



Testimony HB 1283

Environment and Transportation Committee

February 23, 2021

Position: FAVORABLE

Dear Chairman Barve & Members of the Environment and Transportation Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 200 member organizations. CDN focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities. CDN envisions a state in which all neighborhoods are thriving and where people of all incomes have abundant opportunities for themselves and their families.

HB 1283 Prohibits a landlord from increasing rent on certain rental units by more than 0.4% each year, during a state of emergency and sets rent increases for restricted rental units. The restrictions do not apply once rent reaches at least \$2,250 each month.

According to the Maryland Housing Needs Assessment released in February 2021 by the Maryland Department of Housing and Community Development, the median rent rose by 34% between 2000 and 2017 in all but three counties in the state. Increasing rents have been driven up by population, economic growth and limited construction of multifamily properties. There is an urgent need for homes for people making less than \$32,000 annually in our state. Many of these are working families of color throughout the state of Maryland on the front lines of essential industries in the state.

The Maryland General Assembly will have to deliberate about how to protect these renters and implement strategies that expand opportunity for all Marylanders. Without market protections or significant policies that cultivate upward mobility, the state will face a greater housing affordability crisis. The crisis will impact your children, your legislative staff and millions of Maryland citizens seeking to rent apartments in Maryland.

We respectfully request a favorable report for HB 1283.

Submitted by Claudia Wilson Randall, Associate Director, Community Development Network