

# **HB1285\_HoCoDelegation\_FAV.pdf**

Uploaded by: Rubeling, Abbey

Position: FAV

SENATOR CLARENCE K. LAM  
SENATE CHAIR

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11 BLADEN STREET, ROOM 420  
ANNAPOLIS, MARYLAND 21401

SENATOR GUY GUZZONE  
SENATOR KATIE FRY HESTER



DELEGATE JESSICA FELDMARK  
HOUSE CHAIR

THE MARYLAND HOUSE OF DELEGATES  
6 BLADEN STREET, ROOM 216  
ANNAPOLIS, MARYLAND 21401

DELEGATE VANESSA ATTERBEARY  
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THE MARYLAND GENERAL ASSEMBLY  
ANNAPOLIS, MARYLAND 21401  
HOWARD COUNTY DELEGATION

March 29, 2021

The Honorable Guy Guzzone  
Chair, Budget and Taxation  
The Maryland Senate  
11 Bladen Street, 3 West  
Annapolis, Maryland 21401

Dear Chairman Guzzone,

The Howard County Delegation has voted in favor of the following bill that will appear before your committee:

**HB1285** – *Howard County - Fee for Rental Housing Services - Established Ho. Co. 15-21*

A copy of the Delegation vote sheet in favor of this bill is attached and we request a favorable Committee Report. Please contact the Howard County Delegation office at 240-459-8956 or [hoc1@mlis.state.md.us](mailto:hoc1@mlis.state.md.us) if you require any additional information.

Sincerely,

Handwritten signature of Senator Clarence Lam in black ink.

Senator Clarence Lam  
Senate Chair  
Howard County Delegation

Handwritten signature of Delegate Jessica Feldmark in blue ink.

Delegate Jessica Feldmark  
House Chair  
Howard County Delegation

# Howard County

Bill/Resolution Number: HB1285

## Delegation

LR Number: 1lr1144

Voting Record – 2021 Session

HoCo Bill Number: 15-21

Vote Date: 2/3/21

Final Action: Passed

### Motion:

Favorable

Favorable with Amendment

Withdrawn

Name	Yea	Nay	Abstain	Excused
Lam, Clarence, Chair, Sen.	✓			
Feldmark, Jessica, Chair, Del.	✓			
Guzzone, Guy, Sen.	✓			
Hester, Katie Fry, Sen.		✓		
Atterbeary, Vanessa, Del.	✓			
Ebersole, Eric, Del.	✓			
Hill, Terri, Del.	✓			
Kittleman, Trent, Del.		✓		
Novotny, Reid Del.		✓		
Pendergrass, Shane, Del.	✓			
Terrasa, Jen, Del.	✓			
Watson, Courtney, Del.		✓		

Committee Reporter Abbey Rubeling

# **MMHA- 2021 - HB 1285- Fee For HoCo rental housing**

Uploaded by: Greenfield, Aaron

Position: UNF



**TO: Senate Budget & Taxation Committee**

**FROM: Maryland Multi-Housing Association**

**SUBJECT: House Bill 1285, Howard County - Fee for Rental Housing Services -  
Established Ho. Co. 15-21**

**DATE: April 1, 2021**

**POSITION: Unfavorable**

This testimony is offered on behalf of Maryland Multi-Housing Association (MMHA). We are a professional trade association established in 1996, whose members consists of owners and managers of more than 210,000 rental housing homes in over 870 apartment communities. Our members house over 556,000 residents of the State of Maryland and we have 250 associate member companies who supply goods and services to the multi-housing industry. Lastly, MMHA members manage 93 apartment communities with over 22,300 units in Howard County.

House Bill 1285 establishes an additional fee of at least \$15 on rental housing licenses for the purpose of funding legal services for tenants and education services for both tenants and landlords. This bill allows the Howard County Council to set the fee amount by ordinance and to specify eligibility requirements for the services funded with fees, the types of services offered to qualifying tenants, and the process for qualifying tenants to obtain legal services.

Like everyone else, residential housing providers have changed their operations to accommodate the consequences of this pandemic. Whether it is voluntarily creating payment plans, waiving late fees, sharing government and community resources with residents, or not raising rents, MMHA members are engaging with residents to ensure that they and the communities we serve are safe and secure.

MMHA supports the goal of ensuring that tenants facing eviction have a right to counsel in rent court. We understand that the legal system can be confusing and stressful for litigants even without the occurrence of a global pandemic. In fact, the General Assembly is currently considering legislation allowing for right to taxpayer counsel in evictions proceedings (see House Bill 18 and Senate Bill 154). Instead of having a specific Howard County bill for legal services in eviction proceedings, MMHA urges the Committee to stay action on House Bill 1285, pending the outcome of House Bill 18 which is currently before Budget & Tax and the Judicial Proceedings Committee.

Many of our members are continuing to provide their excellent services to residents while their companies are financially hurting. According to MMHA's ongoing delinquency surveys, most C class apartment communities are averaging around 33% delinquency monthly, a devastating blow to revenue.



At the same time, House Bill 1285 adds a \$15 fee per unit in Howard County in fiscal year 2022 and 50% of the amount set by the County Council in fiscal year 2023 and each fiscal year thereafter. The average apartment community consists of an average of 243 units, which means this fee would add an average cost of over \$3,600 to expenses in addition to the \$93 rental housing license fee per dwelling unit that Howard County already charges rental property owners. This bill, along with numerous others (see House Bill 31 which is before the Judicial Proceedings Committee) significantly increases costs for residential housing providers.

Adding another financial burden for housing providers after a year of unprecedented revenue losses harms both property owners and the residents in their buildings if they cannot afford to operate and maintain a level of building quality as before.

Due to the financial burden this legislation places on our members and existing statewide legislation, we respectfully request and unfavorable report on House Bill 1285.

**For more information, please contact Aaron Greenfield at 410.446.1992**

**HB 1307.pdf**

Uploaded by: Smith, Patti

Position: UNF

March 30, 2021

**Testimony Concerning HB 1307:  
Education – Child Care Centers and Youth Development Organizations and Programs**

**Submitted to the Senate Education, Health and Environmental Affairs Committee**

I am writing to you today on behalf of **Greenway Learning Center for Infants and Children located in Prince Georges County**. Please oppose HB 1307.

I am writing to ask you to PLEASE stop HB1307 from being passed by legislators. As an owner and child care professional I thought Covid-19 was the worst thing to happen to child care but HB 1307 has got Covid-19 beat. We have struggled for years to stop unlicensed and unregulated child care programs and here Maryland is lobbying to bring it back. The fact that so many are supporting this bill is disheartening. The harm that you are doing to the child care profession and the children that will be attending these programs will last a life time. This bill not only gives parents a false sense of security, they will think that their children will be in a licensed, safe and secure program with care givers that have an early childhood background and clear criminal background check, when they are actually putting their children in an unsafe and unregulated program. This opens the door for everyone to start caring for children since this bill does not require training in early childhood education-not everyone should be watching children or even animals. Children by the dozens can be crammed in a classroom being watched by a felon or abuser because HB 1307 allows for anyone to become a provider with no checks or balances to the system. I have operated a quality licensed child care program in Prince Georges County for over 30 years and take pride in the fact that the center and staff meet the strict regulations in place with MSDE. If this bill is passed, what incentive do I have to follow the regulations? Why be licensed? I can turn in my license and operate an unlicensed program with the green flag from Maryland and its legislators. This bill will only hurt the child care industry that is already fighting for its life due to the pandemic. Instead of working against the programs that you deemed ESSENTIAL back in March of 2020 why not work with us providing much needed financial support to keep us in business and some sound guidance for operating our programs safely and with a license. Trust me when I say HB 1307 will have a major negative impact on the child care profession in Maryland. Quality programs will disappear and in its place will be programs that are motivated by money and not educating children or helping parents find quality care. Licensed programs will disappear and unlicensed child care will be the monopoly in Maryland with one question to be answered.....Who is watching the children? Re-opening Maryland's economy depends on QUALITY-LICENSED child care programs not those supported by HB1307. Please save the children of Maryland and the quality child care programs in Maryland by putting an end to HB1307. We should not be in the business of creating a loophole for someone to operate without a license. The public health crisis and economic crisis have presented enormous challenges, but this is not the time to roll back the full approach to licensing in Maryland. We must insist on access to affordable, reliable, licensed child care in all of our diverse child care settings in Maryland.

If any child care programs are struggling with licensing, they need support, not an exemption. Thank you for your time and if you ever want a tour of a quality, licensed child care program our door is always open.

Sincerely,

*Patti Smith*  
*Director Greenway Learning Center for Infants and Children*  
*301-474-6770 [welovekids.gic@verizon.net](mailto:welovekids.gic@verizon.net)*



