

Dear Members of the Environment and Transportation Committee,

This testimony is being submitted by Showing Up for Racial Justice Baltimore, a group of individuals working to move white folks as part of a multi-racial movement for equity and racial justice in Baltimore. We are also working in collaboration with CASA de Maryland and Renters United. I am a resident of MD District District 46, and **I am testifying in support of House Bill 881.**



HB 881 allows local jurisdictions to require a just basis for landlords to either refuse to renew or to cut off month-to-month/week-to-week leases. This legislation would enable local legislatures to pass their own laws, if they choose, limiting how and when lease non-renewals occur, requiring landlords to have a just cause to non-renew, or requiring landlords to prove a just cause in court.

I was a renter in Baltimore City from 2003 to 2017. Despite being a quiet tenant who never generated complaints and always paid the rent promptly, I was ejected from multiple apartments when the landlord declined to renew my lease. Generally this occurred after the building had been acquired by a new owner, who wanted to re-list and re-rent the apartments at much higher prices. Whenever this happened, I had to undertake the expense in money and time of not only finding a new place but moving all my things- a real production if you can't afford to pay someone. My friends and co-workers who rent routinely face the same issue. I was lucky enough that I was eventually able to scrape together enough savings to afford a down payment on a house, so I no longer have to rent. Working people and their families are often not this fortunate. Renters living paycheck to paycheck face the constant threat of displacement, even when they follow all the rules. They have no choice but to accept declining conditions and increasing rents just to stay in their communities.

In contrast to Maryland's present "no cause" policy is "just cause" policy where a landlord may choose not to renew an expiring lease *only if there is an acceptable basis for that decision*. A 2019 study from Princeton & the Eviction Lab<sup>1</sup> found "just cause eviction ordinances have a significant and noticeable effect on eviction and eviction filing rates. Given the budget limitations of many states and municipalities to fund other solutions to the eviction crisis, passage of just cause eviction ordinances appears to be a relatively low-cost, effective policy solution." Without this bill, jurisdictions like Montgomery County and Baltimore City face preemption challenges to trying just cause eviction policies. This bill gives local legislatures the power to decide what's acceptable and when. It recognizes that local legislatures know how best to help their renters stay stably housed and able to contribute to the workforce and the economy.

This issue goes beyond economics to long-standing racial inequities in housing policy. The National Equity Atlas<sup>2</sup>, shares demographic statistics about rent debt sourced from US Census and Treasury data. On January 30, they reported an estimated 105,000 households were behind on their rent in Maryland. Of those, 74% of tenants are people of color, including Blacks, Latinx, Native Americans. Crucially, 51% of those households include children, a disproportionate number of whom are Black and Brown, and social scientists have documented<sup>3</sup> declining school performance, increased drop-out rates, higher rates of adolescent violence, and worse health outcomes as negative outcomes among children who experienced eviction. People of color form less than half of this state's population, and helping them remain in their homes ensures we stop perpetuating racial inequities, especially lifelong detriments suffered by children.

It is for these reasons that I am encouraging you to vote **in support of HB 881.**

Thank you for your time, service, and consideration.

Sincerely,  
Lindsay Keipper  
2425 Fleet St.  
Showing Up for Racial Justice Baltimore

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<sup>1</sup> <https://jpia.princeton.edu/news/effect-just-cause-eviction-ordinances-eviction-four-california-cities>

<sup>2</sup> <https://nationalequityatlas.org/rent-debt>

<sup>3</sup> [https://scholar.harvard.edu/files/mdesmond/files/desmondkimbro.evictions.fallout.sf2015\\_2.pdf](https://scholar.harvard.edu/files/mdesmond/files/desmondkimbro.evictions.fallout.sf2015_2.pdf)