

NOTICE OF MEETING AND AGENDA
GDC BOARD OF DIRECTORS

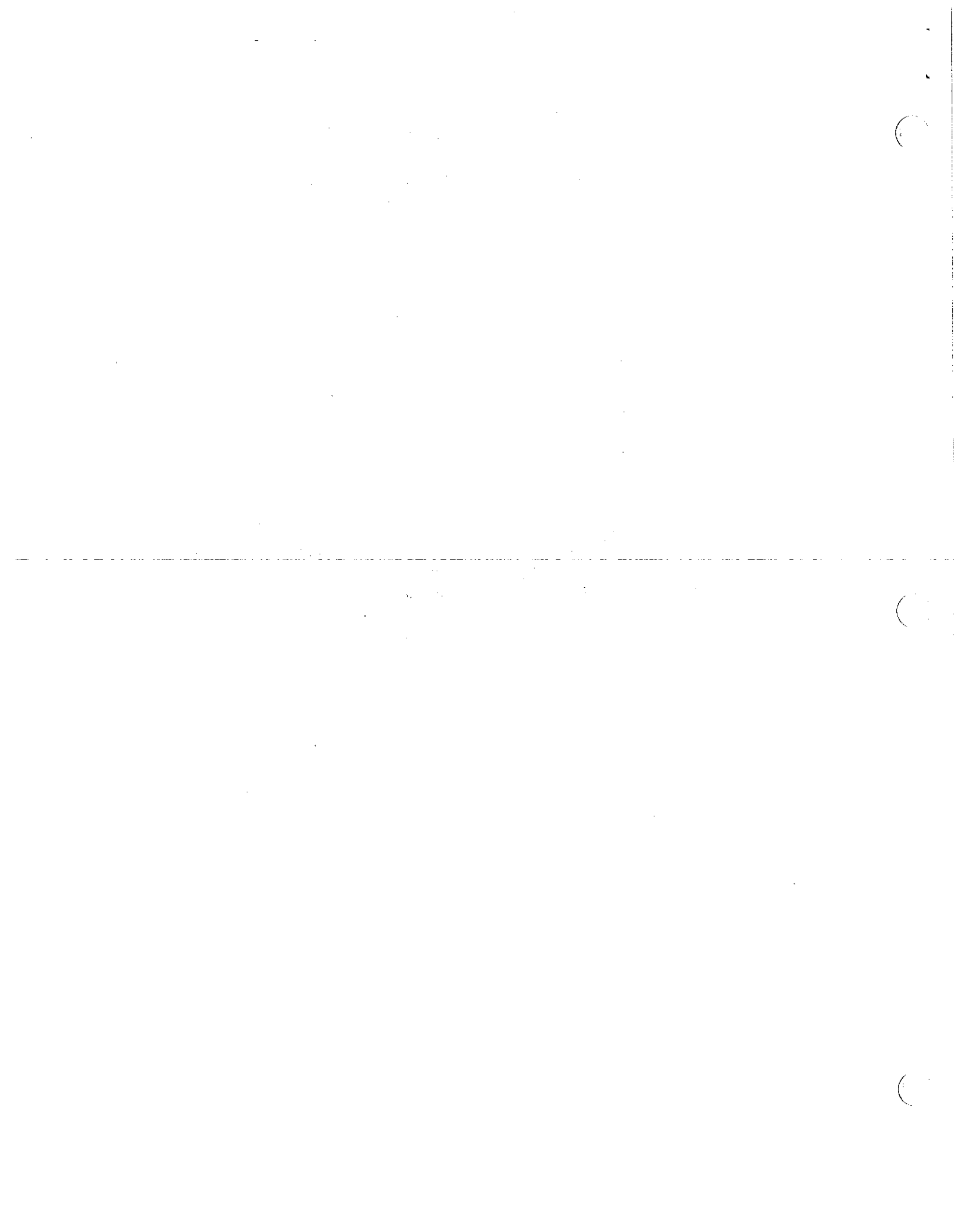
REGULAR SESSION (Open to Visitors & Members)
7:45 p.m.

Thursday, December 3, 2020

VIRTUAL ZOOM MEETING ROOM
Members & Visitors may attend remotely.

- 1. Approval of Agenda**
- 2. Visitors (Comment Period)**
- 3. For Action or Discussion**
 - a. Review 2020 3rd Quarter Financial Statements – (Attachment #1) 10 minutes Discussion/Action
 - b. Effects of Recent P.G. County and City of Greenbelt Legislation re: Landlord-Tenant Matters on GDC Operations (Attachments #2a – 2d) 15 minutes Discussion/Action

GDC REGULAR SESSION





GREENBELT HOMES, INC.

HAMILTON PLACE, GREENBELT, MARYLAND 20770

Area Code (301) 474-4161 Fax (301) 474-4006



MANAGER'S MEMORANDUM

TO: GDC Board of Directors
FROM: Eldon Ralph, General Manager *Eldon Ralph*
DATE: November 25, 2020
SUBJECT: Items for the **GDC REGULAR SESSION** Board Meeting on
December 3, 2020.

GDC Regular Open Session Meeting

3a. Review 2020 3rd Quarter Financial Statements – (Attachment #1)

GDC's 2020 3rd quarter financial statements are included as attachment #1 for your review. Joe Perry, GHI's Finance Director, will present them during the meeting.

3b. Effects of Recent P.G. County and City of Greenbelt Legislation re: Landlord-Tenant Matters on GDC Operations (Attachments #2a – 2d)

Due to the COVID-19 pandemic, the Prince George's County Council and City of Greenbelt have passed the following bills and ordinances regarding landlord-tenant matters, which impact the GDC operations:

1. Prince George's CB-16-2020 – (Attachment #2a)

Prince George's CB-16 -2020 (attachment #2a) prohibits rent increases, late fees or evictions of tenants during the COVID-19 State of Emergency proclaimed by Governor Larry Hogan and for 90 days after the end of the emergency. On October 20, 2020, the Governor extended the State of Emergency. This bill applies to tenants with substantial loss of income who are unable to make rent payments because of the emergency. Based on the Governor's Order, "Substantial Loss of Income" means with respect to an individual, a substantial loss of income resulting from COVID-19 or the related proclamation of a state of emergency and catastrophic health emergency, including, without limitation, due to job loss, reduction in compensated hours of work, closure of place of employment, or the need to miss work to care for a home-bound school-age child.

At present, GDC has one Failure to Pay Rent case pending, pertaining to a tenant at Parkway Apartments; the tenant did not disclose any inability to pay rent due to loss of income resulting from COVID-19.

2. Prince George's CB-78-2020 – (Attachment #2b)

Prince George's CB -78 -2020 (attachment #2b) will be adopted early next year. It prohibits a landlord from increasing rent or imposing late fees for a tenant with a substantial loss of income, if the rent increase would take effect during the COVID-19 emergency and within 90 days after the emergency expires. It also prohibits a landlord from increasing rent in an amount that exceeds 2.6 percent per annum for any tenant not suffering a loss of income because of the emergency.

3. City of Greenbelt Ordinances Freezing Late Fees and Rent Increases – (Attachments #2c – 2d)

On November 23, 2020, Greenbelt's City Council approved ordinances freezing late fees and rent increases. The versions that were introduced are presented as attachments #2c and 2d. Staff requested the City Manager to provide us the final versions; she indicated that they would be provided when they become available from the City Solicitor.

~~Both ordinances prohibit landlords from imposing any late fees on rents or rent increases on tenants for apartment complexes or ownership of apartments of more than 10 units. President Brodd who attended the City Council meeting, advised that the original language of the ordinances was amended to stipulate that the freezes would apply between the date of adoption of the ordinances and 60 days after the end of the emergency; and also that landlords shall offer tenants a repayment plan for deferred rents.~~

This item is on the agenda for discussion.

**Greenbelt Development Corporation
Financial Statements
September 2020**

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Greenbelt Development Corporation
Balance Sheet
As of 9/30/2020

CURRENT ASSETS:

Cash	\$ 256,398	
Accounts receivable (net)	<u>922</u>	
	257,320	
Total current assets		\$ 257,320

PROPERTY & EQUIPMENT

Buildings & improvements (net)	134,291	
Boiler equipment (net)	<u>167,507</u>	
Total property and equipment	301,798	

Total property, equipment & other assets		<u>301,798</u>
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TOTAL ASSETS		<u>\$ 559,118</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

Accounts payable & accrued expenses	\$ 38,670	
Deposits & deferred revenue	<u>53,699</u>	
Total current liabilities	92,369	

Total liabilities		\$ 92,369
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EQUITY

Capital stock	150	
Accumulated equity	401,167	
Net Income	<u>65,432</u>	

Total equity		<u>466,749</u>
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TOTAL LIABILITIES & EQUITY		<u>\$ 559,118</u>
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Greenbelt Development Corporation
Income Statement
or the Period Ending 9/30/2020

	Year-To-Date <u>Actuals</u>	Year-To-Date <u>Budgets</u>	Y-T-D Dollar <u>Variance</u>	Y-T-D % <u>Variance</u>
INCOME				
Rental Income	484,857	484,857	\$ -	0.0%
Vacancy Loss	(A) <u>(18,742)</u>	<u>(16,974)</u>	<u>(1,768)</u>	10.4%
	466,115	467,883	(1,768)	-0.4%
OTHER INCOME				
Garage Fee Income	32,377	33,354	(977)	-2.9%
Other Income	6,793	6,939	(146)	-2.1%
Total Income	<u>505,285</u>	<u>508,176</u>	<u>(2,891)</u>	<u>-0.6%</u>
EXPENSES:				
Contract Work	(B) 44,963	40,275	4,688	11.6%
Materials	41,217	38,502	2,715	7.1%
Electricity	10,446	11,250	(804)	-7.1%
Gas	10,157	12,850	(2,693)	-21.0%
Water	14,529	14,125	404	2.9%
Licenses/Permits	5,400	5,400	-	0.0%
Insurance	15,570	15,570	-	0.0%
Telephone	533	900	(367)	-40.8%
Real Estate Taxes	44,850	44,847	3	0.0%
Labor	81,165	81,162	3	0.0%
Management Fee	129,758	129,762	(4)	0.0%
Legal/Professional	5,773	6,075	(302)	-5.0%
Bad Debts Expense	(C) 6,967	2,627	4,340	>100%
Depreciation	22,875	22,878	(3)	0.0%
Miscellaneous	30	73	(43)	-58.9%
Total Operating Expense	<u>434,233</u>	<u>426,296</u>	<u>7,937</u>	<u>1.9%</u>
Taxes	(D) 5,620	-	5,620	>100%
Net Income	<u>\$ 65,432</u>	<u>\$ 81,880</u>	<u>\$ (16,448)</u>	<u>-20.1%</u>

Greenbelt Development Corporation
Notes to Income Statement
or the Period Ending 9/30/2020

(A) Vacancy Loss (Down 10.4%) **\$ (1,768)**

The number of vacant units by month are as follows: January (5), February (5), March (3) April (3), May (3), June (5), July (4), August (7), and September (4).

(B) Contract Work (Up 11.6%) **\$ 4,689**

Contract work for through September consists of the following components:

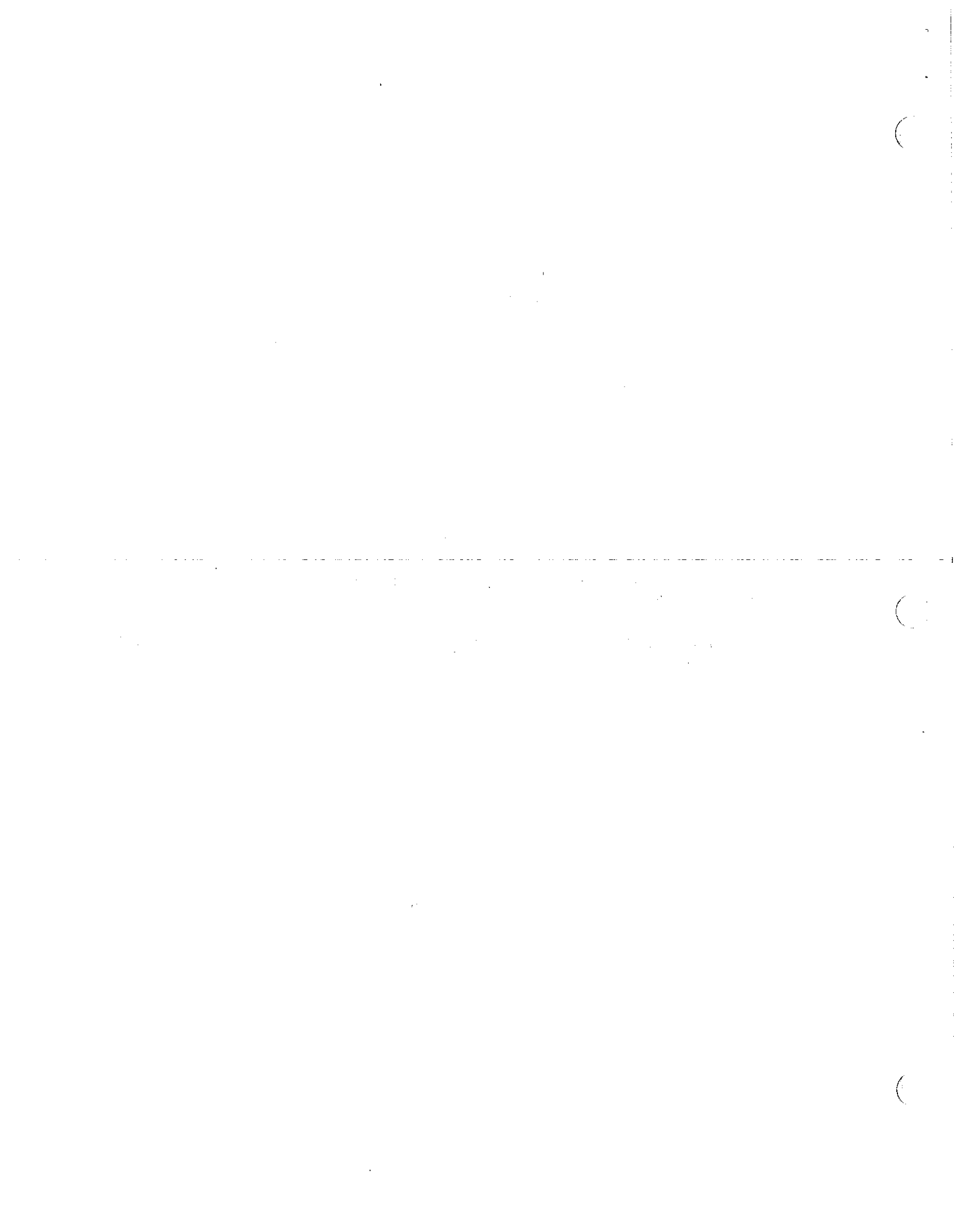
	<u>Actual</u>	<u>Annual Budget</u>
•Janitorial	\$ 15,205	\$ 17,700
•Fire protection	683	3,000
•Boiler maintenance & repair	890	5,000
•Home inspection (lead testing)	2,454	2,500
•Solid Waste Disposal	3,787	5,000
•Chemical management	1,755	2,600
•Landscape work	4,107	5,300
•Unit patch, paint and renovation	13,442	10,000
•Bathtub reglazing	578	1,200
•Eviction Costs	2,047	-
Total contract work	\$ 44,963	\$ 53,700

(C) Bad Debts Expense (Up > 100%) **\$ 4,340**

This unfavorable variance is due to the write off of two tenants accounts that exceed the current balance in the allowance for doubtful accounts.

(D) Taxes (up > 100%) **\$ 5,620**

This unfavorable variance is due to estimated state income taxes which will be included in the 2021 budget.



COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2020 Legislative Session

Bill No. CB-16-2020

Chapter No. 9

Proposed and Presented by Council Members Ivey, Turner, Hawkins, Dernoga, Streeter,
Harrison, Franklin, Taveras, Glaros, Anderson-Walker and Davis

Introduced by Council Members Ivey, Turner, Hawkins, Dernoga, Streeter,
Harrison, Franklin, Taveras, Glaros, Anderson-Walker and Davis

Co-Sponsors _____

Date of Introduction May 18, 2020

EMERGENCY BILL

1 AN EMERGENCY ACT concerning

2 Landlord-Tenant Code – Prohibition of Rent Increases, Rental Terminations and Late Fees
3 During the COVID-19 Public Health Crisis

4 For the purpose of amending the Landlord-Tenant Code to prohibit rent increases, rental
5 terminations; provides payment plans with certain tenants and prohibit late fees or penalties from
6 being charged during the COVID-19 state-wide emergency.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

9 Section 13-138, 13-139, 13-140, 13-141, 13-142 and 13-143

10 The Prince George's County Code

11 (2019 Edition).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, that Sections 13-138, 13-139, 13-140, 13-141, 13-142 and 13-143 of the Prince
14 George's County Code be and the same are hereby repealed and reenacted with the following
15 amendments:

16 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

17 DIVISION 3. LANDLORD AND TENANT RELATIONS.

18 SUBDIVISION 1. GENERAL PROVISIONS.

19 Sec. 13-138. Definitions.

1 (a) For the purposes of this Division (and Division 4):

2 * * * * *

3 (11) Tenant shall mean any person who occupies:

4 (A) a rental dwelling unit for living or dwelling purposes; and

5 (B) tenant shall mean an existing tenant and does not include a prospective tenant; and

6 (C) this new provision is provided for tenants that are able to provide proof through
7 documentation or other objectively verifiable means, that the tenant suffered a Substantial Loss
8 of Income and are therefore unable to make rent payments as a result of the emergency, as
9 defined by the Governor of the State of Maryland's Executive Order Number 20-04-30-01, 20-
10 03-30-01 and 20-05-13-01, as amended and extended by the Governor, and under Section 143A-
11 02 of the Public Safety Article of the Maryland Code;

12 * * * * *

13 (14) Emergency shall mean the catastrophic health emergency declared by the Governor of
14 Maryland on March 5, 2020, as amended or extended by the Governor, by Executive Order
15 Number 20-03-30-01, 20-04-03-01, 20-05-13-01 and under Section 14-3A-02 of the Public
16 Safety Article of the Maryland.

17 **Sec. 13-139. [Reserved] Rent Increases and Late Fees or Penalties During Certain**
18 **Emergencies - Prohibited.**

19 (a) A landlord shall not increase a tenant's rent nor impose late fees or penalties if the rent
20 increase would take effect during an emergency as defined in Sec. 13-138 (14) of this Subtitle
21 and within 90 days after the expiration of an emergency; or

22 (b) A landlord shall not issue notice of a rent increase, late fees or penalties during an
23 emergency and within 90 days after the expiration of an emergency.

24 **Sec. 13-140. [Reserved] Notices of rent adjustments and Rent Payment Plans-Required**
25 **During the Emergency.**

26 (a) During an emergency and within 90 days after the expiration of an emergency, a
27 landlord shall not notify a tenant of a rent increase.

28 (b) A landlord shall inform a tenant in writing to disregard any notice of a rent increase if:

29 (1) the landlord provided the notice to the tenant prior to the emergency; and

30 (2) the effective date of the increase would occur on or after the date the emergency

31 began.

1 (c) A landlord may offer rent payment plans, in writing, to tenants.

2 **Sec. 13-141. [Reserved] Late fees or penalties – when prohibited.**

3 (a) A landlord shall not charge late fees if they apply to payments required during the
 4 emergency.

5 (b) A landlord shall not charge penalties during the emergency.

6 (c) A landlord shall inform a tenant in writing to disregard any late fee or penalty notice if
 7 the landlord provided the notice to the tenant during the emergency.

8 (d) A landlord may charge the costs of return check fees.

9 **Sec. 13-142. [Reserved] Notice of prohibition of rent increases, late fees and penalties.**

10 (a) The Department of Housing and Community Development (DHCD) and Department
 11 of Permitting Inspection and Enforcement (DPIE) shall provide information about the
 12 requirements of this Section on their respective websites, including the date that the emergency
 13 expires, and the date that is 90 days after the expiration of the emergency.

14 (b) The DHCD and DPIE shall email and post notice to license holders of the prohibition
 15 of rent increases, evictions, late fees or penalties within 15 days of the adoption of this bill.

16 (c) The DPIE shall exercise the enforcement authority provided pursuant to
 17 Sec. 13-102 of Subtitle 13 and Sec. 1-123 of Subtitle 1 of this Code:

18 (1) This enforcement authority shall include the authority to impose fines for
 19 violations of the provisions of this subtitle, including:

20 (2) The authority to impose a penalty in the amount of \$500 for the first violation of
 21 the provisions of Sec.13-139 through 13-142 of this Subtitle; and

22 (3) The authority to impose a penalty in the amount of \$1000 for any subsequent
 23 violation of the provisions of Sec.13-139 through 13-142 of this Subtitle;

24 (4) Any penalty collected shall be distributed to general fund.

25 **Sec. 13-143. [Reserved] Evictions are Prohibited for Non-Payment of Rent.**

26 (a) A landlord shall not evict for non-payment of rent by a tenant that occupies a dwelling
 27 unit for living or dwelling purposes;

28 (b) this new provision shall apply to any pending eviction proceedings not initiated before
 29 the COVID 19 emergency.

30 (c) As a result, any pending eviction proceedings, for non-payment of rent, not initiated
 31 before the COVID 19 emergency shall be suspended until the duration of the emergency; and

1 (d) new complaints filed against tenants for failure to pay rent shall be prohibited during
2 the duration of the emergency;

3 (e) this new provision applies from date of the Governor of the State of Maryland's
4 Executive Order Number 20-04-03-01 until August 31, 2020.

5 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
6 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
7 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
8 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
9 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
10 Act, since the same would have been enacted without the incorporation in this Act of any such
11 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
12 or section.

13 SECTION 3. BE IT FURTHER ENACTED that in accordance with the provisions of
14 Section 317 of the Charter, the County Council hereby declares that a public emergency exists
15 affecting the public health, safety, and welfare; said emergency being the COVID-19 Public
16 Health Crisis.

17 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect on the date it
18 becomes law.

19 SECTION 5. BE IT FURTHER ENACTED that the County Council may extend the terms
20 of this bill for an additional 90 days by resolution.
21

1 Adopted this 9th day of June, 2020, by an affirmative vote of two-thirds of the members of
2 the full County Council.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

* * * * *

**THE COUNTY EXECUTIVE HAVING FAILED TO RETURN THIS BILL WITH EITHER
APPROVAL OR VETO WITHIN TEN (10) DAYS AFTER THE DATE OF ITS
PRESENTATION TO HER, THIS BILL BECAME LAW ON JUNE 29, 2020.**



COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2020 Legislative Session

Bill No. CB-78-2020

Chapter No.

Proposed and Presented by Council Member Ivey

Introduced by Council Members Ivey, Turner, Anderson-Walker, Davis, Dernoga, Glaros, Franklin, Harrison, Hawkins, Streeter and Taveras

Date of Introduction October 20, 2020

BILL

AN ACT concerning

Limiting the amount of a rent increase that may be assessed after the Adoption of CB-16-2020, which Prohibited Certain Acts During the COVID-19 Public Health Crisis.

For the purpose of amending the Landlord-Tenant Code to limit a landlord's ability to increase rent for certain tenants above a certain amount; providing that existing obligations or contract rights may not be impaired by this Act; and generally relating to rent increases.

BY repealing and reenacting with amendments:

SUBTITLE 13. HOUSING AND PROPERTY

STANDARDS.

Sections 13-139, 13-140 and 13-142,

The Prince George's County Code

(2019 Edition).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 13-139, 13-140 and 13-142 of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

DIVISION 3. LANDLORD AND TENANT REGULATIONS.

SUBDIVISION 1. GENERAL PROVISIONS.

* * * * *

Sec. 13-139. Rent Increases-Limitations and Late Fees or Penalties During Certain Emergencies -Prohibited.

1 (a) From the date of adoption, a landlord shall not: [During an emergency, a landlord shall
2 not increase rent for a tenant with substantial loss of income nor impose late fees or
3 penalties for any tenant if the rent increase would take effect during an emergency as
4 defined in Sec. 13-138 (14) of this Subtitle and within 90 days after the expiration of an
5 emergency; or]

6 (1) increase rent in an amount that exceeds two-point six percent (2.6%) per annum
7 of the existing rent amount for any tenant not suffering a loss of income because of
8 the emergency; or

9 (2) increase rent for a tenant with substantial loss of income.

10 (b) A landlord shall not issue notice of a rent increase, late fees or penalties during an
11 emergency and within 90 days after the expiration of an emergency.

12 **Sec. 13-140. Notices of rent adjustments and Rent Payment Plans [-Required] During the**
13 **Emergency.**

14 During an emergency, and within 90 days after the expiration of the emergency, a landlord:

15 (a) [During an emergency, and within 90 days after the expiration of the emergency, a
16 landlord] shall not notify a tenant with substantial loss of income of a rent increase[.]; or

17 (b) [A landlord] shall inform a tenant with substantial loss of income in writing to
18 disregard any notice of a rent increase if:

19 (1) the landlord provided the notice to the tenant with substantial loss of income prior
20 to the emergency; and

21 (2) the effective date of the increase would occur on or after the date the emergency
22 began; and

23 (c) may offer rent payment plans, in writing, to tenants with substantial loss of income.

24 * * * * *

25 **Sec. 13-142. Notice of prohibition of certain rent increases, limitations on the rate of certain**
26 **rent increases, late fees and penalties.**

27 (a) [The] Department of Housing and Community Development (DHCD) and Department
28 of Permitting Inspection and Enforcement (DPIE) shall provide information about the
29 requirements of this Subdivision [Section] on their respective websites, including the date that
30 the emergency expires, and the date that is 90 days after the expiration of the emergency.

31 (b) [The] DHCD and DPIE shall [email and] post notice to license holders of the

1 prohibition of rent increases for a tenant that has not suffered a substantial loss of income as
 2 defined in CB-16-2020 and CB-52-2020, evictions, late fees or penalties and the two-point six
 3 percent (2.6%) per annum limit on rent increases for any tenant that has not suffered a substantial
 4 loss of income, within 15 days of the enactment of this bill.

5 (c) The DPIE shall exercise the enforcement authority provided pursuant to Sec. 13-102 of
 6 Subtitle 13 and Sec. 1-123 of Subtitle 1 of this Code:

7 (1) This enforcement authority shall include the authority to impose fines for
 8 violations of the provisions of this subtitle, including:

9 (2) The authority to impose a penalty in the amount of \$500 for the first violation of
 10 the provisions of Sec. 13-139 through 13-142 of this Subtitle; and

11 (3) The authority to impose a penalty in the amount of \$1000 for any subsequent
 12 violation of the provisions of Sec. 13-139 through 13-142 of this Subtitle; and

13 (4) Any penalty collected shall be distributed to the general fund.

14 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
 15 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
 16 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
 17 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
 18 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
 19 Act, since the same would have been enacted without the incorporation in this Act of any such
 20 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
 21 or section.

22 SECTION 3. BE IT FURTHER ENACTED that a presently existing obligation or contract
 23 right may not be impaired by this Act.

24 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
 25 calendar days after it becomes law.

Adopted this _____ day of _____, 2020.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

Introduced:
1st Reading:
Passed:
Posted:
Effective:

ORDINANCE NUMBER XXXX

CITY OF GREENBELT LATE FEE FREEZE
ORDINANCE

WHEREAS, the spread of COVID-19 is likely to result in loss of work and loss of income for some residents of Greenbelt, which may impact their ability to pay for rental housing; and

WHEREAS, as result of the tremendous hardship which many residents of Greenbelt have suffered as a result of the recent health and economic events; and

WHEREAS, the City of Greenbelt adopts this temporary Ordinance to assist those residents of Greenbelt with their rental issues, on a temporary basis. NOW, THEREFORE,

BE IT ORDAINED the City Council of Greenbelt adopts this Late Fee Freeze to provide that between the date of this adoption and December 31, 2021, that there shall be a Late Fee Freeze during this time which landlords are prohibited from imposing any late fees on rent on tenants for apartment complexes or ownership of apartments of more than 10 units. As indicated, this Ordinance shall last for a period as stated herein to assist tenants and shall automatically expire as of the date indicated herein. Waivers of this Ordinance may be reviewed by the City Council.

BE IT FURTHER ORDAINED by the City Council of the City of Greenbelt that Landlords who violate this Ordinance shall be subject to a separate municipal violation of Two Hundred (\$200.00) Dollars for each day for each separate violation.

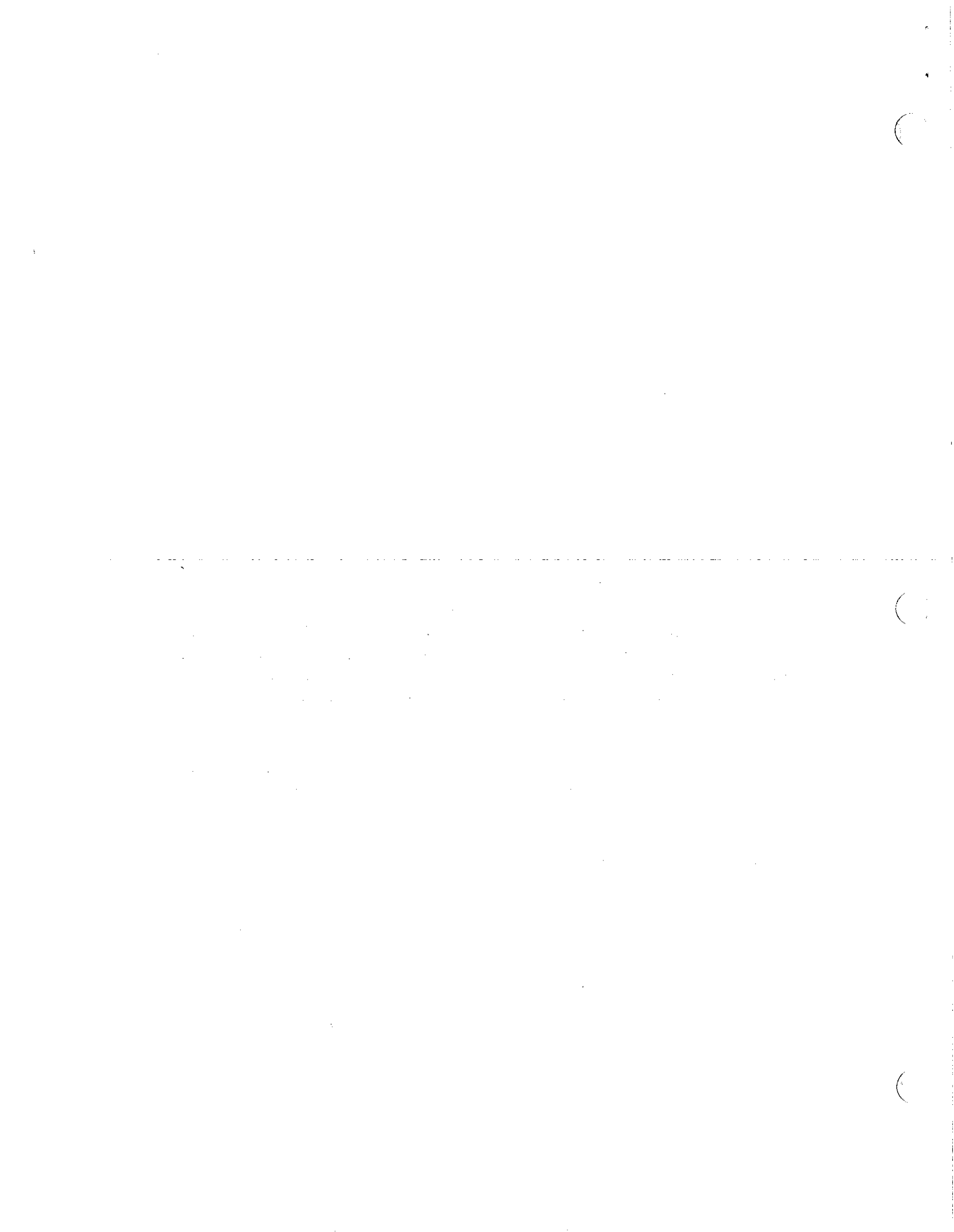
BE IT FURTHER ORDAINED by the Council of the City of Greenbelt that this ordinance shall become effective immediately upon its passage.

PASSED by the Council of the City of Greenbelt, Maryland, at its regular meeting of _____, 2020.

Colin A. Byrd, Mayor

ATTEST:

Bonita Anderson, City Clerk



Introduced:
1st Reading:
Passed:
Posted:
Effective:

ORDINANCE NUMBER XXXX

CITY OF GREENBELT RENT INCREASE FREEZE ORDINANCE

WHEREAS, the spread of COVID-19 is likely to result in loss of work and loss of income for some residents of Greenbelt, which may impact their ability to pay for rental housing; and

WHEREAS, as result of the tremendous hardship which many residents of Greenbelt have suffered as a result of the recent health and economic events; and

WHEREAS, the City of Greenbelt adopts this temporary Ordinance to assist those residents of Greenbelt with their rental issues, on a temporary basis. NOW, THEREFORE,

BE IT ORDAINED the City Council of Greenbelt adopts this Rent Increase Freeze to provide that between the date of this adoption and December 31, 2021, that there shall be a Rent Increase Freeze during this time which landlords are prohibited from increasing the rent on tenants for apartment complexes or ownership of apartments of more than 10 units. As indicated, this Ordinance shall last for a period as stated herein to assist tenants and shall automatically expire as of the date indicated herein. Waivers of this Ordinance may be reviewed by the City Council. Landlords who violate this Ordinance shall be subject to a separate municipal violation of Five Hundred (\$500.00) Dollars for each day for each separate violation.

BE IT FURTHER ORDAINED by the Council of the City of Greenbelt that this ordinance shall become effective immediately upon its passage.

PASSED by the Council of the City of Greenbelt, Maryland, at its regular meeting of _____, 2020.

Colin A. Byrd, Mayor

ATTEST:

Bonita Anderson, City Clerk

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