

SB 629_Landlord and Tenant_Eviction Data_Collectio

Uploaded by: Angela Martin

Position: FAV



2/21/2022

Re: Support of SB 629 – Landlord and Tenant – Eviction Data – Collection and Distribution

Dear Honorable Chair Smith and Members of the Senate Judicial Proceedings Committee,

I am writing on behalf of the Maryland Community Action Partnership (MCAP) to urge your support of SB 629 – Landlord and Tenant – Eviction Data – Collection and Distribution.

The Maryland Community Action Partnership (MCAP) is a statewide non-profit organization comprised of Maryland's 17 Community Action Agencies, which collectively serve every Maryland county. Together, we work toward eradicating homelessness and poverty to realize our vision of ensuring that all Maryland individuals and families are stable, economically secure, and live in safe and thriving communities.

MCAP supports SB 629 because of its impact on the individuals and families with low-income that our organizations serve.

If passed, the bill would:

- Require the Judiciary to collect certain data pertaining to a warrant of restitution or a writ of possession issued in accordance with a certain judgment for possession of residential property.
- Require the Judiciary to share eviction data with the Department of Housing and Community Development (DHCD) every 2 weeks.
- Require the DHCD to publish a data dashboard on their website and make eviction data available to state agencies or an academic institution located in the State.
- Require a report on eviction data to the Governor and the General Assembly on or before August 31, 2023, and every year thereafter.

It is MCAP's position that this legislation will facilitate the collection and distribution of critically important information about the eviction rate in the state of Maryland. This data will better equip state and local agencies, private non-profit organizations, and community partners to address the housing needs of Marylanders with low-income. Allowing this information to remain unreported will greatly hinder the effort to ensure that every Marylander is able to achieve stability and economic security in their community.

If there is any additional information that I can provide for you as you consider this bill, I would be happy to help. You can contact me at amartin@maryland-cap.org, or by calling 205-757-0764.

Sincerely,

A handwritten signature in black ink, appearing to be "Angela Martin", written in a cursive style.

Angela Martin, Executive Director

CDN SB629 FAVORABLE.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



Testimony SB 629
Senate Judicial Proceedings Committee
February 21, 2022
Position: FAVORABLE

Dear Chairman Smith and Members of the Judicial Proceedings 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 communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

SB 629 – Requires the Judiciary to collect data for possession of residential property and share eviction data with the Department of Housing and Community Development every 2 weeks. The bill further requires the Department to make eviction data available to a State agency or an academic institution located in the State.

Maryland does not have one place where statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available. As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

As the state invest hundreds of millions in eviction prevention funds, it is critical for Maryland policy makers at the local and state level to know the effectiveness of the programs by having data to measure their interventions. This is only a first step to addressing the complex issue that is evictions.

Over the past decade, research shows that evictions reinforce poverty and limit housing opportunities for Maryland's most economically vulnerable. The stain of an eviction sets women of color on a path of housing insecurity that limits educational and economic opportunities, and increases health problems for them and their families.

We ask that the committee issue a favorable report on SB 629.

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

SB629_MLSC_Fav.pdf

Uploaded by: Deb Seltzer

Position: FAV



MLSC

MARYLAND LEGAL SERVICES CORPORATION

IOLTA - INTEREST ON LAWYER TRUST ACCOUNTS

Testimony Concerning SB 629
“Landlord and Tenant - Eviction Data - Collection and Distribution”
Submitted to the Senate Judicial Proceedings Committee
Hearing Date: February 22, 2022

Position: Favorable

Contact: Deb Seltzer, Executive Director, 410-576-9494 x1009, dseltzer@mlsc.org

Maryland Legal Services Corporation requests a favorable report on Senate Bill 629, enactment of which would require collection and publication of certain eviction data.

MLSC is a legislatively created nonprofit organization with a mission to ensure low-income Marylanders have access to stable, efficient and effective civil legal assistance through the distribution of funds to nonprofit legal services organizations. The Maryland General Assembly recognized the importance of civil legal services in rent court by passing the Access to Counsel in Evictions Program during the 2021 session. When funded, the Program will provide legal representation as well as related tenant outreach and education, ensuring low-income tenants facing loss of housing know their rights and have an advocate to guide them through the court process.

As the administrator of the Access to Counsel in Evictions Program, MLSC looks forward to building on our previous eviction prevention grants to ensure the Program proceeds effectively and efficiently, once funding is provided. To that end, accurate and timely data on the current eviction landscape will be crucial, especially during the Program’s implementation period. Both MLSC and the Access to Counsel in Evictions Task Force will perform ongoing evaluations of the Program, and this data will provide a baseline from which we can measure outcomes by type of eviction action.

The data will also be key to the tenant outreach and education portion of the Program. With zip code and Census tract-level data, community groups can target activities to highly impacted neighborhoods, ensuring tenants in these areas receive information about the Program and their rights. This outreach will be key in improving the efficiency and effectiveness of the Program, as the earlier tenants can get connected to counsel in the lifecycle of their case, the better. For tenants who may have an existing wariness of the justice system, using community groups as trusted messengers could help engage more tenants in their cases. Data will also be valuable to MLSC in selecting the community groups with which to contract for outreach services, as we will be able to ask potential contractors of their experience working in particular neighborhoods.

MLSC recognizes that the Judiciary and Department of Housing and Community Development may need additional resources to fulfill the directives of this legislation and would encourage the General Assembly to consider such needs throughout the budget and legislative processes.

MLSC asks for favorable consideration of Senate Bill 629.

SB_629_support_D_Yoder.pdf

Uploaded by: Duane Yoder

Position: FAV



**SB 0629 – Landlord and Tenant – Eviction Data
Hearing before Senate Judicial Proceeding Committee
February 22, 2022
Position: Support**

Good afternoon, Chairman Smith and members of the Committee. My name is Duane Yoder and I serve as president of the Garrett County Community Action Committee.

Thank you for allowing me to testify in support of SB 629. I also want to thank Senator Edwards for sponsoring this bill. It is needed to better understand and respond to problems that arise when families and individuals are evicted from their homes. It is needed to target social safety network programs and it is needed to plan on how better to deploy financial and legal resources arising from evictions.

Garrett County Community Action wears several hats when addressing evictions. Community Action owns and manages over 700 rental units, possibly the largest landlord in Garrett County. Community Action also administers an array of emergency housing and rental assistance services directed to stabilizing families and avoiding homelessness, assisting a total of 888 renters in 2021. 80 homeless persons were sheltered in motels or in Community Action's 9 bed shelter. 163 households who were evicted were assisted in moving to permanent housing before they became homeless. 243 households received assistance that prevented an eviction. As of today, Garrett County Community Action is sheltering 35 persons.

I cite these numbers because knowing where and how many evictions are occurring is important data from an affordable housing landlord perspective as well as a provider of services and financial assistance. In the last two years Community Action did not evict a single tenant for nonpayment of rent. Federal and State financial assistance played an important role in this. Most of those tenants who are receiving assistance are again employed but as their eligibility for rent assistance ends, they will be confronted with having to pay full rent and in a significant change from the pre to post pandemic era, we are experiencing an increase of rents as much as 20%. The 243 households now receiving financial assistance and 163 who were evicted and are now living in permanent homes may face eviction.

I believe the data derived from SB 629 can play a useful part in our planning and responding to the housing need in Garrett County and perhaps even more so at the State level. In the post pandemic period it will be more crucial to GCCAC and to the State as funding ends and we need to think strategically about how to deploy limited resources and assess affordable permanent housing for families and individuals

Duane Yoder, President
Garrett County Community Action Committee, Inc.

dyoder@garrettcac.org.

301 334-9431, cell 301 616-0615

104 East Center Street
Oakland, Maryland 21550-1328
(301) 334-9431 • (301) 334-8555 Fax



SB 629 Final.pdf

Uploaded by: Gregory Countess

Position: FAV



**STATEWIDE
ADVOCACY SUPPORT UNIT**

Cornelia Bright Gordon, Esq.
Director of Advocacy
for Administrative Law
(410) 951-7728
cbgordon@mdlaborg

Gregory Countess, Esq.
Director of Advocacy
for Housing & Community
Economic Development
(410) 951-7687
gcountess@mdlaborg

Anthony H. Davis, II, Esq.
Director of Advocacy
for Consumer Law
(410) 951-7703
adavis@mdlaborg

Erica I. LeMon, Esq.
Director of Advocacy
for Children's Rights
(410) 951-7648
elemon@mdlaborg

February 22, 2022

The Honorable William C. Smith, Jr.
Judicial Proceedings Committee
2 East
Miller Senate Office Building
Annapolis, Maryland 21401

**Re: Testimony in support of Senate Bill 629 Landlord and Tenant
– Eviction Data- Collection and Distribution**

Dear Chair Smith and Members of the Committee:

Thank you for the opportunity to testify in support of Senate Bill 629. This bill would require Maryland's Department of Housing and Community Development to collect and distribute statewide eviction information in a database available to the public. Maryland Legal Aid (MLA) is a private, non-profit law firm that provides free legal services to indigent Maryland residents. From 12 offices around the state, MLA helps individuals and families in every Maryland county with many civil legal issues, including housing, consumer, public benefits, and family law matters. MLA also represents abused and neglected children and provides legal assistance to senior citizens and nursing home residents. This letter serves as notice that Gregory Countess, Esq. will testify on behalf of Maryland Legal Aid at the request of Senator Susan Lee.

While evictions are happening throughout the country, Maryland's data regarding eviction is notably lacking. Princeton's Eviction Lab, in tracking evictions nationwide, only found complete data for Garrett, Caroline, and Prince Georges¹ counties. This is in stark comparison to the multitude of states where the Eviction Lab found accurate and complete eviction data. While complete data is lacking, MLA attorneys' observations in courtrooms across the state reveal that evictions are happening and that many of these evictions can be avoided. Studies carried out by the Public Justice Center concluded that, in Baltimore City alone, pre-pandemic, over 6,000 evictions occur every year. To create solutions to Maryland's eviction problems, a centralized, "one stop" source of eviction data is necessary.

The price of eviction is high on the individual and society. Without a home, it is hard for an individual to stay employed, it is hard for a student to succeed in school, and it may be impossible for a family to find a safe and warm place to live. An eviction is an event that is more than an inconvenience. It is devastating and a threat to a person's human rights. Housing instability also

EXECUTIVE STAFF

Wilhelm H. Joseph, Jr., Esq.
Executive Director

Stuart O. Simms, Esq.
Chief Counsel

Gustava E. Taler, Esq.
Chief Operating Officer

Administrative Offices
500 East Lexington Street
Baltimore, MD 21202
(410) 951-7777
(800) 999-8904
(410) 951-7778 (Fax)

www.mdlaborg
01.2022



destroys communities, removing long-standing neighbors and friends and changing the culture of an area. Ultimately, the state bears the cost of this devastation and often takes on the cost of providing shelter and aid to the now homeless families. With the burdensome cost of eviction falling on individuals, communities, and the state, Maryland has a moral obligation to track evictions and a fiscal imperative.

Currently, there is no "one-stop" source for eviction data. While the Maryland Judiciary has information on eviction filings, this aggregate data reveals no information about actual evictions. Some Maryland sheriffs track evictions, but this is not universal, and each sheriff's office uses a different format. Such incomplete and disparate data obscures the reality of eviction in Maryland. Without accurate information, the impact eviction has across Maryland and the needs it creates in communities cannot be understood, measured, or addressed.

SB 629 would give stakeholders the information desperately needed to address housing instability in Maryland by providing a one-stop, publicly available source for eviction data. Housing instability has plagued this state for too long, and passing this bill is one of the necessary first steps to addressing the problem. For these reasons, MLA respectfully requests that you give a favorable report on SB 629.

Sincerely,

/S/

Gregory Countess

Director of Advocacy

for Housing and Community Development

410-951-7687

gcountess@mdlab.org

Senate Bill 629 to JPR - Feb 22 - SUPPORT - Evicti

Uploaded by: Henry Bogdan

Position: FAV

February 22, 2022

Testimony on Senate Bill 629
Landlord and Tenant - Eviction Data - Collection and Distribution
Senate Judicial Proceedings Committee

Position: Favorable

Maryland Nonprofits is a statewide association of more than 1300 nonprofit organizations and institutions. In view of the eviction crisis caused by the COVID-19 pandemic and the importance of reliable information to direct relief funding and services, we urge you to support Senate Bill 629.

Maryland does not have one place where statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. However, because there is no state mandate or framework to standardize the data collected and reported, jurisdictions vary in types of data they collect and make available.

As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. This frustrates efforts to analyze and fairly or efficiently target funding or interventions. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

The eviction crisis may easily outlast the funds now available – it is critical to use these resources as fairly and efficiently as possible.

We urge you to give Senate Bill 629 a favorable report.

SB629_MCRC_FAV (2022).pdf

Uploaded by: Isadora Stern

Position: FAV



Maryland Consumer Rights Coalition

Testimony to the Senate Judicial Proceedings Committee
SB 629: Landlord and Tenant - Eviction Data - Collection and Distribution
Position: Favorable

February 22, 2022

Senator Smith, Chair
Senate Judicial Proceedings Committee
2 East Miller Senate Office Building
Annapolis, Maryland 21401
Cc: Members, Senate Judicial Proceedings Committee

Honorable Chair Smith and Members of the Committee:

The Maryland Consumer Rights Coalition (MCRC) is a statewide coalition of individuals and organizations that advances economic rights and financial inclusion for Maryland consumers through research, education, direct service, and advocacy. Our 8,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.

We are writing today in support of SB 629.

This bill requires the Judiciary to collect data for possession of residential property and share eviction data with the Department of Housing and Community Development every 2 weeks. The bill further requires the Department to make eviction data available in a certain format to a state agency or an academic institution located in the state.

Maryland does not have a standard place where statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available. As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

The Maryland Consumer Rights Coalition provides a number of direct services throughout the state geared towards generating economic equity and housing stability. MCRC's Tenant Advocacy Program



Maryland Consumer Rights Coalition

empowers tenants to advocate for themselves by providing information about housing rights and responsibilities, legal information, mediation, and referrals to other nonprofits and legal services. Our SOAR (Securing Older Adult Resources) Program works to improve the financial well-being of older adults through research, community outreach programs, and direct service benefits including financial coaching and counseling. Many of our tenant and SOAR clients are faced with barriers to housing stability and often come to us when they are faced with eviction. Access to data would better inform our eviction prevention and family stability efforts.

For these reasons, MCRC supports SB 629 and asks for a favorable report.

Respectfully,

Isadora Stern
Policy Associate

SB629_MD Center on Economic Policy_FAV.pdf

Uploaded by: Kali Schumitz

Position: FAV

Collecting Data On Evictions Critical To Crafting Good Policy Responses

Position Statement Supporting Senate Bill 629

Given before the Senate Judicial Proceedings Committee

Senate Bill 629 requires that the judiciary to collect certain data pertaining to the major categories of eviction cases, requires the judiciary to regularly share eviction data with the Department of Housing and Community Development and ensures that the data is publicly available. This bill is an important step in the right direction to being able to understand how eviction trends are affecting Maryland families and communities and crafting appropriate policy responses. For these reasons, **the Maryland Center on Economic Policy supports Senate Bill 629.**

The spread of COVID-19 has resulted in substantial loss of income for many Marylanders, leaving them unable to afford their rent. Preserving housing stability is critical to set up families and communities for a strong economic recovery. Maryland families were already facing housing instability long before the pandemic. In Maryland, in average of 660,000 evictions are filed annually. In Baltimore City, there are more eviction cases files yearly then there are available rental units, which suggests repeated eviction filings by landlords.

In Maryland:

- 115,000 eviction cases were filed from July to November of last year
- Over 2,500 Marylanders were evicted amid the surging public health crises from July to November of last year

The COVID-19 crisis has spotlighted the reality that Maryland's current eviction process is by design a race to displace Marylanders. Thanks to a recent report, we know that 99% of renters face eviction without the assistance of a lawyer.¹ When a family receives an eviction judgement, it is a loss of a home, their possessions, school, community, employment, mental and physical health and the ability to secure a new place to live. Moreover, as advocates across the state work together to assist Maryland's most vulnerable residents, it has become clear that the lack of data collection in the courts makes it hard to collect and share reliable data about Maryland's eviction crisis, ensuring that those most in need are receiving the required assistance necessary to maintain their home.

Maryland does not know where evictions are most concentrated or who is being evicted. The state cannot make informed decisions about which communities to target for outreach or assistance without real time data at a community level. This is an urgent need as the pandemic continues and the state distributes hundreds of millions of dollars in rental assistance. Maryland does not have a place where all statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. Current, detailed data are critical for analysis to target community and state interventions as

well as for an efficient civil legal system. Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available.

As a result, it is difficult to make cross jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction crisis. For these reasons, the Maryland Center on Economic Policy respectfully requests the Judicial Proceedings Committee make a favorable report on Senate Bill 629.

Equity Impact Analysis: Senate Bill 629

Bill Summary

Senate Bill 629 requires that the judiciary to collect certain data pertaining to warrant restitution or a writ of possession issued in accordance with a certain judgment for possession of residential property. It also requires the Judiciary to share eviction data with the Department of Housing and Community Development every 2 weeks as well as requires the Department to make eviction data available in a certain format to a state agency or an academic institution located in the State.

Background

Maryland currently does not know where evictions are most concentrated or who is being evicted. The state cannot make informed decisions about which communities to target for outreach or assistance without real time data at a community level. This is an urgent need as the pandemic continues and the state distributes hundreds of millions of dollars in rental assistance. Maryland does not have a place where all statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Equity Implications

In Maryland:

- 115,000 eviction cases were filed from July to November of last year
- 36% of Black households are not current on their rent compared to 14% of white households
- Over 2,500 Marylanders were evicted amid the surging public health crises from July to November of last year
- 30% of households earning less than \$50,000 are behind in their rent compared to just 10% of those earning \$75,000 or more.

Impact

Senate Bill 629 will likely **improve racial, gender, and economic equity** in Maryland.

ⁱ Public Justice Center (2019) The Economic Impact of a Right to Council in Baltimore City. <https://bmorerentersunited.org/rtc/stoutreport/>

SB 629_Consumer Protection Division_fav_2022.pdf

Uploaded by: Kira Wilpone-Welborn

Position: FAV

BRIAN E. FROSH
Attorney General

ELIZABETH F. HARRIS
Chief Deputy Attorney General

CAROLYN QUATTROCKI
Deputy Attorney General



WILLIAM D. GRUHN
Chief
Consumer Protection Division

Writer's Fax No.

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION DIVISION

Writer's Direct Dial No.
410-576-6986
kwilponewelborn@oag.state.md.us

February 21, 2022

To: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

From: Kira Wilpone-Welborn, Assistant Attorney General
Consumer Protection Division

Re: Senate Bill 629 – Landlord and Tenant - Eviction Data - Collection and Distribution
(SUPPORT)

The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports Senate Bill 629 sponsored by Senator George C. Edwards. As a result of the COVID-19 pandemic, the Attorney General’s Access to Justice Commission (“Task Force”) sought to ensure Marylanders are housed, economically secure, and have access to the civil justice system.¹ The Task Force recognized that robust data collection and reporting is needed to allow for “targeted intervention for eviction prevention and diversion efforts”, and recommended the Judicial Proceedings and the Department of Housing and Community Development (“DHCD”) collect and report eviction data. *See Report at 31.*

Senate Bill 629 would require the judiciary to collect, compile and share with DHCD complete eviction data every two weeks for each warrant of restitution or writ of possession issued in accordance with a judgment for possession of residential property entered under Real Property Article, Title 7, Subtitle 1, §§ 8-401 through 8-402.2, or §14-132, including: the property location; the execution date of the warrant or writ; and the type of action from which the warrant or writ was executed. Senate Bill 629 would require DHCD to organize and publish the data on its website, make the data available on request by State agencies or academic institutions, and submit an annual report to the Governor. Collecting and reporting eviction data benefits consumers because it allows the State to target communities most at risk of eviction and housing instability for additional supports and diversion programs.

¹ See “Access to Justice Commission Final Report”
https://www.marylandattorneygeneral.gov/A2JC%20Documents1/AG_Covid_A2J_TF_Report.pdf

The Honorable William C. Smith, Jr.
Senate Bill 629
February 21, 2022
Page Two

The Division requests that the Judicial Proceedings Committee give Senate Bill 629 a favorable report.

cc: The Honorable George C. Edwards
Members, Judicial Proceedings Committee

SB 629 - ACDS 2022 Support - Eviction Data Collect

Uploaded by: Lisa Sarro

Position: FAV



SB0629 – Landlord and Tenant - Eviction Data - Collection and Distribution

**Hearing before the Judicial Proceedings Committee
February 22, 2022**

Position: SUPPORT

Arundel Community Development Services, Inc. (ACDS) serves as Anne Arundel County's nonprofit housing and community development agency, helping Anne Arundel County residents and communities thrive through the provision of safe and affordable housing opportunities, programs to prevent and end homelessness, and community development initiatives.

We urge the Committee to issue a favorable report on SB 629.

HB 824 – Requires the Judiciary to collect data for possession of residential property and share eviction data with the Department of Housing and Community Development every 2 weeks. The bill further requires the Department to make eviction data available to a State agency or an academic institution located in the State.

Maryland does not have one place where statewide eviction data is collected and analyzed. Currently, the Maryland Judiciary only publishes county level eviction filings and outcomes a month after they happen, and it is unclear how the data regarding the number of actual evictions reported is gathered; there is no publicly-available (if any) repository of that information from the Sheriffs executing evictions, and aside from the landlords, they would be the only source of personal knowledge of that information. Data are critical for analysis to target community and state interventions as well as for an efficient civil legal system.

Because there is no state mandate or framework for stewarding eviction data, jurisdictions vary in types of data they collect and make available. As a result, it is difficult to make cross-jurisdictional comparisons or to compare data from the county level to the state level. Further, Maryland is not included in any state comparative analysis, including Eviction Lab which was the first national database created to help neighbors and policymakers understand the eviction.

In fulfilling its role as Anne Arundel County's housing and community development agency, ACDS administers grants to nonprofit partners, directly develops and implements programming,

and advises the County on housing and community development policy initiatives. ACDS also administers Anne Arundel County's Emergency Rental Assistance Program (ERAP) by operating its own tenant-based rental assistance program and by working with sub-grantees who also distribute the County's ERAP funds.

The data contemplated by this bill would inform our eviction prevention and family stability efforts, help our efforts to address widespread housing instability among students, help us target rental assistance. And would support our community conservation and preservation efforts by identifying areas in with high eviction rates.

We ask that the committee issue a favorable report on SB 629.

2022.02.22 - A2JC Written Testimony - SB629 - A2C

Uploaded by: Reena Shah

Position: FAV

COMMISSIONERS

Ward B. Coe III, Chair
Gallagher, Evelius & Jones

Franklyn Baker
United Way of Central Maryland

Sarah Coffey Bowes
Civil Justice, Inc.

Meryl Davis Burgin
CareFirst BlueCross BlueShield

Hon. Kathleen M. Dumais
Maryland House of Delegates

David Eppler, Vice Chair
Designee, OAG

Guy Flynn
DLA Piper

Susan Francis
Maryland Volunteer Lawyers Service

Hon. Brian E. Frosh
Attorney General of MD

Herb Garten
Fedder Garten, P.A.

Sharon E. Goldsmith
Pro Bono Resource Center of Maryland

Jessica Gorsky
Whiteford Taylor & Preston

Sharon Krevor-Weisbaum
Brown Goldstein & Levy

Thomas E. Lynch
Tom Lynch Law

Wilhelm Joseph
Maryland Legal Aid

John Nethercut
Public Justice Center

Pamela Ortiz
Maryland Judiciary

Michael Pinard
University of Maryland
Carey School of Law

Jessica Quincosa
Community Legal Services of Prince
George's County

Hon. Samuel I. Rosenberg
Maryland House of Delegates

Deb Seltzer
Maryland Legal Services Corporation

Victoria Schultz, Treasurer
University of Baltimore School of Law

Kerri L. Smith
Silverman Thompson

Will Smith
Maryland State Senate

Matthew Stubenberg
Law School Access to Justice

Jeff Waldstreicher
Maryland State Senate

Hon. Cathy Serrette
Circuit Court for Prince
George's County

Donald Tobin
University of Maryland School of Law

Ronald Weich
University of Baltimore School of Law

Hon. Christopher West
Maryland Senate

STAFF

Reena K. Shah
Executive Director

SB629

Landlord and Tenant - Eviction Data - Collection and Distribution

Senate Judicial Proceedings Committee

SUPPORT

The Maryland Access to Justice Commission (A2JC) is an independent entity supported by the Maryland State Bar Association (MSBA) that unites leaders to drive reforms and innovations to make the civil justice system accessible, fair and equitable for all Marylanders. Prominent leaders from different segments of the legal community in Maryland – including the deans of the two law schools, the attorney general, law firm partners, heads of the legal services providers and funders, corporate counsel, academics, legislators, the state bar and judiciary comprise the A2JC.

An Eviction Data Hub: A Key Recommendation of the Access to Counsel in Evictions TF

Last year, the Maryland General Assembly passed HB18, creating a statewide Access to Counsel in Eviction Program. The bill became law, effective October 1, 2021. The law mandated that there be an [Access to Counsel in Evictions Task Force](#). The leadership of the Task Force was primarily composed of A2J Commissioners. The Task Force started its work on October 1, 2021 and delivered its [final report](#) on January 1, 2022. The law mandates an evaluation of the Access to Counsel in Evictions Program to measure effectiveness. As the Task Force studied how best to implement and evaluate the program, a key problem that was identified was the lack of an eviction data hub in Maryland. Hence, a key recommendation from the Task Force was the following: *Create a centralized eviction data hub that would collect, visually display, and analyze eviction-related data from key stakeholders, while protecting individual privacy.*

Further, the Task Force said the following regarding an eviction data hub:

An eviction data hub—which could be housed at a university—should include, for example, anonymized, jurisdiction specific information about the number and sources of requests for assistance with housing matters, including applications for rental assistance; the number of eviction filings and warrants of restitution; and information about eviction proceedings, such as the number of days from filing to hearing date, the number of postponements, and the case disposition (e.g., trial, settlement, eviction).

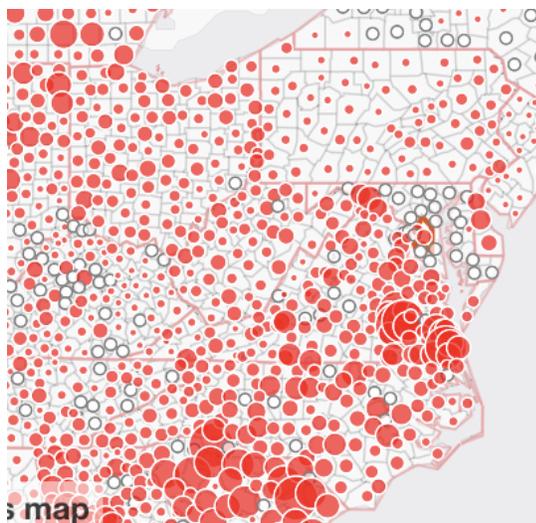
There should also be a real-time eviction database that tracks and maps certain data to aid in early outreach while protecting personal information. That database should include information about the number of evictions; the location of evictions by county, and ultimately by census tract or zip code; demographic information about those being evicted, such as age, race/ethnicity, gender, size of household, the presence of minors in the household, disability status, primary language status, income level, and subsidized housing status; and the cause of eviction by type of case (i.e., FTPR, THO, BROL, subsidy termination) or whether eviction was illegal, meaning it occurred outside the judicial system.

What Eviction Data is Presently Available?

At present, the Maryland Judiciary reports the following data points in an “internal” report on their website here: <https://www.courts.state.md.us/district/about#stats>. We are uncertain as to how often the data is updated in these reports, but it seems as though it might be being updated on a monthly or bi-monthly basis. The key data points in relation to the bill are the Warrant of Restitution and the number of Evictions.

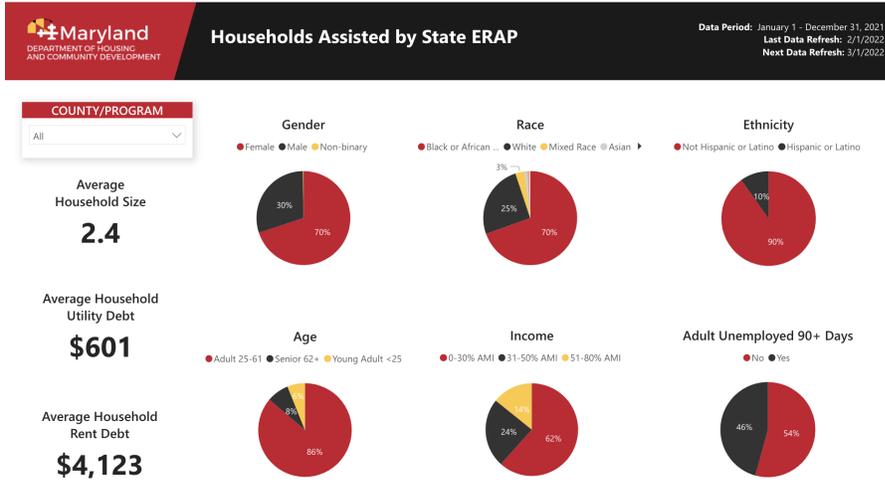
DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT												
December 2021												
District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	3,770	109	4,634	133	64	0	76	0	939	161	41
2-1	Dorchester	42	8	13	4	0	0	1	0	14	7	0
2-2	Somerset	111	11	30	0	0	0	0	0	11	4	0
2-3	Wicomico	419	36	121	7	1	0	6	0	74	9	2
2-4	Snow Hill	14	1	6	1	0	0	2	0	1	4	0
2-5	Ocean City	11	1	6	1	0	0	0	0	3	1	0
Total District 2		597	57	176	13	1	0	9	0	103	25	2

Maryland is also one of the few states that does not have sufficient data to report to the [Eviction Lab](#), a national repository of eviction data (gray empty circles indicate no eviction data).



What are we Missing?

The information the Judiciary reports is very limited. We do not have any granular information related to the location where the evictions are happening, what the race/ gender and other demographics of those being evicted, etc. Further, the data that we do have is disconnected and not integrated into other housing-related data, including DHCD's Data Dashboard on Emergency Rental Assistance.



HB824 Helps with the Creation on a Centralized Eviction Data Hub

In order for the Access to Counsel in Evictions Program to be implemented effectively, it is important to have data that would help to identify eviction hot spots, conduct targeted outreach, do a thorough evaluation of the program and be able to do an equity analysis. SB629 requests the minimal amount of data necessary for us to be able to have a meaningful database that would accomplish the above stated goals. The Judiciary would be required to share with DHCD data in relation to zipcode and the case the data is associated with. Beyond that, the bill requests DHCD or an academic institution to conduct the analysis.

In Maryland, we have already taken an important step in passing an Access to Counsel Program to prevent the deleterious effects of evictions. For the implementation to be successful, we need more granular and publicly available data on evictions.

For the reasons stated, the Maryland Access to Justice Commission requests the Senate Judicial Proceedings Committee to issue a FAVORABLE report on SB629. For more information, please contact Reena K. Shah, Executive Director of the Maryland Access to Justice Commission, at reena@msba.org.

A2C Task Force - SB 629 (Support).pdf

Uploaded by: Vicki Schultz

Position: FAV



ACCESS TO COUNSEL IN EVICTIONS TASK FORCE



February 22, 2022

To: The Honorable William C. Smith, Jr.
Chair, Senate Judicial Proceedings Committee

From: Vicki Schultz
Chair, Access to Counsel in Evictions Task Force

Re: Senate Bill 629 – Landlord and Tenant – Eviction Data – Collection and Distribution
(SUPPORT)

The Maryland Access to Counsel in Evictions Task Force supports Senate Bill 629, which would collect and make available timely and important information about where evictions are taking place across the State.

Currently, data about evictions in Maryland is limited. Current data does not provide the level of detail needed about eviction cases and outcomes; it is not produced in real time, nor is it well integrated with other sources of available data. This bill would begin to fix that problem by requiring basic data sharing between the Judiciary and the Department of Housing and Community Development (DHCD) regarding evictions. Specifically, the bill would take an important step toward integrating data about eviction outcomes with other data already kept by DHCD about housing trends, rental assistance and other homelessness prevention resources.

As you know, the Task Force is responsible to evaluate the services provided through the Access to Counsel in Evictions Program and make recommendations that would improve the implementation of the Program. Effective right to counsel programs around the country that move the needle on reducing evictions have also relied on integrated real-time data to assess and adjust their programs as they are implemented. However, the absence of data hampers the ability of the Task Force to play that role as the Program is implemented.

Additionally, the lack of real-time data limits the ability of those administering the Program to:

- Identify eviction “hot spots” (i.e., neighborhoods with high eviction rates);
- Target outreach and education efforts to communities experiencing relatively high numbers of evictions;
- Assure equity in the implementation of the Program; and



ACCESS TO COUNSEL IN EVICTIONS TASK FORCE



- Assess and adjust the program as it is implemented throughout the State.

Senate Bill 629 will not only improve the ability of the Task Force to do its job in assessing the Access to Counsel in Evictions Program, but also will assist decision makers—including legislators, those in the executive branch, as well as all involved in the eviction process—to access critical data. The Task Force, therefore, respectfully urges that the Judicial Proceedings Committee report favorably on Senate Bill 629.

SB 629_realtors_castelli_fav.pdf

Uploaded by: William Castelli

Position: FAV



Senate Bill 629 – Landlord and Tenant – Eviction Data – Collection and Distribution

Position: Favorable

The Maryland REALTORS® supports SB 629 which requires the Judiciary to share eviction data with the Department of Housing and Community Development.

The REALTORS® supports the collection of this data and believes that any Maryland entity and not just Academic institutions or other state agencies should be able to download the information in “open data sets.”

The Maryland REALTORS® recommends a favorable report.

**For more information contact bill.castelli@mdrealtor.org,
susan.mitchell@mdrealtor.org, theresa.kuhns@mdrealtor.org;
lisa.may@mdrealtor.org**

SB0629 - FAV - Public Justice Center.pdf

Uploaded by: Zafar Shah

Position: FAV



Zafar Shah
Attorney
Public Justice Center
201 North Charles Street, Suite 1200
Baltimore, Maryland 21201
410-625-9409, ext. 237
shahz@publicjustice.org

SB0629 – Landlord and Tenant - Eviction Data - Collection and Distribution

**Hearing before the Senate Judicial Proceedings Committee,
Feb. 22, 2022**

Position: SUPPORT (FAV)

Public Justice Center (PJC) is a nonprofit public interest law firm that serves over 600 renters each year. We stand with tenants to protect and expand their rights to safe, habitable, affordable, and non-discriminatory housing. PJC seeks the Committee's Favorable report on SB0629.

Maryland lacks a centralized source of timely, geocoded data about evictions. SB0629 requires the Maryland Judiciary to collect data on enforcement of warrants used for residential evictions and requires further that the Judiciary share that data with the Department of Housing and Community Development (DHCD) every 2 weeks. DHCD would then make eviction data available to state agencies or academic institutions.

Since mid-2020, the Maryland Judiciary has been publishing monthly statistics about court filings, warrants, and evictions. These reports are published on mdcourts.gov in a static format (PDF) with around 60 days' lag time between publications. The data are organized by county and case type (including Failure To Pay Rent, Tenant Holding Over, Breach of Lease, and Wrongful Detainer).

SB0629 expands on the Judiciary's recent efforts to make eviction data accessible. This bill would ensure that eviction data include ZIP code and census tract information about each eviction. The date of evictions would also be collected and reported. Additionally, data about warrants and actual evictions would include identification of the type of legal action that resulted in those outcomes. Finally, SB0629 would not only provide public access to these data on a data dashboard updated monthly, but also make raw data sets available to state agencies and academic institutions. All of these features are currently missing from the Judiciary's current data sharing efforts.

Notably, SB0629 does not contemplate the collection or reporting of any personal identifiers about the defendants in eviction or foreclosure actions nor even the case numbers of the actions.

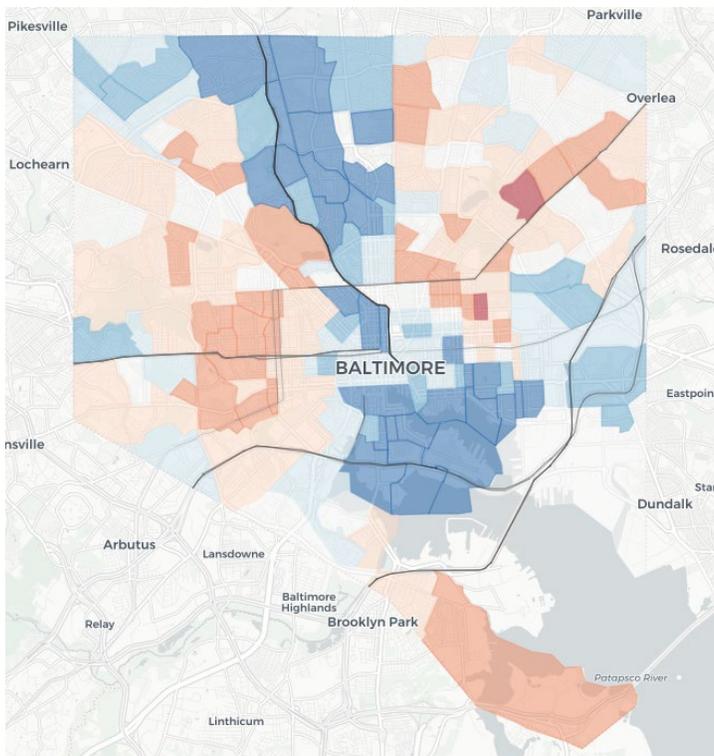
This bill also builds on improving practices already demonstrated in Baltimore City and Montgomery County. Since 2018, the Sheriff of Baltimore City has standardized a practice of inputting daily

information about the execution of warrants into spreadsheet format, capturing even more data than those mandated under SB0629. The Sheriff of Montgomery County worked with the County's Office of Legislative Oversight in 2018 to deliver a comprehensive statistical study of evictions, including a geospatial analysis.

Open data will open pathways to anti-displacement innovations.

SB0629 propels Maryland toward a research focus on housing displacement. Data will provide all stakeholders a vital new perspective on the prevalence, concentrations, and temporal shifts in eviction at ZIP code and census tract levels, which are often used in sociological, public health, and other studies. Data should be the driver behind appropriations and distribution of financial assistance to prevent evictions. It should illuminate intersections between displacement and health, education, and voting power. It should help to measure whether a civil right to counsel in eviction cases would effectively save cities revenue compared to post-eviction interventions.

While the already-available numbers about Maryland court filings tells us that cases predominate in Prince George's County, Baltimore County, and Baltimore City, geocoded eviction data would provide stakeholders a detailed and comparative picture of evictions by city, ZIP, census tract, neighborhood, legislative district, and so on. SB 544 can lead to concrete demonstrations of how eviction impacts discrete communities. The data can help mobilize those communities and open new avenues to policy change – not only in housing and community development, but in adjacent arenas.



Address data made available by the Baltimore City Sheriff to University of California at Berkley and University of Washington researchers resulted in a 2020 analysis and mapping of eviction risk by neighborhood. This visualization can be paired with others provided by the existing Baltimore Neighborhood Indicators Alliance. It can also cross-reference with existing 311 data maintained by the city.

Public Justice Center is a member of the Renters United Maryland coalition and asks that the Committee **issue a FAVORABLE report on SB0629**. If you have any questions, please contact Zafar Shah, shahz@publicjustice.org, (410) 625-9409 Ext. 237.

Figure 1: Baltimore Eviction Risk Map Jan 2018-June 2019, available at <https://evictions.study/maryland/maps/baltimore.html>

The Public Justice Center is a 501(c)(3) charitable organization and as such does not endorse or oppose any political party or candidate for elected office.

SB0629-JPR_MACo_SWA.pdf

Uploaded by: D'Paul Nibber

Position: FWA



Senate Bill 629

Landlord and Tenant - Eviction Data - Collection and Distribution

MACo Position: **SUPPORT**
WITH AMENDMENTS

Date: February 22, 2022

To: Judicial Proceedings Committee

From: D'Paul Nibber

The Maryland Association of Counties (MACo) **SUPPORTS** SB 629 **WITH AMENDMENTS**. This bill would, among other provisions, require the judiciary to collect, compile, and share eviction data with the Maryland Department of Housing and Community Development, and to State agencies and academic institutions upon request. Counties seek an amendment to ensure their relevant agencies may also receive this vital information.

Throughout the COVID-19 pandemic, Maryland has experienced a record number of evictions. To stabilize the housing market, counties have been relied upon to distribute federal emergency rental assistance to qualified tenants experiencing financial distress. County agencies have worked diligently to ensure this assistance is provided in a timely manner. According to Maryland's Emergency Rental Assistance Program Dashboard, a total of over 70,000 applications for rental assistance have been processed with over 40,000 households having received assistance.

Although eviction rates appear to be slowing, county officials remain concerned about eviction filings climbing as the judiciary lifts COVID-related precautions and dockets begin to clear. The best means to adequately safeguard against a potential acceleration in eviction rates is for counties to have access to filing data from the judiciary. MACo offers the following amendment allowing for such access:

- On page 2, line 19, after "AGENCY" insert "LOCAL AGENCY".

The above amendment would ensure the State and its counties could both take swift action to ensure housing stability among Marylanders. For this reason, MACo urges a **FAVORABLE WITH AMENDMENTS** report for SB 629.

MMHA - 2022 - SB 629 - Favorable with Amendments.p

Uploaded by: Grason Wiggins

Position: FWA



Senate Bill 629

Committee: Judicial Proceedings

Date: February 22, 2022

Position: Favorable with Amendments

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry including towing companies.

Senate Bill 629 (“SB 629”) requires the Judiciary to collect, compile, and report data on evictions every 2 weeks. SB 629 also requires the Department of Housing and Community Development to publish the data in a dashboard on the Department’s website and update the dashboard monthly.

MMHA supports the collection and reporting of more data on evictions. MMHA commends the Maryland Judiciary for their current reporting process, which provides data on court filings, warrants of restitution, and evictions at the local and state level in monthly reports. Due to our support for additional data, MMHA is compelled to request that the committee consider an amendment to Sb 629 that would require legal service providers to compile and report annually on important data concerning evictions. Specifically, MMHA recommends the following amendment to SB 629:

On page 2, line 5, insert, “(4) ‘LEGAL SERVICE ENTITY’ MEANS ANY ENTITY, INCLUDING A NON-PROFIT ORGANIZATION, THAT RECEIVES STATE OR FEDERAL FUNDS FOR EVICTION PREVENTION OR EVICTION RELATED LEGAL SERVICES FROM THE ACCESS TO COUNSEL IN EVICTIONS SPECIAL FUND OR FROM THE MARYLAND LEGAL SERVICES CORPORATION.

On page 2, line 27, insert, “(D) A LEGAL SERVICE ENTITY SHALL PROVIDE QUARTERLY REPORTS TO THE DEPARTMENT THAT: (1) DELINEATE THE TOTAL NUMBER OF ATTORNEYS EMPLOYED BY THE LEGAL SERVICE ENTITY THAT PROVIDED REPRESENTATION IN HOUSING CASES DURING THE RELEVANT QUARTER; (2) THE TOTAL NUMBER OF HOUSING CASES IN WHICH ATTORNEYS FOR THE LEGAL SERVICE ENTITIY PROVIDED FULL REPRESENTATION TO A TENANT DURING THE RELEVANT QUARTER; (3) THE TOTAL NUMBER OF EVICTION CASES THAT RECEIVED FULL REPRESENTATION DELINEATED BY TYPE DURING THE RELEVANT QUARTER; (4) THE TOTAL AMOUNT OF STATE AND FEDERAL FUNDS RECEIVED AND EXPENDED DURING THE RELEVANT QUARTER; (5) DATA ON CASE DISPOSITIONS THAT WERE DECIDED DURING THE RELEVANT QUARTER; (6) HOW MANY INDIVIDUALS, IF ANY, RECEIVED REPRESENTATION FOR MULTIPLE CASES DURING THE RELEVANT QUARTER; AND (7) THE JURISDICTIONS IN WHICH FULL REPRESENTATION WAS PROVIDED DURING THE RELEVANT QUARTER.”

On page 2, line 27, insert, “(E) ON A QUARTERLY BASIS, THE DEPARTMENT SHALL COMPILE REPORTS FROM LEGAL SERVICE ENTITIES AND MAINTAIN THE REPORTS AS PUBLIC RECORDS SUBJECT TO THE MARYLAND PUBLIC INFORMATION ACT.

The theme of SB 629 is that the state is best informed by consistent data reporting from entities that receive state or federal funding. As such, it is critical for the state to receive data and information from legal service providers



that receive state or federal funds in Maryland. **For this reason, MMHA respectfully requests adoption of the aforementioned amendment.**

Grason Wiggins, MMHA Senior Manager of Government Affairs, 912.687.5745

MBIA Letter of Support with Amendments SB 629.pdf

Uploaded by: Lori Graf

Position: FWA

February 22, 2022

The Honorable William C. Smith Jr.
Senate Judicial Proceedings Committee
Miller Senate Office Building,
2 East Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: MBIA Support with Amendments SB 629 Landlord and Tenant – Eviction Data – Collection and Distribution

Dear Chairman Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 629 Landlord and Tenant – Eviction Data – Collection and Distribution**. MBIA **Supports** the Act with amendments.

This bill would require the judiciary to compile and report on eviction data every 2 weeks and publish it on the department website. MBIA supports the collection of data relating to evictions. As policy makers try to legislate fair housing practices it is important that they continue to have accurate information unfiltered by interest groups. MBIA would like to support the amendments offered by the Maryland Multi-Housing Association requiring legal services providers to compile and report annually on important data concerning evictions. It is the position of MBIA that the State should seek all sources of information that allows for the best data to be past to decision makers. The amendments recommended by MBIA are listed below:

On page 2, line 5, insert, “(4) ‘LEGAL SERVICE ENTITY’ MEANS ANY ENTITY, INCLUDING A NON-PROFIT ORGANIZATION, THAT RECEIVES STATE OR FEDERAL FUNDS FOR EVICTION PREVENTION OR EVICTION RELATED LEGAL SERVICES FROM THE ACCESS TO COUNSEL IN EVICTIONS SPECIAL FUND OR FROM THE MARYLAND LEGAL SERVICES CORPORATION.

On page 2, line 27, insert, “(D) A LEGAL SERVICE ENTITY SHALL PROVIDE QUARTERLY REPORTS TO THE DEPARTMENT THAT: (1) DELINEATE THE TOTAL NUMBER OF ATTORNEYS EMPLOYED BY THE LEGAL SERVICE ENTITY THAT PROVIDED REPRESENTATION IN HOUSING CASES DURING THE RELEVANT QUARTER; (2) THE TOTAL NUMBER OF HOUSING CASES IN WHICH ATTORNEYS FOR THE LEGAL SERVICE ENTITIY PROVIDED FULL REPRESENTATION TO A TENANT DURING THE RELEVANT QUARTER; (3) THE TOTAL NUMBER OF EVICTION CASES THAT RECEIVED FULL REPRESENTATION DELINEATED BY TYPE DURING THE RELEVANT QUARTER; (4) THE TOTAL AMOUNT OF STATE AND FEDERAL FUNDS RECEIVED AND EXPENDED DURING THE RELEVANT QUARTER; (5) DATA ON CASE DISPOSITIONS THAT WERE DECIDED DURING THE RELEVANT QUARTER; (6) HOW MANY INDIVIDUALS, IF ANY, RECEIVED REPRESENTATION FOR MULTIPLE CASES DURING THE RELEVANT QUARTER; AND (7) THE JURISDICTIONS IN WHICH FULL REPRESENTATION WAS PROVIDED DURING THE RELEVANT QUARTER.”

On page 2, line 27, insert, “(E) ON A QUARTERLY BASIS, THE DEPARTMENT SHALL COMPILE REPORTS FROM LEGAL SERVICE ENTITIES AND MAINTAIN THE REPORTS AS PUBLIC RECORDS SUBJECT TO THE MARYLAND PUBLIC INFORMATION ACT.

For these reasons, MBIA respectfully requests the Committee adopt the proposed amendments give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Judicial Proceedings Committee

sb629.pdf

Uploaded by: Sara Elalamy

Position: UNF

MARYLAND JUDICIAL CONFERENCE
GOVERNMENT RELATIONS AND PUBLIC AFFAIRS

Hon. Joseph M. Getty
Chief Judge

187 Harry S. Truman Parkway
Annapolis, MD 21401

MEMORANDUM

TO: Senate Judicial Proceedings Committee
FROM: Legislative Committee
Suzanne D. Pelz, Esq.
410-260-1523
RE: Senate Bill 629
Landlord and Tenant – Eviction Data – Collection and Distribution
DATE: February 9, 2022
(2/22)
POSITION: Oppose

The Maryland Judiciary opposes Senate Bill 629. This bill requires the Judiciary to collect, maintain, and publish certain information on eviction actions.

The Judiciary opposes the requirement that the Judiciary post eviction data collected and compiled in a manner required by the Department of Housing and Community Development on the Judiciary’s website. The Maryland Judiciary currently publishes data on evictions, so this requirement is unnecessary. See:

https://www.mdcourts.gov/sites/default/files/import/district/statistics/Calendar_2021.pdf

In addition, the bill requires the Judiciary to collect, compile, and share complete eviction data every two weeks. This workload and time frame set out in this bill is not feasible at this time. Currently, the landlord tenant failure to pay rent filings is entirely in paper. There is no electronic case management system. Consequently, this bill would require the Judiciary to manually compile this data to comply with its mandates. As has been explained repeatedly, the Judiciary is developing an automated e-filing system and is in end stage testing. It is anticipated that the new e-filing system will be piloted in Baltimore County this summer. If successful, the e-filing system will be deployed to the other 22 counties on MDEC in 2023. Until such time as the e-filing system is fully deployed, this bill would put an undue burden on staff and is practically unworkable. In addition, the court does not currently collect “census tract” data.

cc. Hon. George Edwards
Judicial Council
Legislative Committee
Kelley O’Connor