



HB0824 – Landlord and Tenant - Eviction Data - Collection and Distribution

**Hearing before the Judiciary Committee
February 16, 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 HB 824.

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 HB 824.