



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

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Good afternoon, Chairman Korman and Vice Chair Boyce, Committee Members. The Montgomery County Renters Alliance is an alliance of more than 30 labor, community, religious, political and civic action organizations and thousands of renters. We are Maryland’s first and only regional nonprofit dedicated exclusively to renter outreach, education, organizing and advocacy.

The Renters Alliance is in favor of **HB0477 that will simply authorize local jurisdictions to enact just-cause protections for their renting residents in whatever form they choose, if any.** We are especially grateful to our friend and colleague Delegate Jheanelle Wilkins and the 14 other sponsors from around the state, as well as the elected officials, renters and advocates from around the state who represent the broad support for this measure. This legislation is also supported by more than 30 leading civic, labor, religious and nonprofit organization as well as thousands of concerned citizens from across our state.

The Renters Alliance has supported just-cause legislation for more than a decade urging Maryland to catch up to other states, including Washington D.C., New York, New Jersey, California, with long standing renter populations. As Maryland’s renter population grows from 23% in 2007 to nearly 40% today, it’s time for the Maryland General Assembly to grant this fundamental protection that says no one should be evicted from their home without a good reason.

Just-cause eviction protection is a fundamental protections for anyone who understands that our communities have a public policy interest in stable, affordable, quality rental housing. Without such protections, communities will see increases in crime rates, health and safety net costs, decreased academic achievement for children in our schools and lost prosperity.

This bill simply enables local jurisdictions to choose to enact this protection or not. We urge you to give them that option.

We strongly urge a favorable report.

Thank you

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