

HPRP_HB824_FAV.pdf

Uploaded by: Carisa Hatfield

Position: FAV



HOMELESS PERSONS REPRESENTATION PROJECT, INC.

HB0824 – Landlord and Tenant - Eviction Data - Collection and Distribution

Hearing before the Judiciary Committee

February 16, 2022

Position: SUPPORT

The Homeless Persons Representation Project, Inc. (HPRP) is a non-profit civil legal aid organization that provides free legal representation to people who are homeless or at risk of homelessness on legal issues that will lead to an end to homelessness. HPRP regularly represents tenants in failure to pay rent cases and other landlord-tenant matters in Baltimore City.

HB 824 – Requires the Judiciary to collect data for possession of residential property and share eviction data with the Department of Housing and Community Development every 2 weeks. The bill further requires the Department to make eviction data available to a State agency or an academic institution located in the State.

Maryland does not have one place where statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available. As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

HPRP represents tenants in landlord-tenant matters in Baltimore City, Prince George's, and Montgomery counties.

- Data would inform our eviction prevention and family stability efforts.
- Eviction data would help our community school efforts.
- Data would help our efforts to address widespread housing instability among students.
- Data would help us target rental assistance.

- Data would inform our community conservation and preservation efforts by identifying areas in Baltimore, Prince George's, and Montgomery Counties with high eviction rates.

We ask that the committee issue a favorable report on HB 824.

HIP LETTER. pdf.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV

To whom it may concern,

My name is Cecil Millen, and I work for Housing Initiative Partnership as a Tenant Outreach Specialist. Our organization works both in Montgomery County and Prince George's County offering a variety of financial and housing services including offering affordable housing options for first-time homebuyers, operating affordable residences for senior citizens and artists, as well as counseling clients on credit, budgeting, finding affordable housing, and providing many other vital services.

HB 824 would be a simple, prudent step that would have extraordinarily far-reaching benefits for the future of housing in Maryland.

In my work across Montgomery County, I interact with hundreds of people who range from housing insecure to imminently homeless. While the physical eviction takes less than an hour, and the legal process takes a few months, the consequences of an eviction for tenants can last years. An eviction is trauma.

HB 824 will go some distance to ensure that the resources that Maryland commits to helping its housing insecure residents are used more efficiently, and to greater effect. Families have expressed incredible trepidation and outright terror at the thought of their children arriving home from school to find their clothes and toys on the sidewalk, their life suddenly and inexplicably uprooted, and the supportive relationship networks in their communities and their schools rendered useless. Over time, HB 824 will allow organizations like ours the opportunity to find these families earlier and connect them to the services that will allow them to obtain renewed housing stability with minimal disruption to the education and safety of their children.

Given the toll of the Covid-19 pandemic on both human life and educational security, it is a moral imperative that we equip the public servants of this state with the resources we need to do our jobs to the best of our ability.

For these reasons we ask that the committee issue a favorable report on HB 824. We cannot allow our families and our children to fall further behind.

Sincerely,

Cecil Millen

HB824_MLSC_Fav.pdf

Uploaded by: Deb Seltzer

Position: FAV



MLSC

MARYLAND LEGAL SERVICES CORPORATION

IOLTA - INTEREST ON LAWYER TRUST ACCOUNTS

Testimony Concerning HB 824
“Landlord and Tenant - Eviction Data - Collection and Distribution”
Submitted to the House Judiciary Committee
Hearing Date: February 16, 2022

Position: Favorable

Contact: Deb Seltzer, Executive Director, 410-576-9494 x1009, dseltzer@mlsc.org

Maryland Legal Services Corporation requests a favorable report on House Bill 824, enactment of which would require collection and publication of certain eviction data.

MLSC is a legislatively created nonprofit organization with a mission to ensure low-income Marylanders have access to stable, efficient and effective civil legal assistance through the distribution of funds to nonprofit legal services organizations. The Maryland General Assembly recognized the importance of civil legal services in rent court by passing the Access to Counsel in Evictions Program during the 2021 session. When funded, the Program will provide legal representation as well as related tenant outreach and education, ensuring low-income tenants facing loss of housing know their rights and have an advocate to guide them through the court process.

As the administrator of the Access to Counsel in Evictions Program, MLSC looks forward to building on our previous eviction prevention grants to ensure the Program proceeds effectively and efficiently, once funding is provided. To that end, accurate and timely data on the current eviction landscape will be crucial, especially during the Program’s implementation period. Both MLSC and the Access to Counsel in Evictions Task Force will perform ongoing evaluations of the Program, and this data will provide a baseline from which we can measure outcomes by type of eviction action.

The data will also be key to the tenant outreach and education portion of the Program. With zip code and Census tract-level data, community groups can target activities to highly impacted neighborhoods, ensuring tenants in these areas receive information about the Program and their rights. This outreach will be key in improving the efficiency and effectiveness of the Program, as the earlier tenants can get connected to counsel in the lifecycle of their case, the better. For tenants who may have an existing wariness of the justice system, using community groups as trusted messengers could help engage more tenants in their cases. Data will also be valuable to MLSC in selecting the community groups with which to contract for outreach services, as we will be able to ask potential contractors of their experience working in particular neighborhoods.

MLSC recognizes that the Judiciary and Department of Housing and Community Development may need additional resources to fulfill the directives of this legislation and would encourage the General Assembly to consider such needs throughout the budget and legislative processes.

MLSC asks for favorable consideration of House Bill 824.

HB 824 Testimony.pdf

Uploaded by: Gregory Countess

Position: FAV



**MARYLAND
LEGAL AID**

Advancing
**Human Rights and
Justice for All**

**STATEWIDE
ADVOCACY SUPPORT UNIT**

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February 14, 2021

The Honorable Luke Clippinger, Chair
House Judiciary Committee
Room 101, House Office Building
Annapolis, MD 21401

**Re: Testimony in support of House Bill 824 Landlord and Tenant – Eviction
Data- Collection and Distribution**

Dear Chairperson Clippinger and Members of the Committee:

Thank you for the opportunity to testify in support of House Bill 824. HB 824 would require the state's Department of Housing and Community Development to collect and distribute statewide eviction information in a database available to the public. Maryland Legal Aid (MLA) is a private, non-profit law firm that provides free legal services to indigent Maryland residents. From 12 offices around the state, MLA helps individuals and families in every Maryland county with many civil legal issues, including housing, consumer, public benefits, and family law matters. MLA also represents abused and neglected children and provides legal assistance to senior citizens and nursing home residents. This letter serves as notice that Gregory Countess, Esq. will testify on behalf of Maryland Legal Aid at the request of Delegate Nicole Williams.

While evictions are happening throughout the country, Maryland's data regarding eviction is notably lacking. Princeton's Eviction Lab, in tracking evictions nationwide, only found complete data for Garrett, Caroline, and Prince Georges counties. ¹ This is in stark comparison to the multitude of states where the Eviction Lab found accurate and complete eviction data. While MLA may not have the numbers, MLA attorneys' observations in courtrooms across the state reveal that evictions are happening across the state and that many of these evictions can be avoided. For instance, studies carried out by the Public Justice Center concluded that, in Baltimore City alone, pre-pandemic, over 6,000 evictions occur every year. To create solutions to Maryland's eviction problems, a centralized, "one-stop" source of eviction data is necessary.

The price of eviction is high on the individual and society. Without a home, it is hard for an individual to stay employed, it is hard for a student to succeed in school, and it may be impossible for a family to find a safe and warm place to live. An

¹ Eviction Lab, Eviction Map, <https://evictionlab.org/>

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04.2021



eviction is an event that is more than an inconvenience. It is devastating and a threat to a person's human rights. Housing instability also destroys communities, removing long-standing neighbors and friends and changing the culture of an area. Ultimately, the state bears the cost of this devastation, which must provide shelter and aid to the now homeless families. With the burdensome cost of eviction falling on individuals, communities, and the state, Maryland has a moral obligation to track evictions and a fiscal imperative.

Currently, there is no "one-stop" source for eviction data. While the Maryland Judiciary has information on eviction filings, this aggregate data reveals no information about actual evictions. Some Maryland sheriffs track evictions, but this is not universal, and each sheriffs' office uses a different format. Such incomplete and disparate data obscures the reality of eviction in Maryland. Without accurate information, the impact eviction has across Maryland and the needs it creates in the communities cannot be understood, measured, or addressed.

HB 824 would give stakeholders the information desperately needed to address housing instability in Maryland by providing a one-stop, publicly available source for eviction data. Housing instability has plagued this state for too long, and passing this bill is one of the necessary first steps to addressing the problem.

For these reasons, MLA respectfully requests that you give a favorable report on HB 824.

Sincerely,

/S/ Gregory Countess

Gregory Countess

Director of Advocacy

for Housing and Community Development

410-951-7687

gcountess@mdlab.org

HB 824 to Judiciary Feb 16 - SUPPORT.pdf

Uploaded by: Henry Bogdan

Position: FAV

February 16, 2022

Testimony on House Bill 824
Landlord and Tenant - Eviction Data - Collection and Distribution
House Judiciary Committee

Position: Favorable

Maryland Nonprofits is a statewide association of more than 1300 nonprofit organizations and institutions. In view of the eviction crisis caused by the COVID-19 pandemic and the importance of reliable information to direct relief funding and services, we urge you to support House Bill 824.

Maryland does not have one place where statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. However, because there is no state mandate or framework to standardize the data collected and reported, jurisdictions vary in types of data they collect and make available.

As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. This frustrates efforts to analyze and fairly or efficiently target funding or interventions. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

The eviction crisis may easily outlast the funds now available – it is critical to use these resources as fairly and efficiently as possible.

We urge you to give House Bill 824 a favorable report.

HB824_MCRC_FAV (2022).pdf

Uploaded by: Isadora Stern

Position: FAV



Maryland Consumer Rights Coalition

Testimony to the House Judiciary Committee
HB 824: Landlord and Tenant - Eviction Data - Collection and Distribution
Position: Favorable

February 16, 2022

The Honorable Luke Clippinger, Chair
House Judiciary Committee
House Office Building, Room 101
Annapolis, Maryland 21401
cc: Members, House Judiciary Committee

Honorable Chair Clippinger and Members of the Committee:

The Maryland Consumer Rights Coalition (MCRC) is a statewide coalition of individuals and organizations that advances economic rights and financial inclusion for Maryland consumers through research, education, direct service, and advocacy. Our 8,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.

We are writing today in support of HB 824.

This bill requires the Judiciary to collect data for possession of residential property and share eviction data with the Department of Housing and Community Development every 2 weeks. The bill further requires the Department to make eviction data available in a certain format to a state agency or an academic institution located in the state.

Maryland does not have a standard place where statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available. As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

The Maryland Consumer Rights Coalition provides a number of direct services throughout the state geared towards generating economic equity and housing stability. MCRC's Tenant Advocacy Program



Maryland Consumer Rights Coalition

empowers tenants to advocate for themselves by providing information about housing rights and responsibilities, legal information, mediation, and referrals to other nonprofits and legal services. Our SOAR (Securing Older Adult Resources) Program works to improve the financial well-being of older adults through research, community outreach programs, and direct service benefits including financial coaching and counseling. Many of our tenant and SOAR clients are faced with barriers to housing stability and often come to us when they are faced with eviction. Access to data would better inform our eviction prevention and family stability efforts.

For these reasons, MCRC supports HB 824 and asks for a favorable report.

Respectfully,

Isadora Stern
Policy Associate

HB824_MD Center on Economic Policy_FAV.pdf

Uploaded by: Kali Schumitz

Position: FAV

Collecting Data On Evictions Critical To Crafting Good Policy Responses

Position Statement Supporting House Bill 824

Given before the House Judiciary Committee

House Bill 824 requires that the judiciary to collect certain data pertaining to the major categories of eviction cases, requires the judiciary to regularly share eviction data with the Department of Housing and Community Development and ensures that the data is publicly available. This bill is an important step in the right direction to being able to understand how eviction trends are affecting Maryland families and communities and crafting appropriate policy responses. For these reasons, **the Maryland Center on Economic Policy supports House Bill 824.**

The spread of COVID-19 has resulted in substantial loss of income for many Marylanders, leaving them unable to afford their rent. Preserving housing stability is critical to set up families and communities for a strong economic recovery. Maryland families were already facing housing instability long before the pandemic. In Maryland, in average of 660,000 evictions are filed annually. In Baltimore City, there are more eviction cases files yearly then there are available rental units, which suggests repeated eviction filings by landlords.

In Maryland:

- 115,000 eviction cases were filed from July to November of last year
- Over 2,500 Marylanders were evicted amid the surging public health crises from July to November of last year

The COVID-19 crisis has spotlighted the reality that Maryland's current eviction process is by design a race to displace Marylanders. Thanks to a recent report, we know that 99% of renters face eviction without the assistance of a lawyer.¹ When a family receives an eviction judgement, it is a loss of a home, their possessions, school, community, employment, mental and physical health and the ability to secure a new place to live. Moreover, as advocates across the state work together to assist Maryland's most vulnerable residents, it has become clear that the lack of data collection in the courts makes it hard to collect and share reliable data about Maryland's eviction crisis, ensuring that those most in need are receiving the required assistance necessary to maintain their home.

Maryland does not know where evictions are most concentrated or who is being evicted. The state cannot make informed decisions about which communities to target for outreach or assistance without real time data at a community level. This is an urgent need as the pandemic continues and the state distributes hundreds of millions of dollars in rental assistance. Maryland does not have a place where all statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. Current, detailed data are critical for analysis to target community and state interventions as

well as for an efficient civil legal system. Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available.

As a result, it is difficult to make cross jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction crisis. For these reasons, the Maryland Center on Economic Policy respectfully requests the Judiciary Committee make a favorable report on House Bill 824.

Equity Impact Analysis: House Bill 824

Bill Summary

House Bill 824 requires that the judiciary to collect certain data pertaining to warrant restitution or a writ of possession issued in accordance with a certain judgment for possession of residential property. It also requires the Judiciary to share eviction data with the Department of Housing and Community Development every 2 weeks as well as requires the Department to make eviction data available in a certain format to a state agency or an academic institution located in the State.

Background

Maryland currently does not know where evictions are most concentrated or who is being evicted. The state cannot make informed decisions about which communities to target for outreach or assistance without real time data at a community level. This is an urgent need as the pandemic continues and the state distributes hundreds of millions of dollars in rental assistance. Maryland does not have a place where all statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Equity Implications

In Maryland:

- 115,000 eviction cases were filed from July to November of last year
- 36% of Black households are not current on their rent compared to 14% of white households
- Over 2,500 Marylanders were evicted amid the surging public health crises from July to November of last year
- 30% of households earning less than \$50, 000 are behind in their rent compared to just 10% of those earning \$75,000 or more.

Impact

House Bill 824 will likely **improve racial, gender, and economic equity** in Maryland.

ⁱ Public Justice Center (2019) The Economic Impact of a Right to Council in Baltimore City. <https://bmorerentersunited.org/rtc/stoutreport/>

HB 824_Consumer Protection Division_Fav_2022.pdf

Uploaded by: Kira Wilpone-Welborn

Position: FAV

BRIAN E. FROSH
Attorney General

ELIZABETH F. HARRIS
Chief Deputy Attorney General

CAROLYN QUATTROCKI
Deputy Attorney General



WILLIAM D. GRUHN
Chief
Consumer Protection Division

Writer's Fax No.

STATE OF MARYLAND
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CONSUMER PROTECTION DIVISION

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kwilponewelborn@oag.state.md.us

February 14, 2022

To: The Honorable Luke Clippinger
Chair, Judiciary Committee

From: Kira Wilpone-Welborn, Assistant Attorney General
Consumer Protection Division

Re: House Bill 824 – Landlord and Tenant - Eviction Data - Collection and Distribution
(SUPPORT)

The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports House Bill 824 sponsored by Delegates Nicole A. Williams and Jen Terrasa. As a result of the COVID-19 pandemic, the Attorney General’s Access to Justice Commission (“Task Force”) sought to ensure Marylanders are housed, economically secure, and have access to the civil justice system.¹ The Task Force recognized that robust data collection and reporting is needed to allow for “targeted intervention for eviction prevention and diversion efforts”, and recommended the judiciary and the Department of Housing and Community Development (“DHCD”) collect and report eviction data. *See Report at 31.*

House Bill 824 would require the judiciary to collect, compile and share with DHCD complete eviction data every two weeks for each warrant of restitution or writ of possession issued in accordance with a judgment for possession of residential property entered under Real Property Article, Title 7, Subtitle 1, §§ 8-401 through 8-402.2, or §14-132, including: the property location; the execution date of the warrant or writ; and the type of action from which the warrant or writ was executed. House Bill 824 would require DHCD to organize and publish the data on its website, make the data available on request by State agencies or academic institutions, and submit an annual report to the Governor. Collecting and reporting eviction data benefits consumers because it allows the State to target communities most at risk of eviction and housing instability for additional supports and diversion programs.

¹ See “Access to Justice Commission Final Report”
https://www.marylandattorneygeneral.gov/A2JC%20Documents1/AG_Covid_A2J_TF_Report.pdf

The Honorable Luke Clippinger
House Bill 824
February 14, 2022
Page Two

The Division requests that the Judiciary Committee give House Bill 824 a favorable report.

cc: The Honorable Nicole A. Williams
The Honorable Jen Terrasa
Members, Judiciary Committee

HB 824 - ACDS 2022 Support - Eviction Data Collect

Uploaded by: Lisa Sarro

Position: FAV



HB0824 – Landlord and Tenant - Eviction Data - Collection and Distribution

**Hearing before the Judiciary Committee
February 16, 2022**

Position: SUPPORT

Arundel Community Development Services, Inc. (ACDS) serves as Anne Arundel County's nonprofit housing and community development agency, helping Anne Arundel County residents and communities thrive through the provision of safe and affordable housing opportunities, programs to prevent and end homelessness, and community development initiatives.

We urge the Committee to issue a favorable report on HB 824.

HB 824 – Requires the Judiciary to collect data for possession of residential property and share eviction data with the Department of Housing and Community Development every 2 weeks. The bill further requires the Department to make eviction data available to a State agency or an academic institution located in the State.

Maryland does not have one place where statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen, and it is unclear how the data regarding the number of actual evictions reported is gathered; there is no publicly-available (if any) repository of that information from the Sheriffs executing evictions, and aside from the landlords, they would be the only source of personal knowledge of that information. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available. As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

In fulfilling its role as Anne Arundel County's housing and community development agency, ACDS administers grants to nonprofit partners, directly develops and implements programming,

and advises the County on housing and community development policy initiatives. ACDS also administers Anne Arundel County's Emergency Rental Assistance Program (ERAP) by operating its own tenant-based rental assistance program and by working with sub-grantees who also distribute the County's ERAP funds.

The data contemplated by this bill would inform our eviction prevention and family stability efforts, help our efforts to address widespread housing instability among students, help us target rental assistance. And would support our community conservation and preservation efforts by identifying areas in with high eviction rates.

We ask that the committee issue a favorable report on HB 824.

DeINWilliams_HB824_Testimony.docx.pdf

Uploaded by: Nicole Williams

Position: FAV

NICOLE A. WILLIAMS, ESQ.
Legislative District 22
Prince George's County

Judiciary Committee



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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

February 16, 2022

The Honorable Delegate Luke Clippinger
Chairman of the House Judiciary Committee
6 Bladen Street, Room 101
Annapolis, Maryland 21401

House Bill 824

Good afternoon, Chair Clippinger, Vice-Chair Moon, and members of the House Judiciary Committee. I am Delegate Nicole Williams of District 22, and I will be testifying today in favor of **House Bill 824**, also known as **Landlord and Tenant - Eviction Data - Collection and Distribution**. This legislation would provide for the Department of Housing and Community Development to collect and publish statewide eviction data. This data would be made available to state agencies, academic institutions within Maryland, and the general public.

At the current moment, there is a notable lack of widely available and readily accessible data on evictions in Maryland. Eviction data and court outcomes are provided by the Maryland Judiciary a month after filings, making it difficult for policymakers and other institutions to respond to need in real time. Having this kind of data at our fingertips would allow community organizations and state and local governments to craft a targeted response to the housing crisis, as we would have a better understanding of where and who requires assistance.

This legislation would change the amount of time between when data is reported by the Maryland Judiciary, shortening it from one month to two weeks. Specific information, such as zip code, the date of execution for the warrant or writ, and the type of action for which they were issued will provide a fuller picture of when and where evictions are occurring, allowing us to address this issue more efficiently.

This legislation will also help Maryland catch up to other states at a national level in regards to providing data on evictions. Neighboring states, such as Delaware, New Jersey, Pennsylvania, Virginia, and West Virginia each have public-facing databases that report on evictions in a majority of counties. By joining our neighbors through data collection, Maryland can demonstrate that it is committed to having a proactive response to the eviction crisis.

For these reasons, I urge the committee to give a favorable report on House Bill 824.

Sincerely,

A handwritten signature in black ink that reads "Nicole A. Williams, Esq." The signature is written in a cursive style with a clear, legible font.

Delegate Nicole A. Williams, Esq.

2022.02.14 - A2JC Written Testimony - HB824 - A2C

Uploaded by: Reena Shah

Position: FAV

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Reena K. Shah
Executive Director

HB824

Landlord and Tenant - Eviction Data - Collection and Distribution

House Judiciary Committee

SUPPORT

The Maryland Access to Justice Commission (A2JC) is an independent entity supported by the Maryland State Bar Association (MSBA) that unites leaders to drive reforms and innovations to make the civil justice system accessible, fair and equitable for all Marylanders. Prominent leaders from different segments of the legal community in Maryland – including the deans of the two law schools, the attorney general, law firm partners, heads of the legal services providers and funders, corporate counsel, academics, legislators, the state bar and judiciary comprise the A2JC.

An Eviction Data Hub: A Key Recommendation of the Access to Counsel in Evictions TF

Last year, the Maryland General Assembly passed HB18, creating a statewide Access to Counsel in Eviction Program. The bill became law, effective October 1, 2021. The law mandated that there be an [Access to Counsel in Evictions Task Force](#). The leadership of the Task Force was primarily composed of A2J Commissioners. The Task Force started its work on October 1, 2021 and delivered its [final report](#) on January 1, 2022. The law mandates an evaluation of the Access to Counsel in Evictions Program to measure effectiveness. As the Task Force studied how best to implement and evaluate the program, a key problem that was identified was the lack of an eviction data hub in Maryland. Hence, a key recommendation from the Task Force was the following: *Create a centralized eviction data hub that would collect, visually display, and analyze eviction-related data from key stakeholders, while protecting individual privacy.*

Further, the Task Force said the following regarding an eviction data hub:

An eviction data hub—which could be housed at a university—should include, for example, anonymized, jurisdiction specific information about the number and sources of requests for assistance with housing matters, including applications for rental assistance; the number of eviction filings and warrants of restitution; and information about eviction proceedings, such as the number of days from filing to hearing date, the number of postponements, and the case disposition (e.g., trial, settlement, eviction).

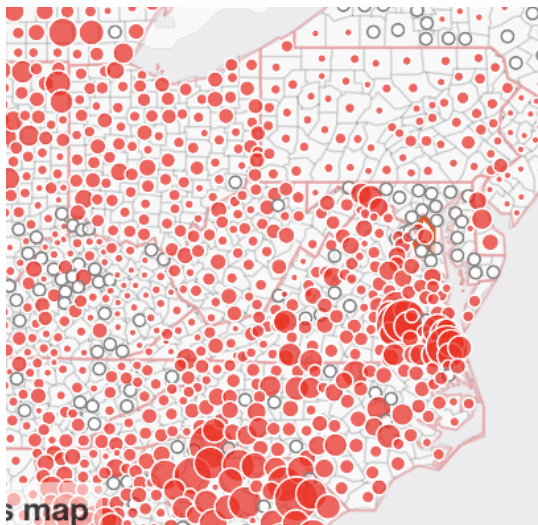
There should also be a real-time eviction database that tracks and maps certain data to aid in early outreach while protecting personal information. That database should include information about the number of evictions; the location of evictions by county, and ultimately by census tract or zip code; demographic information about those being evicted, such as age, race/ethnicity, gender, size of household, the presence of minors in the household, disability status, primary language status, income level, and subsidized housing status; and the cause of eviction by type of case (i.e., FTPR, THO, BROL, subsidy termination) or whether eviction was illegal, meaning it occurred outside the judicial system.

What Eviction Data is Presently Available?

At present, the Maryland Judiciary reports the following data points in an “internal” report on their website here: <https://www.courts.state.md.us/district/about#stats>. We are uncertain as to how often the data is updated in these reports, but it seems as though it might be being updated on a monthly or bi-monthly basis. The key data points in relation to the bill are the Warrant of Restitution and the number of Evictions.

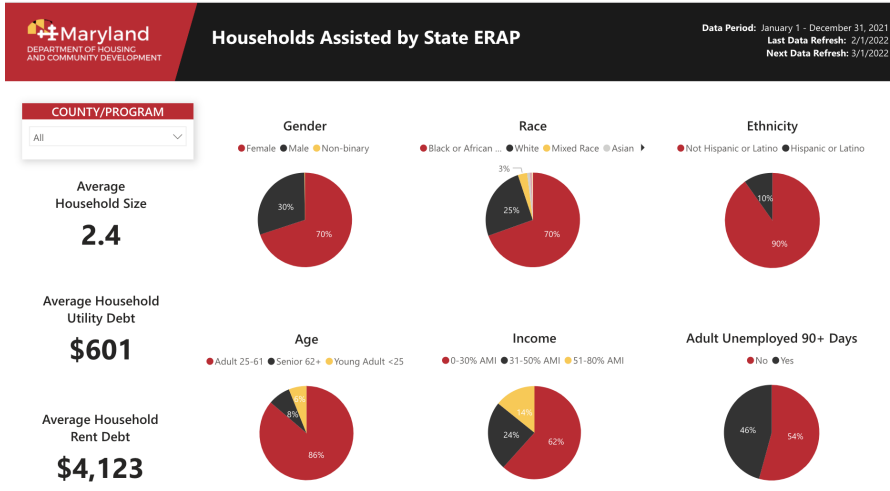
DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT												
December 2021												
District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	3,770	109	4,634	133	64	0	76	0	939	161	41
2-1	Dorchester	42	8	13	4	0	0	1	0	14	7	0
2-2	Somerset	111	11	30	0	0	0	0	0	11	4	0
2-3	Wicomico	419	36	121	7	1	0	6	0	74	9	2
2-4	Snow Hill	14	1	6	1	0	0	2	0	1	4	0
2-5	Ocean City	11	1	6	1	0	0	0	0	3	1	0
Total District 2		597	57	176	13	1	0	9	0	103	25	2

Maryland is also one of the few states that does not have sufficient data to report to the [Eviction Lab](#), a national repository of eviction data (gray empty circles indicate no eviction data).



What are we Missing?

The information the Judiciary reports is very limited. We do not have any granular information related to the location where the evictions are happening, what the race/ gender and other demographics of those being evicted, etc. Further, the data that we do have is disconnected and not integrated into other housing-related data, including DHCD's Data Dashboard on Emergency Rental Assistance.



HB824 Helps with the Creation on a Centralized Eviction Data Hub

In order for the Access to Counsel in Evictions Program to be implemented effectively, it is important to have data that would help to identify eviction hot spots, conduct targeted outreach, do a thorough evaluation of the program and be able to do an equity analysis. HB824 requests the minimal amount of data necessary for us to be able to have a meaningful database that would accomplish the above stated goals.

In Maryland, we have already taken an important step in passing an Access to Counsel Program to prevent the deleterious effects of evictions. For the implementation to be successful, we need more granular and publicly available data on evictions.

For the reasons stated, the Maryland Access to Justice Commission requests the House Judiciary Committee to issue a FAVORABLE report on HB824. For more information, please contact Reena K. Shah, Executive Director of the Maryland Access to Justice Commission, at reena@msba.org.

GBUL_HB824 - CDN Testimony.docx.pdf

Uploaded by: Tiffany Majors

Position: FAV



HB0824 – Landlord and Tenant-Eviction Data-Collection and Distribution

**Hearing before the Judiciary Committee
February 16, 2022**

Position: SUPPORT

GBUL is a nonprofit organization in Baltimore City that helps disadvantaged Marylanders gain access to equal opportunity in employment, education, health care, housing, and the civic arena. GBUL is one of the local affiliates of the National Urban League, a nonprofit, nonpartisan, multi-ethnic, social service organization. Through direct service delivery, advocacy, referrals, community capacity building, information dissemination and technical assistance, the League accomplishes its mission to improve social and economic conditions and opportunities for African-Americans and other people who face barriers to full participation in American society.

HB 824 – Requires the Judiciary to collect data for possession of residential property and share eviction data with the Department of Housing and Community Development every 2 weeks. The bill further requires the Department to make eviction data available to a State agency or an academic institution located in the State.

Maryland does not have one place where statewide eviction data is collected and analyzed. Currently, the Maryland judiciary only publishes county level eviction filings and outcomes a month after they happen. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available. As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

Greater Baltimore Urban League provides direct service delivery, advocacy, referrals, community capacity building, information dissemination and technical assistance in the greater Baltimore area

- Data would inform our eviction prevention and family stability efforts.
- Eviction data would help our community school efforts.



- Data would help our efforts to address widespread housing instability among students.
- Data would help us target rental assistance.
- Data would inform our community conservation and preservation efforts by identifying areas in Baltimore with high eviction rates.

We ask that the committee issue a favorable report on HB 824.

HB0824 - FAV - Public Justice Center.pdf

Uploaded by: Zafar Shah

Position: FAV



Zafar Shah
Attorney
Public Justice Center
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Baltimore, Maryland 21201
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HB0824 – Landlord and Tenant - Eviction Data - Collection and Distribution

**Hearing before the House Judiciary Committee,
Feb. 16, 2022**

Position: SUPPORT (FAV)

Public Justice Center (PJC) is a nonprofit public interest law firm that serves over 600 renters each year. We stand with tenants to protect and expand their rights to safe, habitable, affordable, and non-discriminatory housing. PJC seeks the Committee's Favorable report on HB0824.

Maryland lacks a centralized source of timely, geocoded data about evictions. HB0824 requires the Maryland Judiciary to collect data on enforcement of warrants used for residential evictions and requires further that the Judiciary share that data with the Department of Housing and Community Development (DHCD) every 2 weeks. DHCD would then make eviction data available to state agencies or academic institutions.

Since mid-2020, the Maryland Judiciary has been publishing monthly statistics about court filings, warrants, and evictions. These reports are published on *mdcourts.gov* in a static format (PDF) with around 60 days' lag time between publications. The data are organized by county and case type (including Failure To Pay Rent, Tenant Holding Over, Breach of Lease, and Wrongful Detainer).

HB0824 expands on the Judiciary's recent efforts to make eviction data accessible. This bill would ensure that eviction data include ZIP code and census tract information about each eviction. The date of evictions would also be collected and reported. Additionally, data about warrants and actual evictions would include identification of the type of legal action that resulted in those outcomes. Finally, HB0824 would not only provide public access to these data on a data dashboard updated monthly, but also make raw data sets available to state agencies and academic institutions. All of these features are currently missing from the Judiciary's current data sharing efforts.

Notably, HB0824 does not contemplate the collection or reporting of any personal identifiers about the defendants in eviction or foreclosure actions nor even the case numbers of the actions.

This bill also builds on improving practices already demonstrated in Baltimore City and Montgomery County. Since 2018, the Sheriff of Baltimore City has standardized a practice of inputting daily

information about the execution of warrants into spreadsheet format, capturing even more data than those mandated under HB0824. The Sheriff of Montgomery County worked with the County's Office of Legislative Oversight in 2018 to deliver a comprehensive statistical study of evictions, including a geospatial analysis.

Open data will open pathways to anti-displacement innovations.

HB0824 propels Maryland toward a research focus on housing displacement. Data will provide all stakeholders a vital new perspective on the prevalence, concentrations, and temporal shifts in eviction at ZIP code and census tract levels, which are often used in sociological, public health, and other studies. Data should be the driver behind appropriations and distribution of financial assistance to prevent evictions. It should illuminate intersections between displacement and health, education, and voting power. It should help to measure whether a civil right to counsel in eviction cases would effectively save cities revenue compared to post-eviction interventions.

While the already-available numbers about Maryland court filings tells us that cases predominate in Prince George's County, Baltimore County, and Baltimore City, geocoded eviction data would provide stakeholders a detailed and comparative picture of evictions by city, ZIP, census tract, neighborhood, legislative district, and so on. SB 544 can lead to concrete demonstrations of how eviction impacts discrete communities. The data can help mobilize those communities and open new avenues to policy change – not only in housing and community development, but in adjacent arenas.

Public Justice Center is a member of the Renters United Maryland coalition and asks that the Committee **issue a FAVORABLE report on HB0824**. If you have any questions, please contact Zafar Shah, shahz@publicjustice.org, (410) 625-9409 Ext. 237.

HB0824-JUD_MACo_SWA.pdf

Uploaded by: D'Paul Nibber

Position: FWA



House Bill 824

Landlord and Tenant - Eviction Data - Collection and Distribution

MACo Position: **SUPPORT**

To: Judiciary Committee

WITH AMENDMENTS

Date: February 16, 2022

From: D'Paul Nibber

The Maryland Association of Counties (MACo) **SUPPORTS** HB 824 **WITH AMENDMENTS**. This bill would, among other provisions, require the judiciary to collect, compile, and share eviction data with the Maryland Department of Housing and Community Development, and to State agencies and academic institutions upon request. Counties seek an amendment to ensure their relevant agencies may also receive this vital information.

Throughout the COVID-19 pandemic, Maryland has experienced a record number of evictions. To stabilize the housing market, counties have been relied upon to distribute federal emergency rental assistance to qualified tenants experiencing financial distress. County agencies have worked diligently to ensure this assistance is provided in a timely manner. According to Maryland's Emergency Rental Assistance Program Dashboard, a total of over 70,000 applications for rental assistance have been processed with over 40,000 households having received assistance.

Although eviction rates appear to be slowing, county officials remain concerned about eviction filings climbing as the judiciary lifts COVID-related precautions and dockets begin to clear. The best means to adequately safeguard against a potential acceleration in eviction rates is for counties to have access to filing data from the judiciary. MACo offers the following amendment allowing for such access:

- On page 2, line 19, after "AGENCY" insert "LOCAL AGENCY".

The above amendment would ensure the State and its counties could both take swift action to ensure housing stability among Marylanders. For this reason, MACo urges a **FAVORABLE WITH AMENDMENTS** report for HB 824.

MMHA - 2022 - HB 824 - Favorable with Amendments.p

Uploaded by: Grason Wiggins

Position: FWA



House Bill 824

Committee: Judiciary

Date: February 16, 2022

Position: Favorable with Amendments

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry including towing companies.

House Bill 824 (“HB 824”) requires the Judiciary to collect, compile, and report data on evictions every 2 weeks. HB 824 also requires the Department of Housing and Community Development to publish the data in a dashboard on the Department’s website and update the dashboard monthly.

MMHA supports the collection and reporting of more data on evictions. MMHA commends the Maryland Judiciary for their current reporting process, which provides data on court filings, warrants of restitution, and evictions at the local and state level in monthly reports. Due to our support for additional data, MMHA is compelled to request that the committee consider an amendment to HB 824 that would require legal service providers to compile and report annually on important data concerning evictions. Specifically, MMHA recommends the following amendment to HB 824:

On page 2, line 5, insert, “(4) ‘LEGAL SERVICE ENTITY’ MEANS ANY ENTITY, INCLUDING A NON-PROFIT ORGANIZATION, THAT RECEIVES STATE OR FEDERAL FUNDS FOR EVICTION PREVENTION OR EVICTION RELATED LEGAL SERVICES FROM THE ACCESS TO COUNSEL IN EVICTIONS SPECIAL FUND OR FROM THE MARYLAND LEGAL SERVICES CORPORATION.

On page 2, line 27, insert, “(D) A LEGAL SERVICE ENTITY SHALL PROVIDE QUARTERLY REPORTS TO THE DEPARTMENT THAT: (1) DELINEATE THE TOTAL NUMBER OF ATTORNEYS EMPLOYED BY THE LEGAL SERVICE ENTITY THAT PROVIDED REPRESENTATION IN HOUSING CASES DURING THE RELEVANT QUARTER; (2) THE TOTAL NUMBER OF HOUSING CASES IN WHICH ATTORNEYS FOR THE LEGAL SERVICE ENTITIY PROVIDED FULL REPRESENTATION TO A TENANT DURING THE RELEVANT QUARTER; (3) THE TOTAL NUMBER OF EVICTION CASES THAT RECEIVED FULL REPRESENTATION DELINEATED BY TYPE DURING THE RELEVANT QUARTER; (4) THE TOTAL AMOUNT OF STATE AND FEDERAL FUNDS RECEIVED AND EXPENDED DURING THE RELEVANT QUARTER; (5) DATA ON CASE DISPOSITIONS THAT WERE DECIDED DURING THE RELEVANT QUARTER; (6) HOW MANY INDIVIDUALS, IF ANY, RECEIVED REPRESENTATION FOR MULTIPLE CASES DURING THE RELEVANT QUARTER; AND (7) THE JURISDICTIONS IN WHICH FULL REPRESENTATION WAS PROVIDED DURING THE RELEVANT QUARTER.”

On page 2, line 27, insert, “(E) ON A QUARTERLY BASIS, THE DEPARTMENT SHALL COMPILE REPORTS FROM LEGAL SERVICE ENTITIES AND MAINTAIN THE REPORTS AS PUBLIC RECORDS SUBJECT TO THE MARYLAND PUBLIC INFORMATION ACT.

The theme of HB 824 is that the state is best informed by consistent data reporting from entities that receive state or federal funding. As such, it is critical for the state to receive data and information from legal service providers



that receive state or federal funds in Maryland. For this reason, MMHA respectfully requests adoption of the aforementioned amendment.

Grason Wiggins, MMHA Senior Manager of Government Affairs, 912.687.5745

HB 824_realtors_castelli_fwa.pdf

Uploaded by: William Castelli

Position: FWA



House Bill 824 – Landlord and Tenant – Eviction Data – Collection and Distribution

Position: Favorable

The Maryland REALTORS® supports HB 824 which requires the Judiciary to share eviction data with the Department of Housing and Community Development.

The REALTORS® supports the collection of this data and believes that any Maryland entity and not just Academic institutions or other state agencies should be able to download the information in “open data sets.”

The Maryland REALTORS® recommends a favorable report.

**For more information contact bill.castelli@mdrealtor.org,
susan.mitchell@mdrealtor.org, theresa.kuhns@mdrealtor.org;
lisa.may@mdrealtor.org**

hb824.pdf

Uploaded by: Sara Elalamy

Position: UNF

MARYLAND JUDICIAL CONFERENCE
GOVERNMENT RELATIONS AND PUBLIC AFFAIRS

Hon. Joseph M. Getty
Chief Judge

187 Harry S. Truman Parkway
Annapolis, MD 21401

MEMORANDUM

TO: House Judiciary Committee
FROM: Legislative Committee
Suzanne D. Pelz, Esq.
410-260-1523
RE: House Bill 824
Landlord and Tenant – Eviction Data – Collection and Distribution
DATE: February 9, 2022
(2/16)
POSITION: Oppose

The Maryland Judiciary opposes House Bill 824. This bill requires the Judiciary to collect, maintain, and publish certain information on eviction actions.

The Judiciary opposes the requirement that the Judiciary post eviction data collected and compiled in a manner required by the Department of Housing and Community Development on the Judiciary’s website. The Maryland Judiciary currently publishes data on evictions, so this requirement is unnecessary. See:

https://www.mdcourts.gov/sites/default/files/import/district/statistics/Calendar_2021.pdf

In addition, the bill requires the Judiciary to collect, compile, and share complete eviction data every two weeks. This workload and time frame set out in this bill is not feasible at this time. Currently, the landlord tenant failure to pay rent filings is entirely in paper. There is no electronic case management system. Consequently, this bill would require the Judiciary to manually compile this data to comply with its mandates. As has been explained repeatedly, the Judiciary is developing an automated e-filing system and is in end stage testing. It is anticipated that the new e-filing system will be piloted in Baltimore County this summer. If successful, the e-filing system will be deployed to the other 22 counties on MDEC in 2023. Until such time as the e-filing system is fully deployed, this bill would put an undue burden on staff and is practically unworkable. In addition, the court does not currently collect “census tract” data.

cc. Hon. Nicole Williams
Judicial Council
Legislative Committee
Kelley O’Connor