the Emergency Security Deposit Voucher Program can give each family for a security deposit; providing for certain funding for the Emergency Security Deposit Voucher Program; setting forth the eligibility requirements for the Emergency Security Deposit Voucher Program; requiring that the Department of Housing and Community Development adopt rules and regulations to administer the Emergency Security Deposit Voucher Program; establishing procedures on a family's admission into the Emergency Security Deposit Voucher Program; putting certain priorities in place for distribution of security deposit vouchers; requiring the security deposit voucher to be used within a certain time frame; making a family liable for the cost of the security deposit voucher upon a Departmental finding that the family has used the security deposit voucher improperly; providing for an appeals process in case of a finding of improper use of the security deposit voucher or denial of a security deposit voucher; defining certain terms; and providing for termination of this subtitle on a certain date.

Effective:

The 30th day after the date it is enacted. It will remain effective through October 31, 2023, and, immediately after that date, with no further action by the Mayor and the City Council, this Ordinance will be abrogated and of no further effect.



Agency Reports

City Solicitor	
Department of Housing and Community Development	
Department of Finance	

Analysis

Current Law

Article 13 - Housing and Urban Renewal; Sections 6B-1 through 6B-13, to be under the new subtitle "Security Deposit Vouchers"; Baltimore City Code (Edition 2000)

Background

If approved, Bill 21-0097 would establish the Emergency Security Deposit Voucher Program for low-income families in need of permanent housing. The program, would be administered by the Baltimore City Department of Housing and Community Development (DHCD) to provide families with a one-time, security deposit voucher to obtain permanent housing. DHCD, in collaboration with the Affordable Housing Trust Fund and Baltimore City Continuum of Care, would adopt rules and regulations for the program. Annual funding would be derived from the Affordable Housing Trust Fund, as well as appropriations approved in the annual Ordinance of Estimates.

Admission into the program is subject to availability of funds and is not an entitlement. Families eligible to participate in the program must be low-income households and reside in Baltimore City at the time of application. If an application is denied, DHCD would provide a written notice within 15 days of the denial. Denial of an application may be appealed.

Security deposit voucher payments under the program shall be:

- used solely for the payment of a security deposit for permanent housing;
- a one-time payment of up to \$2,000 toward a security deposit for permanent housing;
- given directly to the tenant to pay the landlord;
- may be provided for a "rooming unit" which is defined as any room or group of rooms that form a single habitable unit occupied or designed or intended to be occupied for sleeping or living, but not for cooking purposes;
- must be used within 180 days.

Bill 21-0097 would require the Department of Housing and Community Development to conduct an annual audit to ensure that families are eligible for assistance and are appropriately using the vouchers to pay security deposits for permanent housing. If it is found that a family has misused the payment for purposes other than payment of security deposit, a written notice would be sent and the family would be held liable for the amount of the voucher.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill 21-0097, Baltimore City Property Maintenance Code

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