

February 9, 2021

Thomas R. Knoche, Board Member  
Broadview Apartments, LLC  
Baltimore, MD 21210

**TESTIMONY IN SUPPORT OF SB454/HB52**

**Real Property – Alterations in Actions for Repossession and Establishment of Eviction Diversion Program**

**TO:** Chair Smith, Vice Chair Waldstreicher and members of the Judicial Proceedings Committee

**FROM:** Thomas R. Knoche, on behalf of Broadview Apartments, LLC

The Broadview Apartments, LLC family ownership Board encourages the Maryland legislature to support SB454/HB52, Real Property – Alterations in Actions for Repossession and Establishment of Eviction Diversion Program. **The Broadview Apartments, LLC owns 500 units of rental housing** on W. 39th Street in Baltimore City, where approximately 1,300 people are housed.

**As a landlord, we might not be expected to support this legislation. But we do,** for four reasons.

(1) We see first-hand the impact the pandemic has had on the people who rent from us. Times are tougher than many ever expected to see, and the financial hardship comes at no fault of their own.

(2) Our costs go down when turnover is reduced, so we want residents to live at our developments for as long as they can. Displacement is bad for them, and the turnover costs are bad for us.

(3) Displacement can lead to homelessness, and the latter is to be avoided at all cost. The human cost is beyond measure. The cost to society – specifically taxpayers -- can be measured. Study after study, over decades, confirm that the most cost-effective way to address homelessness is to avoid it by preventing displacement, providing sufficient affordable housing units, and preventive social services.

(4) Finally, we consider ourselves fortunate. Everyone needs a roof over their head, so most tenants see rent as a priority bill that must get paid. Consequently, our revenue has dropped by a small amount compared to what many other family-owned businesses have faced during this

pandemic. Our business will survive, and so will many others that own rental property. Tragically, many other businesses will not. We can help our tenants get through this difficult time, and we should.

We consider decent housing to be a basic human right. Reforming our rent court system will increase fairness and stability in the housing market long after the pandemic has waned. We believe this package of legislation will benefit landlords, as well as renters, in the state of Maryland. **We urge timely action to pass SB454/HB52.**