

Enterprise®



Angela D. Alsobrooks
County Executive

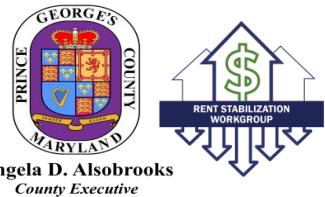


Prince George's County Rent Stabilization Working Group Meeting Three

October 18, 2023 | 1-2pm | virtual

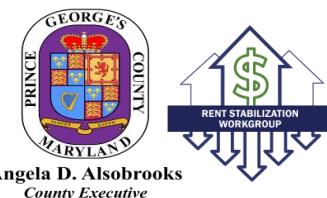


**Prince George's County formed the
Rent Stabilization Workgroup to
study and make recommendations for
a permanent rent stabilization bill.**



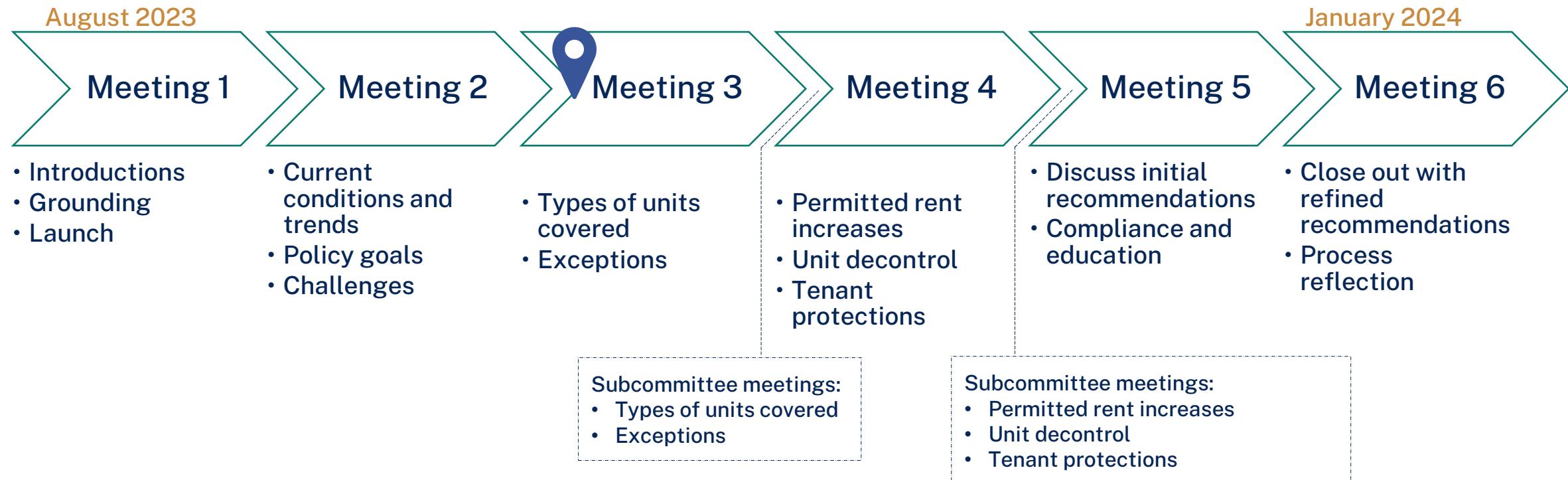
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Where We Are Today

Prince George's County Rent Stabilization Working Group





Ground Rules

for engaging as a collaborative working group

Be present
with us

Respect
each other

Respect the
group

Listen in
good faith

*Speak your
truth*

*Give and
take space*

Remember
to breathe

Name harm
and ask for
clarification

Agenda

- 01 DISCUSSION: RENTAL MARKET CONDITIONS & POLICY GOALS**
- 02 COVERED AND EXEMPTED UNITS**
- 03 EXCEPTIONS**
- 04 NEXT STEPS**



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Recap of Rental Market Conditions and Goals

Current conditions

- Average market rental costs have consistently grown over the past decade in Prince George's County, with a sharp uptick in 2021
- The number of cost-burdened renter households in Prince George's County has increased in the last decade
- Renters are much more likely to have very low incomes

Policy goal

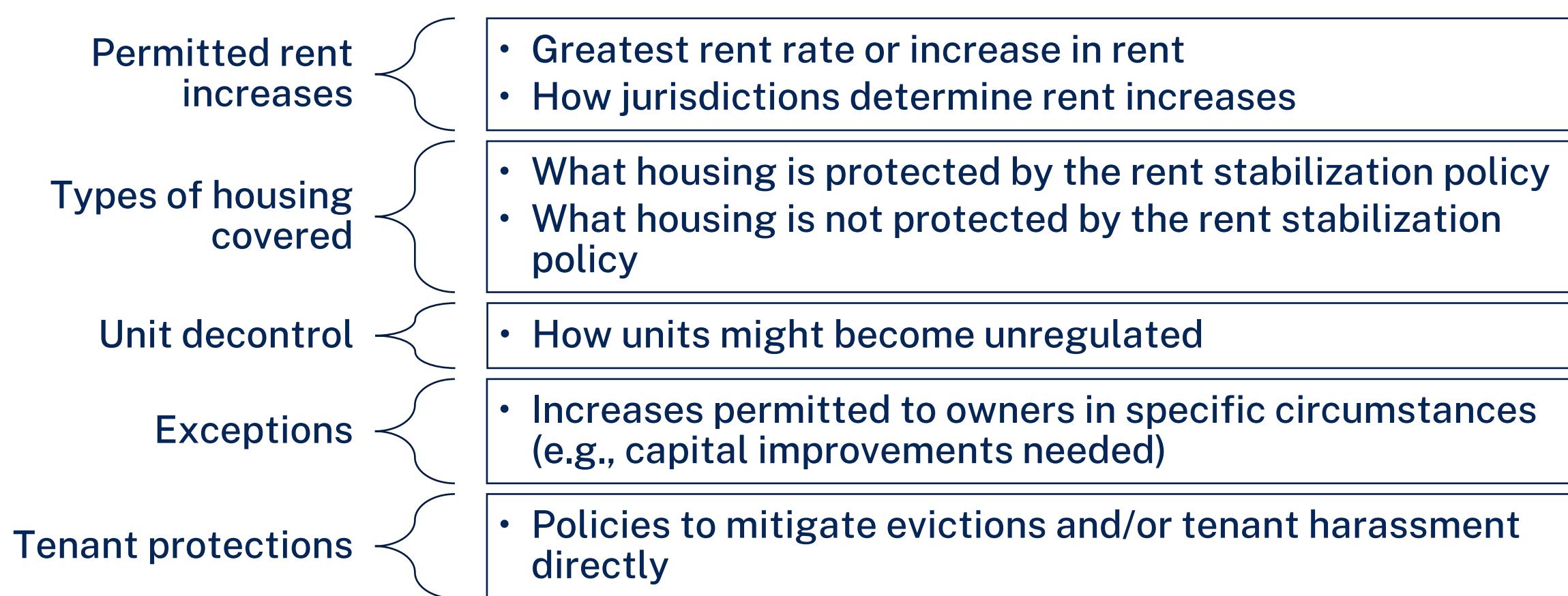
- Increase housing stability for renters, especially those who are most vulnerable to being priced out of their homes

A successful rent stabilization policy

- Mitigates tenant displacement
- Ensures rental housing stock is maintained and managed well
- Supports increased supply of quality rental housing units

How do these resonate? Is there any additional nuance you would like to add?

Rent Stabilization Policy Components



1	Included and exempted rental units
2	Allowable rent increases
3	Exceptions for landlords
4	Decontrol
5	Related tenant Protections



It is essential that policymakers consider these policy components as **an interrelated bundle** rather than five independent policy choices

Refresher on Subcommittee Structure

Full working group meetings

Research findings & updates, including case studies

All member discussions

Focus group report outs

Convene monthly

Subcommittees

Deeper dives into the policy components

Responsible for reporting out key considerations & recommendations

Each group will meet once during process

- 1. Permitted rent increases
- 2. Types of units covered
- 3. Exceptions
- 4. Unit decontrol
- 5. Tenant protections

UNITS/PROPERTIES COVERED AND EXEMPTED

What units/properties are covered by a rent stabilization policy?

When jurisdictions enact rent stabilization policies, they determine the universe of units/properties that will be subject to the policy. Commonly used factors include:

- Size
 - Size of the property
 - Size of the property owner's portfolio
- Age
 - Grace period for new developments
 - Duration of mortgage
 - Exempt all properties built after a certain date
- Dedicated/committed affordable units
 - Affordability period
 - Entire property or units alone
- Owner-occupied
- Location
- Ownership model
 - Co-ops

EXCEPTIONS

When are property owners/managers granted temporary exceptions to the policy?

Policymakers recognize that there are certain circumstances when exceptions are appropriate

- Significant capital improvements
 - Health and safety
 - Other quality of life improvements
- Substantial rehabilitations
- Fair return
 - Relative to net operation income
 - Relative to rate of return
- Rent banking
 - In between tenants
 - End of lease
- Requesting an exception
 - Landlord petitions to administering agency
 - Voluntary agreements – tenant approval



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LOOKING AHEAD

Where We Are Going

Prince George's County Rent Stabilization Working Group

