

Dear Members of the Judicial Proceedings Committee,

This testimony is being submitted by Showing Up for Racial Justice Baltimore, a group working to move white folks as part of a multi-racial movement for equity and racial justice in Baltimore City, Baltimore County, and Howard County. We are working in collaboration with CASA de Maryland and Renters United. I am a resident of District 8. **I am testifying in support of HB477.**



**Showing Up for Racial Justice**

As a former renter, I know that finding affordable and safe housing is difficult. Renters in our state shouldn't live with the constant fear of displacement from lease-non-renewal evictions, especially when they have followed all the rules.

During the pandemic, as the rate of non-payment eviction was slowed by court delays and emergency rental assistance, lease-non-renewal evictions roughly doubled. A 2019 study from Princeton & the Eviction Lab found “just cause eviction ordinances have a significant and noticeable effect on eviction and eviction filing rates. Given the budget limitations of many states and municipalities to fund other solutions to the eviction crisis, passage of just cause eviction ordinances appears to be a relatively low-cost, effective policy solution.”<sup>1</sup> Without this bill, jurisdictions face preemption challenges to trying just cause eviction policies. This bill gives local legislatures the power to decide what's acceptable and when. It recognizes that local legislatures know how best to help their renters stay stably housed and able to contribute to the workforce and the economy.

HB477 was revised in the House. Landlords who have less than 6 rental units are exempt, and there is a firm state definition of good cause for lease non-renewal.

This issue goes beyond economics to long-standing racial inequities in housing policy. CASA recently reported that on November 22, 2023, seven residents of the Evergreen Terrace Apartments in Hyattsville, MD publicly denounced evictions that they believed were unjust, based on false evidence targeting immigrant and working-class families.<sup>2</sup> In October 2023, the National Equity Atlas reported an estimated 98,000 households were behind on their rent in Maryland.<sup>3</sup> Of those, 79% of tenants are people of color, including Blacks, Latinx, and Native Americans. Crucially, 47% of those households include children, a disproportionate number of whom are Black and Brown, and social scientists have documented declining school performance, increased drop-out rates, higher rates of adolescent violence, and worse health outcomes as negative outcomes among children who experienced eviction.<sup>4</sup>

It is for these reasons that I am encouraging you to vote **in support of HB477**. Thank you for your time, service, and consideration.

Sincerely,  
Arielle Juberg  
3411 Upton Road  
Baltimore, MD 21234

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<sup>1</sup> <https://jpia.princeton.edu/news/effect-just-cause-eviction-ordinances-eviction-four-california-cities>

<sup>2</sup> <https://wearecasa.org/tenants-at-evergreen-terrace-apartments-call-out-discriminatory-and-unjust-evict/>

<sup>3</sup> <https://nationalequityatlas.org/rent-debt>

<sup>4</sup> [https://scholar.harvard.edu/files/mdesmond/files/desmondkimbro.evictions.fallout.sf2015\\_2.pdf](https://scholar.harvard.edu/files/mdesmond/files/desmondkimbro.evictions.fallout.sf2015_2.pdf)