

TESTIMONY
Maryland General Assembly
Environmental and Transportation Committee
In Favor of HB0477—Just Cause, Local Enabling
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Dear Members of the Environment and Transportation Committee,

Thank you for listening to my testimony. I'd like to start by thanking Delegate Wilkins and the co-sponsors for introducing this important legislation that could have a life changing impact for many people.

Last year my then expectant wife and I moved with our toddler to Rockville. The moving process was expensive and exhausting, especially with little children. The cost of renting and driving a Uhaul, packing and unpacking all of the comforts of our home, and finding and settling into a new home are all things we don't want to do again if not absolutely necessary.

Now that we're here, we've gotten to know our neighbors and are looking forward to attending a school we carefully researched. To be forcefully uprooted from the community we've established and the potential relationships with a trusted teacher, would be a disruption across many generations and community members.

With the costs of housing constantly increasing, people cannot always afford to live in the same communities they grew up in and are potentially forced to move to neighborhoods which lack the same resources of their old communities. This disproportionately affects seniors, people with disabilities or health issues, families of color, and is especially detrimental to their children's education.

Without Just Cause evictions, someone could be losing their home just on a whim without rhyme or reason, which for the property is just another "business decision." Allowing jurisdictions to simply decide whether or not they want to require a reasonable cause is the absolute bare minimum. It is the most basic right of governments to determine whether they want to protect communities from unwarranted evictions.

That's why I encourage the members of this committee to not only support Delegate Wilkins' just-cause eviction bill, but to urge your colleagues to do so as well.

Thank you,
Tim Hoang
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