



Committee: Directly to Council
Committee Review: N/A
Staff: Pamela Lockett, Senior Legislative Aide
Purpose: Final action – vote expected
Keywords: #Evictions #Emergency

AGENDA ITEM #2P
July 28, 2020
Action

SUBJECT

- Resolution: To Urge the Governor to Extend His Executive Order Limiting the Eviction of Tenants Who Lost Income Due to COVID-19
- Sponsor – Full Council

EXPECTED ATTENDEES

- None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- To approve the Resolution

DESCRIPTION/ISSUE

Keeping residents housed during this catastrophic health emergency is critical to the health and safety of all Montgomery County residents. An extension of the prohibition on eviction of tenants who suffered substantial loss of income due to COVID-19 provides time to plan to prevent a flood of new eviction proceedings, return as many County residents to work as possible and manage current and overdue rent payments.

SUMMARY OF KEY DISCUSSION POINTS

- NA

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MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

TO: Councilmembers, Chiefs of Staff

FROM: Councilmember Will Jawando

DATE: July 23, 2020

SUBJECT: Resolution: To Urge the Governor to Extend His Extension Order Limiting the Eviction of Tenants Who Lost Income Due to COVID-19

Governor Hogan declared a State of Emergency as a result of the COVID-19 pandemic on March 5, 2020. Since it was first diagnosed, the virus has claimed the lives of 3,405 Maryland residents and 145,000 US citizens.

In addition to claiming lives, businesses have closed, and many people have lost their jobs as a result of COVID-19. The overall effect on the economy has been devastating. One of the areas most effected has been housing. It is estimated that many residents are 2-3 months behind in their rent due to job loss, reduced hours and loss of income.

On July 28, I will be introducing a resolution urging Governor Hogan to extend his Executive Order Limiting the Eviction of Tenants who Lost Income Due to COVID-19. It is anticipated that 20-28 million people will face eviction between now and September. That is 3-4 times as many people who lost their homes during the last financial crisis between 2007-2016.

Earlier this month, Delegates Kumar Barve and Dana Stein wrote to the state Secretary of Housing and Community Development requesting an extension of the state's eviction moratorium to January 31; more state funds for rental assistance and more transparency around spending those funds. Since the Maryland courts will probably start hearing eviction cases as early as September, an eviction moratorium is extremely important in addition to increased funding for rental assistance.

In June, Governor Hogan announced \$30 million in funding for Eviction Prevention Assistance. \$20 million will be used for Eviction Prevention Support to Local Governments and \$10 million will be used for Assisted Housing Relief Programs. The County Council recently introduced a special appropriation of \$20,000,000 for Rental Assistance and Eviction and Homelessness Prevention. These much needed funds can be used immediately, but we know with the

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GOVERNOR HOGAN – EXTEND ORDER TO LIMIT EVICTIONS

anticipated surge in evictions, more will be needed to reduce the number of individuals and families who will face eviction and homelessness.

I urge each of you to join me in calling on Governor Hogan to Extend His Extension Order Limiting the Eviction of Tenants Who Lost Income Due to COVID-19. Thank you in advance for your support.

Resolution No.: _____
Introduced: _____
Adopted: _____

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsors: Full Council

SUBJECT: To Urge the Governor to extend his Executive Order limiting the eviction of tenants who lost income due to COVID-19.

Background

1. Governor Hogan proclaimed a state of emergency and catastrophic health emergency on March 5, 2020 to control and prevent the spread of COVID-19 within the State.
2. COVID-19 is a respiratory disease that spreads easily from person to person that may result in serious illness or death and has been confirmed throughout Maryland.
3. On March 16, 2020, Governor Hogan issued a temporary Executive Order prohibiting the eviction of tenants suffering substantial loss of income due to COVID-19.
4. On April 3, 2020, Governor Hogan extended the temporary prohibition on the eviction of tenants suffering substantial loss of income due to COVID-19 until the state of emergency is terminated and the proclamation of the catastrophic health emergency is rescinded, or until the April 3 Order is rescinded, superseded, amended, or revised by any subsequent order.
5. The Federal Coronavirus Aid, Relief and Economic Security (CARES) Act created a national 120-day eviction moratorium for covered properties that officially ended on July 25, 2020.
6. It is anticipated that nationally 20-28 million people will face eviction between now and September. That is 3-4 times as many people who lost their homes during the last financial crisis from 2007-2016.
7. The shutdown of certain businesses to lessen the spread of COVID-19 has resulted in a record number of County residents becoming unemployed or underemployed.

8. The Emergency Housing and Protections and Relief Act of 2020 passed the U.S. House of Representatives with not one Republican vote. This bill is now stuck in the U.S. Senate.
9. It is critical to keep County residents housed for their health and safety and the general safety of all County residents during this catastrophic health emergency. An extension of the prohibition on eviction of tenants who suffered substantial loss of income due to COVID-19 would provide time to plan to prevent a flood of new eviction proceedings and return County residents to work and continue to pay rent and any overdue rent.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

The Council finds that extending the moratorium on evictions is an emergency.

The Council urges Maryland Governor Hogan to extend his current Executive Order prohibiting the courts from ordering the eviction of any tenant who can demonstrate, through objectively verifiable means, that the tenant suffered a substantial loss of income resulting from COVID-19 or the related proclamation of a state of emergency and catastrophic health emergency until January 31, 2021.

This is a correct copy of Council action.

Selena Mendy Singleton, Esq., Clerk of the Council