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**Subject:** CB-17-2025 (DR2) | Administration's Comment and Request for Meeting  
**Date:** Sunday, April 6, 2025 9:28:23 PM

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Good Evening, Vice Chair Oriadha and PHED Committee Staff,

The Administration has had an opportunity to review Proposed draft 2 of CB-17-2025. Below are comments identifying some of the concerns we have. I recognize that this legislation is scheduled for tomorrow's PHED committee, however, we are open to discussing this legislation further if you would like.

- In times where a resident is impacted by temporary or permanent loss of leased property, DSS provides fiscal support for security and/or first month rent for families who meet the eligibility requirements for DSS emergency resources. This legislation, if implemented, may allow DSS to not use limited emergency rental assistant funds for those impacted by rental units becoming condemned.
- Another concern is that landlords, to protect their revenue, would increase rental costs to hedge against the unanticipated disasters that could lead to property being condemned, i.e., fire, water, or weather damage. This could also disincentivize unsubsidized low and middle cost rental property from being established. This could impact affordability for individuals and families already on limited incomes.
- **DSS Fiscal Impact:** This could limit the current practice of using existing emergency rental assistance funding for eviction prevention on situations in which residents have to be relocated due to condemning of properties. Could lead to increased housing costs.
- DPIE is concerned with the Proof of Compliance requirement in 13-169(d) which requires a landlord to submit to the Department (DPIE) a copy of the check or money order provided to the displaced tenant. DPIE does not maintain these types of records and does not maintain individual unit information. DPIE would become a repository of information that is not used in its ordinary course of business. To implement this, DPIE would have to create a separate portal to allow landlords to upload the required information. Moreover, our current system issues rental licenses for buildings it does not issue licenses for individual units that would allow a landlord to identify which units are uninhabitable.
- If the Council moves forward with this Bill, DPIE should be removed, and Council should require the landlord to keep this evidence for 3 or 5 years and it must be produced when a County agency or Court requests proof of the payment.
- **DPIE Fiscal impact:** Momentum upgrades will cost approximately \$75,000. DPIE would have to create a separate portal in Momentum system to allow for the electronic

storage of this information and reporting functions. Because copies of the payments contain sensitive information, DPIE will have to determine what the cost would be to receive this information electronically and store it to ensure safeguards.

Other points for the Bill Sponsor to consider:

- This Bill ignores the concept of leases. Does this override if the lease says something different about the landlord and tenant's responsibilities in a disaster scenario. (I.e., and renter's insurance, etc.).
- For temporarily displaced tenants, what happens if the work necessary to be completed to bring a unit back on-line is not completed within 30 days? Getting a condemned unit back on-line within 30 days seems very ambitious. What if the owner needs to continue to pay for the replacement housing if the process ends up taking more than 30 days?
- Why does the provision related to temporarily displaced tenants require a "Council resolution"?

Thank you.

Respectfully,  
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