

Dear Members of the Judicial Proceedings Committee,

This testimony is being submitted by Showing Up for Racial Justice Baltimore, a group of individuals 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, in partnership with Renter's United Maryland and CASA de Maryland. I am a resident of District 8. **I am testifying in support of the Tenant Safety Act of 2024, HB1117.**



Showing Up for Racial Justice

As a former renter, I want my neighborhood to have safe and affordable housing. While renting, I had my share of problems, such as inadequate insulation and a rodent infestation, but many Marylanders are dealing with dangerous conditions. Maryland ranked 32nd among the 50 states for severe housing problems in a recent analysis of US Housing & Urban Development data from 2015-2019¹. Our state should be leading the nation in providing safe and affordable housing. Instead, we have too many properties bearing significant issues like severe cost burden or insufficient kitchen and plumbing facilities.

At present in Maryland, a group of tenants experiencing the same substandard living conditions from the same landlord each have to file an action individually, and they frequently do not have the benefit of representation, as it can be challenging to afford counsel. Even when tenants are able to file, as has been the case in Baltimore for decades, only 6% of cases in rent court result in reduced rent, according to a Baltimore Sun review of over 5,500 cases from 2010 to 2016² – a troublingly low rate. Please note that HB1117 was edited in the House, which satisfied the objections of the Maryland Judiciary, who originally opposed the bill.

This legislation addresses two growing concerns among Marylanders: first, their need for safer housing conditions, and second, the need to lower the barrier of entry to courts to address poor housing conditions. Remarkably, this bill addresses both concerns *while increasing court efficiency*. Since conditions issues cases can be compiled across a particular property owned by a particular landlord into a single proceeding, the courts are saved the administrative burden of duplicative cases.

It is for these reasons that I am encouraging you to vote **in support of HB1117, the Tenant Safety Act of 2024**. Thank you for your time, service, and consideration.

Sincerely,

Arielle Juberg
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Showing Up for Racial Justice Baltimore

¹ https://www.americashealthrankings.org/explore/annual/measure/severe_housing_problems/state/MD

² <https://data.baltimoresun.com/news/dismissed/>