

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
OCTOBER 22, 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_2Y-mJbXZT9O7jY5K-sNlvw

1. Introduction of Committee & Guest Members (7:00 PM)

- Maureen Foster Chair
- Todd Dengel, Committee Co-chair
- Will Seath, Committee Member
- Marshall, Committee Member
- Gregory Barnes, Committee Member
- Kareem Redmond, Council Liaison
- Jeff Ulysse, Staff Liaison
- David Cristeal, Guest Presenter

2. Committee Business

- Approve Sept 17th, 2024 minutes
 - Todd : Motion to Approve
 - Planning Committee September Minutes Approved (unanimous)

3. Presentation: Proposed City of Hyattsville Rent Stabilization Ordinance

- Presenter: David Cristeal, City of Hyattsville Housing Manager
 - Overview of Ordinance
 - Clarifying Questions
 - Todd: Whether or not the City adopts its own ordinance, the City would still be under the County's mandate, correct?
 - David: Yes
 - Todd: How much more affordable will affected units be post implementation?
 - David: The savings between the City's draft ordinance and what the county has drafted is 2.6%. That a net of about \$470 per year for non-exempt units.
 - Todd: What are you basing the cost for implementation on?
 - David: The estimates are based on the work that Enterprise Partners did in 2023 also incorporates numbers from Tacoma Park as a baseline for the overall cost for the city.
 - Greg: Are tenants automatically notified when a landlord files a fair return petition? Will a tenant have a chance to way in with the arbitrator.

- David: I believe the answer is yes but will review the draft ordinance to confirm.
- Greg: What types of renovated units would qualify for exemption versus those that wouldn't.
- David: I will need to verify with the City Attorney, but you are essentially applying for a higher rent not necessarily an exemption.
- Greg: How did we come about the 15 year exemption standard?
- David: What I know about the back story is when Enterprise completed this study, they recommended this 15 year period and was recommended in the Montgomery County study on rent stabilization.
- Marshall: If a landlord currently has utilities included in their rent will that be under the umbrella of rent stabilization?
- David: That is correct
- Marshall: How does that work?
- David: There's a process, first the landlord will need to advertise that and let prospective tenants know about that
- Marshall: Can any of the existing rent stabilization laws in place now be applied retroactively?
- David: It depends on the year it was built. The ordinance set the rents but a lot of other features were left to administrative regulations and those details are not in the County's legislation as opposed to ours
- Marshall: If an entity charges a fee does the City regulate that?
- David: If it's a fee that they can opt out of the City would not be involved but if it's a fee that's unavoidable then it will likely be regulated.
- Marshall: Who else in the DC metro area has rent stabilization?
- David: Montgomery County, Prince Georges County, Mount Rainier and DC.
- Marshall: Where will the money to cover the cost of this program come from?
- David: What was envisioned by some council members is increasing rental application fees to cover the cost of this program.
- Marshall: Have you considered disseminating information on this topic in languages other than English and Spanish.
- David: We have considered it but we will need input from the community to identify what other languages this needs to be translated in.
- Marshall: What protections exist for landlords?
- David: I believe the right to fair return.
- Will: Can you characterize the difference between what this program proposes and what would commonly be known as rent control?

- David: If there's a nuance it's the way the rents are set there are more variables without any fixed rates and it includes an appeals process. That would not be available under rent control.
 - Will: Has there been any consideration where property owners who might be subject to the constraint of this ordinance would get to participate in other opportunities, for example to opportunities to develop more densely or so forth?
 - David: The short answer is we are looking at it. When Enterprise made its recommendation to the City, they stated that only implementing rent stabilization would not be enough. The city needs to figure out ways to incentivize improvements.
 - Todd: Any other City's in Prince Georges County adopting their own ordinance?
 - David: Mount Rainier but no other municipality in the county.
- Committee Comments
1. The Planning Committee recommends to the City Council to consider the process for the fair right of return petition as it needs to ensure that tenants can participate and have a voice in the discussion and not simply be notified of the submission of said petition.
 2. The Planning Committee would like to express concern about the new positions needed to run this program, and whether the money allocated is sufficient to get the caliber of people needed to run this program in the city of Hyattsville.
 3. The Planning Committee encourages the City Council to include incentives to developers that would increase housing within Hyattsville in a way that would offset the new ordinance's economic impacts.
 4. The Planning Committee would like to encourage the City to work with landlords and others to get input on which languages beyond Spanish are needed.
 5. The Planning Committee recommends to the City Council that It would be prudent to see what happens with the wider Prince Georges County legislation before proceeding with our draft legislation.

4. Development Update

- 3599 East-West Hwy Redevelopment – *7-Eleven*

5. Adjourn (8:20 PM)

- Maureen: Motion to Adjourn
- Marshall: Second