



**Jolene Ivey**

Council  
Member  
District 5

**February 22, 2022  
Testimony Concerning HB 881  
Landlord and Tenant – Residential  
Leases and Holdover Tenancies – Local  
Just Cause Termination Provisions**

**Position: Support**

Prince George's County continues to grow and change, and as our County's population has grown, housing availability has not kept pace. As a result, the cost of housing continues to increase, which puts a financial strain on too many families and individuals.

Renters in Prince George's County are feeling the effects of rising costs; half (51%) of renter households in the County are housing-cost burdened, which is the highest level in the Washington metropolitan region. At \$1,469, the median gross rent in the County has increased more than \$200 in just 6 years, and the past several months have drastically seen even steeper increases.

The County has developed a Comprehensive Housing Strategy that includes specific goals and strategies. In doing so, the County continues to explore a variety of policies and initiatives to address the on-going housing affordability challenges. This legislation would enable the County to take further steps to address the issue.

In my district the development of the Blue Line Corridor, developments such as Woodmore Town Center, and the upcoming redevelopment of the Prince George's Hospital site means we are attracting new businesses, professionals, and residents which is good for our area and our tax base. But what this also means is we have a responsibility to protect our current residents to ensure they can continue to live in the County, and not be displaced from their homes and their community.

The County should be allowed to enact needed provisions that would prohibit a rental landlord from failing to renew a lease or from terminating a current lease without just cause.



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Our neighboring jurisdiction Washington, D.C. has just cause eviction protections, which states that a landlord may evict a tenant for only one of ten specific statutory reasons.

Gentrification is a perpetual concern and has historically impacted disproportionately people of color. As a County comprised of 83% Black and Hispanic (64% black, 19% Hispanic) we must ensure that families are not priced or unfairly moved out of their homes and communities. That is one more reason it is appropriate that the County have the ability to pass County laws to protect renters from having their leases unfairly terminated when owners want to gentrify.

These are reasons why HB188 is a good idea and why I support it. Simply stated, the County should be allowed to prohibit a landlord from failing to renew a lease, or from terminating a lease, without just cause.

This bill will allow the County to enact common-sense protections which, frankly, we should have had in place already. It is fair to both landlords and tenants. I commend the sponsors of this legislation and urge you to support this needed bill.

Jolene Ivey  
Prince George's County Council  
District 5

Sources:

US Census: <https://www.census.gov/quickfacts/princegeorgescountymaryland>

Housing Indicator Tool: <https://hit.handhousing.org/jurisdictions/pg>

DC Housing: <https://ota.dc.gov/page/guide-eviction>