



# LEGISLATIVE BLACK CAUCUS OF MARYLAND, INC.

The Maryland House of Delegates, 6 Bladen Street, Room 300, Annapolis, Maryland 21401  
410-841-3185 • 301-858-3185 • 800-492-7122 Ext. 3185 • Fax 410-841-3175 • 301-858-3175 • Black.Caucus@house.state.md.us

February 13, 2024

## EXECUTIVE OFFICERS

### Chair

Delegate Jheanelle Wilkins, District 20

### 1st Vice Chair

Delegate Melissa Wells, District 40

### 2nd Vice Chair

Delegate Karen R. Toles, District 25

### Treasurer

Delegate Marlon Amprey, District 40

### Secretary

Delegate Jamila J. Woods, District 26

### Financial Secretary

Senator Mary L. Washington, District 43

### Chaplain

Senator Joanne C. Benson, District 24

### Parliamentarian

Delegate Stephanie Smith, District 45

### Executive Director

Ufuoma O. Agarin, J.D.

## MEMBERS

Senator Malcolm Augustine, District 47  
Senator Benjamin Brooks, District 10  
Senator Jill P. Carter, District 41  
Senator Nick Charles, District 25  
Senator Arthur Ellis, District 28  
Senator Antonio L. Hayes, District 40  
Senator Michael A. Jackson, District 27  
Senator Cory V. McCray, District 45  
Senator C. Anthony Muse, District 26  
Senator William C. Smith, Jr., District 20  
Senator Charles E. Sydnor III, Esq., District 44  
Senator Alonzo T. Washington, District 22  
Senator Ron Watson, District 23  
Delegate Gabriel Acevero, District 39  
Delegate Jacqueline T. Addison, District 45  
Delegate Tiffany Alston, District 24  
Delegate Vanessa E. Atterbeary, District 13  
Delegate J. Sandy Bartlett, District 32  
Delegate Adrian Boato, District 23  
Delegate Regina T. Boyce, District 43A  
Delegate Frank M. Conaway, Jr., District 40  
Delegate Charlotte Crutchfield, District 19  
Delegate Debra Davis, District 28  
Delegate Diana M. Fennell, District 47A  
Delegate Kevin M. Harris, District 27A  
Delegate Andrea Fletcher Harrison, District 24  
Delegate Shaneka Henson, District 30A  
Delegate Terri L. Hill, District 12  
Delegate Marvin E. Holmes, Jr., District 23  
Delegate Julian Ivey, District 47A  
Delegate Carl Jackson, District 8  
Delegate Andre V. Johnson, Jr., District 34A  
Delegate Adrienne A. Jones, District 10  
Delegate Jazz Lewis, District 24  
Delegate Robbyn Lewis, District 46  
Delegate Jeffrie E. Long, Jr., District 27B  
Delegate Ashanti Martinez, District 22  
Delegate Aletheia McCaskill, District 44B  
Delegate Bernice Mireku-North, District 14  
Delegate Cheryl E. Pasteur, District 11A  
Delegate Edith J. Patterson, District 28  
Delegate Joseline Peña-Melnik, District 21  
Delegate N. Scott Phillips, District 10  
Delegate Pamela Queen, District 14  
Delegate Kent Roberson, District 25  
Delegate Denise G. Roberts, District 25  
Delegate Mike Rogers, District 32  
Delegate Malcolm P. Ruff, District 41  
Delegate Sheree Sample-Hughes, District 37A  
Delegate Gary Simmons, District 12B  
Delegate Deni Taveras, District 47B  
Delegate Kym Taylor, District 23  
Delegate Veronica Turner, District 26  
Delegate Jennifer White Holland, District 10  
Delegate Nicole A. Williams, District 22  
Delegate C.T. Wilson, District 28  
Delegate Greg Wims, District 39  
Delegate Caylin Young, District 45

Chairman Marc Korman  
251 House Building  
Annapolis, Maryland 21401

Dear Chairman Korman and Members of the Environment & Transportation Committee,

The Legislative Black Caucus of Maryland offers strong favorable support for House Bill 477 - Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provision, a statewide enabling bill authorizing a county, including Baltimore City, to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease during the lease period or from terminating a holdover tenancy without just cause. **This bill is on the 2024 legislative priority agenda of the Black Caucus.**

For Black residents in Maryland, this bill will provide much-needed relief. Black renters in Maryland are more likely to be evicted for non-payment of rent compared to their white counterparts. In Baltimore City, specifically, Black renters have the highest eviction count out of all racial and ethnic groups, at a rate of 5.9%, compared to 5.2% for white renters.

The racial disparity in evictions leads to Black Maryland residents experiencing higher rates of student transiency, unemployment, and homelessness, along with other negative impacts. The current rental system in Maryland gives landlords unchecked power to evict tenants from their homes within 60 days for no reason. Eviction for Black residents in Maryland is more worrisome, as racial discrimination in the rental market poses a great barrier to leasing a property in the first place.

House Bill 477 will protect Black renters from unjust eviction while allowing localities to enact county legislation under state law. This legislation allows all jurisdictions to determine their own Just Cause stipulations. For these reasons, the Legislative Black Caucus of Maryland supports House Bill 477 and asks that you vote favorably on this bill.

Legislative Black Caucus of Maryland