

Updated: 12/15/10

DC COUNCIL SESSION 18
TENANT AND RENTAL HOUSING-RELATED LEGISLATION

Below is a tracking chart for tenant and rental-housing related legislation introduced during the current 2-year session of the D.C. Council (Council Session 18 began on January 1, 2009, and will end on December 31, 2010). First, however, a sketch of how a bill becomes a law, and the Council Committee members, are provided for context. This information should help you understand the information provided in the legislative tracking chart below.

How a bill becomes a law

Before becoming a law, a bill must survive a rather lengthy and complicated process. After someone comes up with a legislative idea:

1. A Councilmember must introduce a bill, and may do so with the support of Council colleagues who become co-introducers or co-sponsors;
2. The Chairman of the Council assigns the "**Introduction**" to a Committee;
3. The Committee Chairperson must decide to move the introduced bill, and must give the public an opportunity to comment on the bill at a public hearing or roundtable;
4. The Committee may amend the bill which becomes the "**Mark-up**" and must approve the bill at the Committee's "mark-up meeting";
5. The Committee then must submit the "**Committee Print**" to the full Council for its consideration;
6. The full Council may vote to amend the "Committee Print," and must vote to approve the bill *twice* at 2 separate legislative sessions. If approved at "first reading" the bill becomes an "**Engrossment**" and if approved at "second reading" the bill becomes an "**Enrollment**";
7. The Mayor must either sign the bill or return the bill to the Council without action, in which case the bill becomes an "**Act**"; and finally,
8. Because the District has only limited Home Rule, the U.S. Congress has a final 30 or 60-day opportunity to thwart the bill (60-day review period for criminal legislation, 30-day review period otherwise). Unless the Congress affirmatively votes to thwart the bill -- and it rarely does -- the bill finally becomes a "**Law**".

Please note, an emergency bill only requires 1 vote and no hearing and no Congressional review, and if approved becomes an Act which is effective law for 90 days. A temporary bill requires 2 votes and but no hearing and no Congressional review, and if approved is effective law for 225 days;

The Council Secretary assigns to any Bill, Act, or Law a tracking number beginning with the current Council session (e.g., 18-). For a fuller explanation of how a bill becomes a law, please see the following link to the D.C. Council tutorial:

<http://dccouncil.us/howabillbecomeslaw>

Council Committees

Because renters represent about 60 percent of District residents, and tenant issues and concerns are so far-ranging, a bill of interest and importance to District tenants could be referred to any of the Committees. Most tenant-related bills, however, are referred to 1 of the first 2 Committees listed below. These Committees' jurisdictions have the most relevance to the tenant community. A bill may be referred jointly to 2 or more Committees if it is relevant to more than 1 Committee jurisdiction. The Council's 12 Committees (with **Chairperson**/other Committee members) are:

PSCA = Public Service and Consumer Affairs (**Bowser**/ Cheh, Graham, Thomas, MBrown)
HWD = Housing and Workforce Development (**Barry**/ Graham, Mendelson, Thomas, MBrown)
GOE = Government Operations and the Environment (**Cheh**/Catania, KBrown, Thomas, Wells)
PSJ = Public Safety and the Judiciary (**Mendelson**/Alexander, Bowser, Cheh, Evans)
COW = Committee of the Whole (**Gray**)
ACA = Aging and Community Affairs (**Alexander**/Graham, Cheh, Thomas, MBrown)

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ED = Economic Development (**KBrown**/Barry, Evans, Alexander, Bowser)
FR = Finance and Revenue (**Evans**/Barry, KBrown, Catania, MBrown)
H = Health (**Catania**/Alexander, Cheh, Wells, Barry)
HS = Human Services (**Wells**/Bowser, Mendelson, Barry, MBrown)
LPR = Libraries, Parks and Recreation (**Thomas**/Catania, KBrown, Mendelson, Alexander)
PWT = Public Works and Transportation (**Graham**/Alexander, Bowser, KBrown, Mendelson)

Full versions of bills

To read one of the following bills in its entirety, please either go to the D.C. Council website at <http://dccouncil.us/> or the OTA website at:

http://ota.dc.gov/ota/frames.asp?doc=/ota/lib/ota/pdf/council_session_18_rental_housing_legislation.pdf

This list is periodically updated to show the progress of these bills through the legislative process, and the introduction of new bills of interest to the tenant community. If you have any legislative questions or concerns, please contact the OTA's Legislative Director Joel Cohn at (202) 719-6568:

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| <p>B18-0040 1/6/2009</p> <p>"PROMOTION OF AFFORDABLE HOUSING INVESTMENT AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAY, ALEXANDER</p> <p>COSPONSOR(S): --</p> <p>REFERRED TO: FR (EVANS)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend section 302b of the District of Columbia Real Estate Deed Recordation Tax Act to exempt certain affordable-housing investments from the deed recordation tax on transfers of economic interest.</p> |
| <p>B18-0042 1/7/2009</p> <p>"TENANT PROTECTION ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM</p> <p>COSPONSOR(S): --</p> <p>REFERRED TO: PSCA (BOWSER)</p> <p>HEARING: 6/4/09; 10:30 am; Rm 500</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To prevent the District from closing occupied rental properties and displacing tenants due to the owner's failure to maintain the premises in compliance with the D.C. housing and building codes, except in case of emergency when the conditions cannot be rectified.</p> |

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| <p>B18-0050 1/7/2009</p> <p>"MIXED INCOME HOUSING AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM</p> <p>COSPONSOR(S): --</p> <p>REFERRED TO: GOE (CHEH)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend an Act authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes to provide for an affordable housing requirement as part of the disposition of certain real property; and to amend the Office of Property Management Establishment Act of 1998 to require the Office of Property Management to secure an affordable housing requirement as part of certain disposition of real property.</p> |
| <p>B18-0064 1/6/2009</p> <p>"LEAD HAZARD PREVENTION AND ELIMINATION AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: CHEH, WELLS</p> <p>COSPONSOR(S): MBROWN, BARRY, ALEXANDER, GRAY</p> <p>REFERRED TO: GOE (CHEH)</p> <p>HEARING: : 11/12/09</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend the Lead Hazard Prevention and Elimination Act of 2008 to create new definitions; to expand protections to pregnant women and children under 6 years of age; to correct technical errors; and to create a private right of action.</p> |
| <p>B18-0068 1/6/2009</p> <p>"OFFICE OF ADMINISTRATIVE HEARINGS AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: MENDELSON</p> <p>COSPONSOR(S): --</p> <p>REFERRED TO: PSJ (MENDELSON)</p> <p>HEARING: 2/12/09</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend the Office of Administrative Hearings Establishment Act of 2001 to include within its jurisdiction adjudicated cases of the District of Columbia Housing Finance Agency that are subject to the Rental Housing Act of 1985, require that advisory neighborhood commissions receive notice in cases where zoning regulations are affected, and require the matter be referred to the zoning commission or board of zoning adjustment in land improvement matters; to amend Section 308 of the District of Columbia Housing Finance Agency Act to make it subject to Titles V and VII of the Rental Housing Act of 1985 to permit notice of hearings and copies of decisions to be sent by first-class mail.</p> |

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| <p>B18-0092 1/23/2009</p> <p>"OMNIBUS RENTAL HOUSING AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM</p> <p>COSPONSOR(S): --</p> <p>REFERRED TO: PSCA (Bowser)</p> <p>HEARING: 6/4/09; 10:30 am; Rm 500</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To allow a tenant to bring a cause of action in the Landlord and Tenant Branch of the Superior Court of the District of Columbia to enforce the provisions of the District of Columbia Housing Code; to require inspection of residential properties by the Mayor to ensure habitability; and to require notice to tenants of DCRA/OAH enforcement proceedings and due process protections.</p> |
| <p>B18-0104 1/27/2009</p> <p>"TENANT ACCESS TO JUSTICE REFORM ACT OF 2009"</p> <p>INTRODUCED BY: CHEH</p> <p>COSPONSOR(S): BROWN, MENDELSON</p> <p>REFERRED TO: HWD (BARRY); PSJ (MENDELSON)</p> <p>HEARING: HWD 11/12/09</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To permit tenants to bring a civil action against a housing provider in the Landlord and Tenant Branch of the Superior Court of the District of Columbia for failure to maintain a rental unit or the common areas of a housing accommodation in compliance with the District's housing regulations, and to provide any person the right to acquire an inspection report within 2 days following a request.</p> |
| <p>B18-0122 1/6/2009</p> <p>"SCHEDULE H PROPERTY TAX RELIEF ACT OF 2009"</p> <p>INTRODUCED BY: EVANS, MENDELSON, MBROWN</p> <p>COSPONSOR(S): KBROWN THOMAS, ALEXANDER, BARRY, BOWSER, GRAY</p> <p>REFERRED TO: FR (EVANS)</p> <p>HEARING:</p> <p>1st READING:</p> | <p>To amend section 47-1806.06 of the District of Columbia Official Code to expand access to property tax relief for low-income residents living in D.C. by increasing the Schedule H income requirement ceiling from @20,000 to \$50,000, by increasing the maximum benefit from \$740 to \$1000 by changing the existing property tax equivalent amount from 15% to 20%, by allowing a tax filing unit to apply per household instead of one person filing per household, by adding a cost of living adjustment to the Schedule H, and by simplifying the property tax rate structure currently in place.</p> |

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| <p>2nd READING:</p> <p>Act: Law:</p> | |
| <p>B18-0168 3/3/2009</p> <p>" FIRE ALARM NOTICE AND TENANT FIRE SAFETY EMERGENCY AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM, BARRY, BOWSER, MENDELSON</p> <p>COSPONSOR(S):</p> <p>REFERRED TO: RETAINED BY THE COUNCIL</p> <p>APPROVED: 3/3/09 BY VOICE VOTE SIGNED BY MAYOR: 3/17/09</p> <p>Act: A18-33 Expires: 6/14/09</p> | <p>To amend, on an emergency basis, the Smoke Detector Act of 1978 to require apartment building owners to post notice in conspicuous places in common areas in a building instructing tenants on the operation of a building fire alarm; to notify tenants whether the building fire alarm is connected to smoke alarms in individual apartments, or to fire department and emergency medical services; to maintain a fire safety plan and conduct periodic fire drills; and to instruct tenants to immediately call 911 in the event of a fire.</p> |
| <p>B18-169</p> <p>" FIRE ALARM NOTICE AND TENANT FIRE SAFETY EMERGENCY AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM, BARRY, BOWSER, MENDELSON</p> <p>COSPONSOR(S): CHEH, CATANIA, ALEXANDER, KBROWN, GRAY</p> <p>REFERRED TO: RETAINED BY THE COUNCIL</p> <p>1st READING: 3/3/09 APPROVED BY VOICE VOTE 2nd READING: 4/7/09 APPROVED BY VOICE VOTE</p> <p>Act: A18-66 Law: L18-22 Expires: 2/17/2010</p> | <p>To amend, on a temporary basis, the Smoke Detector Act of 1978 to require apartment building owners to post notice in conspicuous places in common areas in a building instructing tenants on the operation of a building fire alarm; to notify tenants whether the building fire alarm is connected to smoke alarms in individual apartments, or to fire department and emergency medical services; to maintain a fire safety plan and conduct periodic fire drills; and to instruct tenants to immediately call 911 in the event of a fire.</p> |
| <p>B18-00170 3/3/2009</p> <p>"TENANT OPPORTUNITY TO PURCHASE PRESERVATION CLARIFICATION EMERGENCY AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM, BARRY, BOWSER</p> | <p>To amend, on an emergency basis, the Rental Housing Conversion and Sale Act of 1980 to clarify that hand delivery or sending by first class mail a tenant's letter of interest preserves the tenant's or tenant group's opportunity to purchase rights under the act, and that actual receipt of the letter by the housing provider or the Mayor within the relevant timeframe is not required.</p> |

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| <p>COSPONSOR(S):</p> <p>REFERRED TO: RETAINED BY THE COUNCIL</p> <p>APPROVED: 3/3/09 BY VOICE VOTE MAYOR RETURNED W/O SIGNATURE: 3/20/09</p> <p>Act: 18-38 Expires: 6/21/09</p> | |
| <p>B18-00171 3/3/2009</p> <p>"TENANT OPPORTUNITY TO PURCHASE PRESERVATION CLARIFICATION TEMPORARY AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM, BARRY, BOWSER</p> <p>COSPONSOR(S):</p> <p>REFERRED TO: RETAINED BY THE COUNCIL</p> <p>1st READING: 3/3/09 APPROVED BY VOICE VOTE 2nd READING: 4/7/09 APPROVED BY VOICE VOTE</p> <p>Act: A18-67 Law: L18-23 Expires:</p> | <p>To amend, on a temporary basis, the Rental Housing Conversion and Sale Act of 1980 to clarify that hand delivery or sending by first class mail a tenant's letter of interest preserves the tenant's or tenant group's opportunity to purchase rights under the act, and that actual receipt of the letter by the housing provider or the Mayor within the relevant timeframe is not required.</p> |
| <p>B18-0174 1/6/2009</p> <p>"RENT CONTROL PROTECTION AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: BARRY, CHEH</p> <p>COSPONSOR(S): CATANIA, ALEXANDER, KBROWN, MENDELSON, GRAHAM, THOMAS, GRAY</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend section 215 of the Rental Housing Act of 1985 to better ensure that 70 percent tenant approval of a Voluntary Agreement to increase the rent charged is free of coercive influences, to clarify that the Voluntary Agreement provision shall not be used to increase or decrease the rent charged absent an appropriate cost justification, to clarify that a Voluntary Agreement must treat all current and future tenants equitably, and to better ensure that the Voluntary Agreement does not conflict with the purposes of the Act.</p> |

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| <p>B18-0178 3/3/2009</p> <p>"FIRE ALARM NOTICE AND TENANT FIRE SAFETY AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM, BARRY, BOWSER, MENDELSON</p> <p>COSPONSOR(S): CHEH, CATANIA, ALEXANDER, KBROWN, GRAY</p> <p>REFERRED TO: PSJ (MENDELSON)</p> <p>HEARING: 7/6/09</p> <p>1st READING: 12/1/09 2nd READING: 12/15/09</p> <p>Act: 18-264 Law: 18-116</p> <p>Effective: 3/11/10</p> | <p>To amend An Act To require the erection of fire escapes in certain buildings in the District of Columbia, and for other purposes to require that the owner of certain buildings more than 75 feet in height develop and maintain a fire safety and evacuation plan and conduct fire drills at least once every 12 months; and to amend the Smoke Detector Act of 1978 to require apartment building owners to post notice in conspicuous places in common areas of the building and provide tenants or unit owners, by hand or by first-class mail, with information on the operation of a building's fire alarm system, whether the building's fire alarm system is connected to smoke detectors in individual dwelling units or to the Fire and Emergency Medical Services Department, and to instruct tenants to immediately call 911 in the event of a fire.</p> <p>(amended from introduction)</p> |
| <p>B18-0179 3/3/2009</p> <p>"TENANT OPPORTUNITY TO PURCHASE PRESERVATION CLARIFICATION ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM, BARRY, BOWSER</p> <p>COSPONSOR(S): MENDELSON, CHEH, MBROWN, THOMAS, ALEXANDER, CATANIA KBROWN, GRAY</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: 11/30/09</p> <p>1st READING: 4/20/10 2nd READING: 5/4/10</p> <p>Act: 18-404 Law: 18-193</p> | <p>To amend the Rental Housing Conversion and Sale Act of 1980 to clarify that hand delivery or sending by certified mail a tenant's letter of interest preserves the tenant's or tenant group's opportunity to purchase rights under the act, and that actual receipt of the letter by the housing provider or the Mayor within the relevant timeframe is not required.</p> <p>(amended from introduction)</p> |
| <p>B18-0242 4/9/2009</p> <p>"TENANT OPPORTUNITY TO PURCHASE EXEMPTION CLARIFICATION AMENDMENT ACT OF 2009".</p> <p>INTRODUCED BY: GRAHAM</p> <p>COSPONSOR(S): --</p> | <p>To amend the Rental Housing Conversion and Sale Act of 1980 to require that, if the tenant opportunity to purchase a housing accommodation is not provided under the foreclosure exemption, the owner shall provide each tenant and the Mayor with a "Notice of Transfer"; to require that a "Notice of Transfer" pursuant to foreclosure shall also serve to notify the tenant that foreclosure is not a lawful basis for evicting the tenant; to clarify that the existing exemption for a transfer pursuant to a court order or court-approved settlement applies only where an actual contract exists,</p> |

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| <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: 4/30/09</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>each affected tenant or tenant organization has received written notice of the opportunity to participate in the action, and the court determines that approval of the exemption under the totality of the circumstances is not contrary to the purposes of the Act.</p> |
| <p>B18-0281 5/5/2009</p> <p>"AFFORDABLE HOUSING OPPORTUNITIES RESIDENTIAL RENTAL PROJECT PROPERTY TAX EXEMPTION AND EQUITABLE REAL PROPERTY TAX RELIEF AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: BARRY</p> <p>REFERRED TO: FR (EVANS)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend Chapter 10 of Title 47 of the DC Official Code to exempt from taxation certain property owned by Affordable Housing Opportunities, Inc. and its affiliates, which is to be developed as extremely low-income housing; and to provide for equitable real property tax relief for Affordable Housing Opportunities</p> |
| <p>B18-304 5/29/09</p> <p>"AFFORDABLE HOUSING FOR-SALE AND RENTAL DISTRIBUTION AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAY FOR MAYOR</p> <p>REFERRED TO: ED (KBROWN)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To provide flexibility in the distribution between affordable for-sale and rental housing units in certain development projects.</p> |
| <p>B18-308 5/29/09</p> <p>"TENANT OPPORTUNITY TO PURCHASE PRESERVATION CLARIFICATION CONGRESSIONAL REVIEW EMERGENCY AMENDMENT ACT OF 2009"</p> | <p>To amend, on an emergency basis, due to Congressional review, the Rental Housing Conversion and Sale Act of 1980 to clarify that hand delivery or sending by certified mail a tenant's letter of interest preserves the tenant's or tenant group's opportunity to purchase rights under the act, and that actual receipt of the letter by the housing provider or the Mayor within the relevant time frame is not required.</p> |

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| <p>INTRODUCED BY: GRAHAM</p> <p>Act: A18-0109 Expires: 9/16/09</p> | |
| <p>B18-309 5/29/09</p> <p>"FIRE ALARM NOTICE AND TENANT FIRE SAFETY CONGRESSIONAL REVIEW EMERGENCY AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM</p> <p>Act: A18-0110 Expires: 9/16/09</p> | <p>To amend, on an emergency basis, due to Congressional review, the Smoke Detector Act of 1978 to require apartment building owners to post notice in conspicuous places in common areas in a building instructing tenants on the operation of a building fire alarm; to notify tenants whether the building fire alarm is connected to smoke alarms in individual apartments, or to fire department and emergency medical services; to maintain a fire safety plan and conduct periodic fire drills; and to instruct tenants to immediately call 911 in the event of a fire.</p> |
| <p>B18-392 7/14/09</p> <p>"HEAT WAVE SAFETY EMERGENCY AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: CHEH</p> <p>1st READING: 7/14/09 approved 2nd READING: 9/22/09 approved</p> <p>Act: A18-0154 Expires: 10/26/09</p> | <p>To amend, on an emergency basis, the Retail Electric Competition and Consumer Protection Act of 1999 to prohibit the electric company from disconnecting residential electric service when the heat index is forecasted to be 95 degrees Fahrenheit or above.</p> |
| <p>B18-393 7/14/09</p> <p>"HEAT WAVE SAFETY TEMPORARY AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: CHEH</p> <p>Act: A18-0191 Law Date: 10/26/09</p> | <p>To amend, on a temporary basis, the Retail Electric Competition and Consumer Protection Act of 1999 to prohibit the electric company from disconnecting residential electric service when the heat index is forecasted to be 95 degrees Fahrenheit or above.</p> |
| <p>B18-407 7/14/09</p> <p>"TENANT ADVISORY COUNCIL CLARIFICATION AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM</p> <p>REFERRED TO: PSCA (BOWSER)</p> <p>HEARING: 11/12/09</p> <p>1st READING: 2nd READING:</p> <p>Act:</p> | <p>To amend Subtitle G of Title II of the Fiscal Year 2006 Budget Support Act of 2005, the Office of the Chief Tenant Advocate Establishment Act, to clarify the monitoring and reporting responsibilities of the Tenant Advisory Council.</p> |

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| <p>Law:</p> <p>B18-0448 9/22/09</p> <p>"BLIGHTED PROPERTIES ABATEMENT REFORM ACT OF 2009"</p> <p>INTRODUCED BY: EVANS, WELLS, MBROWN</p> <p>COSPONSOR(S): ALEXANDER, KBROWN, GRAY</p> <p>REFERRED TO: FR (EVANS); PSCA (BOWSER)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To provide for the abatement of blighted improved real properties by amending An Act To provide for the abatement of nuisances in the District of Columbia by the Commissioners of said District, and for other purposes, to define blighted improved real property; to repeal the requirement of registration of vacant buildings; to amend Title 47 of the District of Columbia Official Code to revise the real property tax rate for Class 3 properties; and to restate the classes of property subject to taxation.</p> |
| <p>B18-0484 10/6/09</p> <p>"TENANT BILL OF RIGHTS AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: BOWSER, GRAHAM, BARRY</p> <p>COSPONSOR(S): CHEH, MEDELSON, MBROWN, WELLS, KBROWN, GRAY</p> <p>REFERRED TO: PSCA (BOWSER)</p> <p>HEARING: 11/12/09</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend The Office of the Chief Tenant Advocate Establishment Act of 2005 to require the Office of the Tenant Advocate to produce a Tenant Bill of Rights; to amend the Right of Tenants to Organize Amendment Act of 2006 to require all leases for residential rental units to be accompanied by the Tenant Bill of Rights; and to set forth civil penalties for failure by landlords to provide the Tenant Bill or Rights to tenants at the time that the lease is first presented.</p> |
| <p>B18-0524 11/12/09</p> <p>"CLEAN HANDS AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: EVANS</p> <p>COSPONSOR(S):</p> <p>REFERRED TO: FR (EVANS)</p> <p>HEARING:</p> | <p>To amend Chapter 28 of Title 47 of the District of Columbia Official Code, entitled Clean Hands before Receiving a License or Permit, to reinstate the prohibition on the issuance or a license or permit to an applicant who has not filed a required District tax return.</p> |

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| <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | |
| <p>B18-0546 12/1/09</p> <p>"NEIGHBORHOOD PRESERVATION AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: BOWSER, MENDELSON, THOMAS, BARRY, CATANIA, GRAHAM, BROWN</p> <p>COSPONSOR(S): EVANS, WELLS</p> <p>REFERRED TO: PSCA (BOWSER)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend Chapter 31A of Title 42 of the District of Columbia Code to provide for a definition of vacant blighted building, to amend the service of notice or process, to amend the requirements for registration of vacant buildings, to amend the registration fees, to require minimum insurance coverage policies for vacant buildings, to amend building and property standards maintenance standards of vacant buildings, to require the posting on the vacant building of owner and authorized agent contact information; to amend the Housing Code to clarify the issuance of citations; and to amend the Civil Infractions rules to clarify the fines issued for violations of the vacant property registration and building maintenance standards.</p> |
| <p>B18-0548 12/1/09</p> <p>"RENT INCREASE AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: BARRY</p> <p>COSPONSOR(S): GRAHAM, CHEH, THOMAS, MENDELSON, ALEXANDER, MBROWN, KBROWN, EVANS, GRAY</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend the Rental Housing Act of 1985 to require housing providers, in cases where a hardship petition has been filed to request a rent adjustment, to await the final decision of the Rent Administrator prior to implementing the requested adjustment.</p> |
| <p>B18-0594 12/15/09</p> <p>"HOUSING AUTHORITY CONTRACTING AND FINANCIAL REPORTING AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: BARRY</p> | <p>To amend the District of Columbia Housing Authority Act of 1999 to establish the position of agency fiscal officer who reports to the Chief Financial Officer of the District of Columbia and to require the Housing Authority to enter into procurement activity pursuant to the Procurement Practices Act.</p> |

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| <p>COSPONSOR(S): ALEXANDER, MBROWN, THOMAS, KBROWN, GRAY</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | |
| <p>B18-0598 12/15/09</p> <p>"TENANT ORGANIZATION PETITION STANDING AMENDMENT ACT OF 2009"</p> <p>INTRODUCED BY: GRAHAM</p> <p>COSPONSOR(S): MENDELSON, KBROWN, THOMAS</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend the Rental Housing Act of 1985 to permit a tenant organization to have standing in any petition under the act, or under the D.C. Housing Code, whether initiated by or against a housing provider, where a member of the tenant organization has provided the tenant organization with written authorization for it to represent that member in the proceeding governing said petition.</p> |
| <p>B18-0614 1/16/10</p> <p>"TENANT ADVISORY COUNCIL REORGANIZATION AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: GRAHAM</p> <p>COSPONSOR(S):</p> <p>REFERRED TO: PSCA (BOWSER)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend Subtitle G of Title II of the Fiscal Year 2006 Budget Support Act of 2005, the Office of the Chief Tenant Advocate Establishment Act, to reorganize the Tenant Advisory Council as an 8 member body, appointed by the Ward Councilmembers, to serve as an advisory body representative of the District's tenants, to assist the Council of the District of Columbia in its oversight role, including the Council Committees with oversight of tenant issues, and to monitor and assess the policies, procedures and performance of the Office of the Chief Tenant Advocate, the Department of Consumer and Regulatory Affairs, and the Department of Housing and Community Development.</p> |
| <p>B18-0636</p> | <p>To amend, on an emergency basis, due to Congressional</p> |

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| <p>2/1/10</p> <p>"FIRE ALARM NOTICE AND TENANT FIRE SAFETY CONGRESSIONAL REVIEW EMERGENCY AMENDMENT ACT OF 2010" INTRODUCED BY: MENDELSON</p> <p>COSPONSOR(S):</p> <p>READING: 2/2/10</p> <p>APPROVED 12 -0 - 1</p> <p>Act: A18-314</p> <p>Effective law date: 2/17/10 Expiration date: 5/18/10</p> | <p>review, An Act To require the erection of fire escapes in certain buildings in the District of Columbia, and for other purposes to require that the owner of certain buildings more than 75 feet in height develop and maintain a fire safety and evacuation plan and conduct fire drills at least once every 12 months; and to amend the Smoke Detector Act of 1978 to require apartment building owners to post notice in conspicuous places in common areas of the building and provide tenants or unit owners, by hand or by first-class mail, with information on the operation of a building's fire alarm system, whether the building's fire alarm system is connected to smoke detectors in individual dwelling units or to the Fire and Emergency Medical Services Department, and to instruct tenants to immediately call 911 in the event of a fire.</p> |
| <p>B18-0640 12/15/09</p> <p>"RENT ADMINISTRATOR HEARING AUTHORITY EMERGENCY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: BARRY</p> <p>READING: 2/2/10</p> <p>APPROVED 12 -0 - 1</p> <p>Act: 18-0317</p> <p>Effective law date: 2/26/10 Expiration date: 3/23/10</p> | <p>To amend, on an emergency basis, the Office of Administrative Hearings Establishment Act of 2001 to permit the Rent Administrator, and those persons exercising authority delegated by the Rent Administrator, to retain authority to issue final orders and rule on post-hearing motions in cases in which they have held evidentiary hearings before October 1, 2006, and in cases remanded to the Rent Administrator by the Rental Housing Commission that do not require a new hearing.</p> |
| <p>B18-0641 2/2/10</p> <p>"RENT ADMINISTRATOR HEARING AUTHORITY TEMPORARY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: BARRY</p> <p>1st READING: 2/2/10 2nd READING: 3/2/10</p> <p>APPROVED 13 -0 - 0</p> <p>Act: 18-334 Law: 18-151</p> <p>Effective law date: 5/22/10 Expiration date: 1/2/11</p> | <p>To amend, on an temporary basis, the Office of Administrative Hearings Establishment Act of 2001 to permit the Rent Administrator, and those persons exercising authority delegated by the Rent Administrator, to retain authority to issue final orders and rule on post-hearing motions in cases in which they have held evidentiary hearings before October 1, 2006, and in cases remanded to the Rent Administrator by the Rental Housing Commission that do not require a new hearing.</p> |
| <p>B18-0691</p> | |

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| <p>3/2/10</p> <p>"SAVING D.C. HOMES FROM FORECLOSURE ACT OF 2010"</p> <p>INTRODUCED BY: BOWSER, MENDELSON, ALEXANDER, THOMAS, GRAY</p> <p>COSPONSOR(S):</p> <p>REFERRED TO: PSCA (BOWSER)</p> <p>HEARING: 6/14/10</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>INTRODUCED: To require mortgage lenders and homeowners to engage in mediation prior to foreclosure; to require mortgage lenders that proceed with foreclosure to offer the house as a rental to the former homeowner at a market rental rate subject to certain conditions; and to provide both further administrative oversight of mortgage lenders, brokers and agents and administrative assistance to homeowners facing foreclosure as may be required.</p> <p>ENROLLED: To amend An Act To establish a code of law for the District of Columbia to require mortgage lenders to provide homeowners with a notice of default on residential mortgages; and to provide homeowners with the right to engage in mediation prior to foreclosure on residential mortgages.</p> |
| <p>B18-0705 3/15/10</p> <p>"INCREASE IN HOUSING AFFORDABILITY ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN, GRAHAM, BARRY</p> <p>COSPONSOR(S):</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To establish stringent affordability requirements for all local and federal funds utilized for the development of affordable housing in the District of Columbia.</p> |
| <p>B18-0734 4/13/10</p> <p>"SUBSIDIZED NONPROFIT RENTAL UNIT TAX EXEMPTION AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: EVANS, CATANIA, CHEH, GRAY</p> <p>COSPONSOR(S):</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING: 6/28/10</p> <p>1st READING:</p> | <p>To amend the Department of Rental Housing Act of 1985 to exempt from rent unit taxation, all nonprofit entities that establish rent schedules for at least 440 subsidized rental units in the District of Columbia and are not exempted by the Housing Choice Voucher Program or the Low Income Housing Tax Credit.</p> |

Updated: 12/15/10

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| <p>2nd READING:</p> <p>Act: Law:</p> | |
| <p>B18-0855 6/15/10</p> <p>"RENTAL HOUSING COMMISSION QUORUM EMERGENCY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN</p> <p>READING: 6/15/10</p> <p>APPROVED 10 -3 - 0</p> <p>Act: 18-460</p> <p>Expiration date: 10/5/10</p> | <p>To amend, on an emergency basis, the Rental Housing Act of 1985 to reduce the quorum requirement of the Rental Housing Commission to one member.</p> |
| <p>B18-0856 6/15/10</p> <p>"RENTAL HOUSING COMMISSION QUORUM TEMPORARY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN</p> <p>1st READING: 6/15/10 APPROVED 9-3-1 2nd READING: 6/29/10 APPROVED 10-2-1</p> <p>Act: 18-479 Law: 18-231</p> <p>Effective Date: 9/24/10</p> <p>Expiration date: 5/7/11</p> | <p>To amend, on a temporary basis, the Rental Housing Act of 1985 to reduce the quorum requirement of the Rental Housing Commission to one member.</p> |
| <p>B18-0863 6/15/10</p> <p>"RENTAL HOUSING COMMISSION REFORM AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN, BARRY, KBROWN, GRAY</p> <p>COSPONSOR(S): MENDELSON, ALEXANDER, CHEH, EVANS, GRAHAM</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING:</p> | <p>To change the requirements for membership on the Rental Housing Commission, and to give the commission sovereign immunity.</p> |

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| <p>1st READING: 11/23/10 2nd READING: 12/7/10</p> <p>Act: Law:</p> | |
| <p>B18-0864 6/15/10</p> <p>"RENTAL HOUSING ACT EXTENSION AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN, ALEXANDER, BARRY, BOWSER, BROWN, CATANIA, CHEH, EVANS, GRAHAM, MENDELSON, THOMAS, WELLS, GRAY</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING:</p> <p>1st READING: 11/23/10 2nd READING: 12/7/10</p> <p>Act: Law:</p> | <p>To amend the Rental Housing Act of 1985 to extend the sunset provision to December 31, 2020.</p> |
| <p>B18-0892 6/15/10</p> <p>"PERMANENT RENTAL HOUSING ACT PROTECTION AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: GRAHAM, ALEXANDER, BARRY, BOWSER, BROWN, CATANIA, CHEH, EVANS, MBROWN, MENDELSON, THOMAS, WELLS, GRAY</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend the Rental Housing Act of 1985 to eliminate the sunset provision and make rent control permanent in the District of Columbia.</p> |
| <p>B18-0944 7/13/10</p> <p>"RENT INCREASE EMERGENCY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: GRAHAM</p> | <p>To amend, on an emergency basis, the Rental Housing Act of 1985, in a case where a hardship petition has been filed to request a rent adjustment and the Rent Administrator has failed to issue a decision within 90 days, to limit the amount of the conditional rent increase for any affected unit to the lesser of fifteen (15) percent of the rent charged or twenty five (25) percent of the requested rent increase per unit.</p> |

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| <p>READING: 7/13/10</p> <p>DISAPPROVED: VOICE VOTE</p> | |
| <p>B18-0954 7/13/10</p> <p>"HEAT WAVE SAFETY EMERGENCY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: CHEH</p> <p>READING: 7/13/10</p> <p>APPROVED 12 -0 - 1</p> <p>Act: 18-512</p> <p>Expiration date: 10/28/10</p> | <p>To amend, on an emergency basis, the Retail Electric Competition and Consumer Protection Act of 1999 to prohibit the electric company from disconnecting residential electric service when the heat index is forecasted to be 95 degrees Fahrenheit or above.</p> |
| <p>B18-0968 7/13/10</p> <p>"ELDERLY AND DISABLED TENANT RENT CONTROL PRESERVATION AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: GRAHAM</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend the Rental Housing Act of 1985 to ensure that housing providers abide by existing laws which cap the annual increase in rent charged in a unit occupied by an elderly or disabled person to the adjustment of general applicability ("CPI"); to cap the annual increase in rent charged in a unit occupied by an elderly or disabled person at the lesser of 5% or CPI; and to require that, within 60 days of the effective date of this act, housing providers refund any excess rent charged to elderly or disabled persons in violation of the "Rent Control Reform Amendment Act of 2006", who were eligible as of the effective date of that act, or face penalties.</p> |
| <p>B18-1005 9/21/10</p> <p>"DISTRICT OF COLUMBIA HOUSING AUTHORITY BOARD OF COMMISSIONERS AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN</p> <p>COSPONSORED BY: KBROWN, BARRY, BOWSER, ALEXANDER</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING:</p> <p>1st READING: 11/23/10 2nd READING: 12/7/10</p> <p>Act:</p> | <p>To amend the District of Columbia Housing Authority Act of 1999 to modify the composition of the District of Columbia Housing Authority Board of Commissioners by establishing housing choice voucher program recipient commissioner.</p> |

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| <p>Law:</p> | |
| <p>B18-1091 11/9/10</p> <p>"TENANT SECURITY DEPOSITS CLARIFICATION AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: CHEH, GRAHAH, MBROWN</p> <p>COSPONSORED BY: ALEXANDER, BARRY, BOWSER, KBROWN, EVANS, MENDELSON, THOMAS, WELLS, GRAY</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING:</p> <p>1st READING: 2nd READING:</p> <p>Act: Law:</p> | <p>To amend the Housing Regulations of the District of Columbia to clarify that the Office of Administrative Hearings may adjudicate complaints for the non-return of tenant security deposits as well as the nonpayment of interest on tenant security deposits; and to clarify that any housing provider who in bad faith fails to return a security deposit rightfully owed to a tenant, or fails to pay the interest on the security deposit, is liable to the tenant for treble damages.</p> |
| <p>B18-1124 12/7/10</p> <p>"RENTAL HOUSING ACT EXTENSION EMERGENCY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN</p> <p>READING: 12/7/10</p> <p>APPROVED: 11-0-2</p> <p>Act:</p> <p>Expiration date:</p> | <p>To amend, on an emergency basis, the Rental Housing Act of 1985 to extend the sunset provision to December 31, 2020.</p> |
| <p>B18-1125 12/7/10</p> <p>"RENTAL HOUSING ACT EXTENSION TEMPORARY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN</p> <p>1st READING (12/7/10): 11-0-2 2nd READING:</p> <p>Act:</p> | <p>To amend, on a temporary basis, the Rental Housing Act of 1985 to extend the sunset provision to December 31, 2020.</p> |

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| <p>Law: Expiration date:</p> <p>B18-1126 12/7/10</p> <p>"RENT ADMINISTRATOR HEARING AUTHORITY SECOND EMERGENCY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN</p> <p>READING: 12/7/10):</p> <p>APPROVED: 10- 0 -3</p> <p>REVIEW ENDS: 12/29/10</p> <p>Act:</p> <p>Expiration date:</p> | <p>To amend, on an emergency basis, the Office of Administrative Hearings Establishment Act of 2001 to permit the Rent Administrator, and those persons exercising authority delegated by the Rent Administrator, to retain authority to issue final orders and rule on post-hearing motions in cases in which they have held evidentiary hearings before October 1, 2006, and in cases remanded to the Rent Administrator by the Rental Housing Commission that do not require a new hearing.</p> |
| <p>B18-1127 12/7/10</p> <p>"RENT ADMINISTRATOR HEARING AUTHORITY AMENDMENT SECOND TEMPORARY AMENDMENT ACT OF 2010"</p> <p>INTRODUCED BY: MBROWN</p> <p>COSPONSORED BY:</p> <p>REFERRED TO: HWD (MBROWN)</p> <p>HEARING:</p> <p>1st READING (12/7/10): 11-0-2 2nd READING:</p> <p>Act: Law:</p> | <p>To amend, on a temporary basis, the Office of Administrative Hearings Establishment Act of 2001 to permit the Rent Administrator, and those persons exercising authority delegated by the Rent Administrator, to retain authority to issue final orders and rule on post-hearing motions in cases in which they have held evidentiary hearings before October 1, 2006, and in cases remanded to the Rent Administrator by the Rental Housing Commission that do not require a new hearing.</p> |
| <p>PR18-0538 10/7/09</p> <p>"RENTAL HOUSING COMMISSION PETER SZEGEDY-MASZAK CONFIRMATION RESOLUTION OF 2009"</p> <p>INTRODUCED BY: GRAY ON BEHALF OF THE MAYOR</p> | <p>To confirm the appointment of Peter Szegedy-Maszak to the Rental Housing Commission.</p> |

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| <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: 11/2/09</p> <p>DEEMED DISAPPROVED WITHOUT COUNCIL ACTION, 01-28-2010</p> | |
| <p>PR18-0539 10/7/09</p> <p>"RENTAL HOUSING COMMISSION CHANTAL JEAN-BAPTISTE CONFIRMATION RESOLUTION OF 2009"</p> <p>INTRODUCED BY: GRAY ON BEHALF OF THE MAYOR</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: 11/2/09</p> <p>DEEMED DISAPPROVED WITHOUT COUNCIL ACTION, 01-28-2010</p> | <p>To confirm the appointment of Ms. Chantal Jean-Baptiste to the Rental Housing Commission.</p> |
| <p>PR18-0599 11/18/09</p> <p>"RENTAL HOUSING COMMISSION JEFFREY POYDRAS CONFIRMATION RESOLUTION OF 2009"</p> <p>INTRODUCED BY: GRAY ON BEHALF OF THE MAYOR</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: 3/8/10</p> <p>DEEMED DISAPPROVED WITHOUT COUNCIL ACTION</p> | <p>To confirm the appointment of Mr. Jeffrey Poydras to the Rental Housing Commission.</p> |
| <p>PR18-0629 12/7/09</p> <p>"CHIEF ADMINISTRATIVE LAW JUDGE OF THE OFFICE OF ADMINISTRATIVE HEARINGS MARY OATES WALKER CONFIRMATION APPROVAL RESOLUTION OF 2009"</p> <p>INTRODUCED BY: GRAY ON BEHALF OF THE MAYOR</p> <p>REFERRED TO: PSJ (MENDELSON)</p> | <p>To confirm the Mayoral appointment of Mary Oates Walker as the Chief Administrative Law Judge of the Office of Administrative Hearings.</p> |

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| <p>HEARING: 1/15/2010</p> <p>FINAL VOTE: 2/2/10 APPROVED: 12-0-1 ENACTMENT: 2/19/10 RESOLUTION: 18-381</p> | |
| <p>PR18-0696 1/27/10</p> <p>"RENTAL HOUSING COMMISSION CHANTAL JEAN-BAPTISTE CONFIRMATION RESOLUTION OF 2010"</p> <p>INTRODUCED BY: GRAY ON BEHALF OF THE MAYOR</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: 3/8/10</p> <p>DEEMED DISAPPROVED WITHOUT COUNCIL ACTION, 05-13-2010</p> | <p>To confirm the appointment of Ms. Chantal Jean-Baptiste to the Rental Housing Commission.</p> |
| <p>PR18-0697 1/27/10</p> <p>"RENTAL HOUSING COMMISSION PETER SZEGEDY-MASZAK CONFIRMATION RESOLUTION OF 2010"</p> <p>INTRODUCED BY: GRAY ON BEHALF OF THE MAYOR</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: 3/8/10</p> <p>DEEMED DISAPPROVED WITHOUT COUNCIL ACTION, 05-13-2010</p> | <p>To confirm the appointment of Peter Szegedy-Maszak to the Rental Housing Commission.</p> |
| <p>PR18-0769 3/12/10</p> <p>"RENTAL HOUSING COMMISSION JEFFREY POYDRAS CONFIRMATION RESOLUTION OF 2010"</p> <p>INTRODUCED BY: GRAY ON BEHALF OF THE MAYOR</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: (3/8/10 for PR 18-599)</p> <p>DEEMED DISAPPROVED WITHOUT COUNCIL</p> | <p>To confirm the appointment of Mr. Jeffrey Poydras to the Rental Housing Commission.</p> |

Updated: 12/15/10

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| ACTION, 06-24-2010 | |
| <p>PR18-0886 5/17/10</p> <p>"RENTAL HOUSING COMMISSION PETER SZEGEDY-MASZAK CONFIRMATION RESOLUTION OF 2009"</p> <p>INTRODUCED BY: GRAY ON BEHALF OF THE MAYOR</p> <p>REFERRED TO: HWD (BARRY)</p> <p>HEARING: (3/8/10 for PR 18-697)</p> <p>FINAL VOTE: 6/15/10 APPROVED: 13-0-0 ENACTMENT: 7/2/10 RESOLUTION: 18-494</p> | <p>To confirm the appointment of Peter Szegedy-Maszak to the Rental Housing Commission.</p> |