



**Testimony on HB1283**  
***Real Property – Residential Leases – Rent Restrictions***  
**Position: FAVORABLE**

Dear Mr. Chair and Members of the Environment and Transportation Committee:

My name is Ricarra Jones, and I am the Political Director with 1199SEIU- the largest healthcare union in the nation, where we represent over 10,000 healthcare workers in Maryland. Due to the current housing crisis in Maryland in which thousands of Marylanders struggle to afford housing, we are in support of HB1283- Real Property – Residential Leases – Rent Restrictions.

By prohibiting landlords from increasing the amount of rent for a rental property and issuing a rental cap, this means the difference between some families being housed or homeless. In example, many families who have become unemployed during the pandemic have become homeless due to the money needed to afford rent. Upon passage, this bill would be an important step towards making sure that Marylanders can stay housed by avoiding an exorbitant increase of rent beyond 0.4%, and therefore, would help families avoid late rent payments by avoid high rental costs.

For 1199SEIU members, this bill has a tangible impact. Given that this bill provides a ceiling for rental costs, this allows our members to rent apartments, homes, and other rental units to provide shelter and security for their families. Moreover, enacting this legislation would reduce the number of renters that go un-housed and consequently, decrease homeless populations that would otherwise be more susceptible to contract and spread COVID-19. As a compliment to the recommendation by the CDC, this means the more people that can afford to stay in housing/shelter during a pandemic, the less likelihood that COVID-19 transmission will occur. In addition, by saving on housing costs due to the bill's rental cap, this affords families the ability to afford other necessities such as healthcare, childcare, groceries, and other family needs.

For these reasons, we believe the passage of this bill will allow more Marylanders to not only stay in their home but also provide them with the protection to avoid future outstanding rental costs. We ask the Committee to give a favorable report on HB1283.

Respectfully,

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