



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**TOM HUCKER**  
VICE PRESIDENT

PUBLIC SAFETY COMMITTEE  
CHAIR, TRANSPORTATION & ENVIRONMENT COMMITTEE

March 10, 2020

Delegate Kumar S. Barve, Chair  
Environment and Transportation Committee  
House Office Building  
Annapolis, Maryland 21401

**RE: Testimony in support of HB 821--Montgomery County Stable Homes Act MC 12-20**

Dear Chair Barve,

I want to express my strong support for HB 821. This bill has support from Montgomery County elected officials, constituents, housing experts, and community organizations. This support stems from the fact that this bill will serve as a critical tool in ensuring housing stability for tenants, particularly vulnerable tenants.

In Montgomery County, 87% of households between 30% and 50% Area Medium Income (AMI) are cost burdened. In my district, I have constituents that are in that category and they are facing housing instability. That instability includes high rents and the possibility of an unjust eviction. In addition, in my district some of those tenants are currently living along the Purple Line corridor. There is fear among those tenants that they will be pushed out of their homes through an unjust eviction at no fault of their own.

Currently, landlords can displace tenants with a 60-day notice without justification. This is a policy that can discourage tenants from reporting housing code violations, tenant organizing, or engaging in tenant empowerment because landlords can retaliate 60 days later through an unjust eviction.

The County Stable Homes Act is a bill that seeks to provide safety and stability for working families and vulnerable tenants. The bill does not prevent landlords from evicting individuals who are not fulfilling their responsibilities as tenants. HB 821 would require landlords to justify an eviction by choosing from

a list of reasons stated in the bill, for example, breach of lease, habitual non-payment of rent, damage to property, disorderly conduct and more.

Lastly, Montgomery County has made progress in advancing tenant's rights and HB 821 will be a critical tool to better serve our tenants. I respectfully ask for a favorable report on HB 821.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Hucker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tom Hucker