



**Testimony HB 151**  
**Judicial Proceedings Committee**  
**February 7, 2023**  
**Position: FAVORABLE**

Dear Chairman Smith and Members of the Judicial Proceeding Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 180 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.

HB 151 – Would require landlords to notify a tenant in writing or through e-mail at least 120 days before increasing the tenant's rent by more than 4%.

In February 2021, the University of Maryland's National Center for Smart Growth and Enterprise Community Partners released the Maryland Housing Needs Assessment and 10 Year Strategic Plan. The report was commissioned in response to a request from the chairs of the Maryland General Assembly's Senate Budget and Taxation and House Appropriations committees.

Key Findings include.

- A shortage of 85,000 affordable apartments for families and individuals earning less than 30% of median income, representing the most serious gap in supply for people at all income levels;
- An additional 97,200 families and individuals earning less than 50% of median income are expected to move to the state by 2030, highlighting the need to dramatically increase affordable housing supply over the next 10 years; and
- People of color, individuals with disabilities and seniors—who represent 14% of all Maryland families—face significant hurdles such as inflexible standards used by landlords when screening tenants and high down payments. These disparities have been made worse by the pandemic;

Today, a variety of factors have set the stage for unprecedented challenges for Maryland renters, most pressing are incomes that have not kept pace with housing cost increases and a housing construction slowdown. Renters across Maryland have seen the average rents rise more than 18% over the last five years outpacing inflation and sharp increases of all goods and services.

Few jurisdictions can withstand the growing housing instability in their area. Subjecting tenants to the market will not fix this problem. Renters need government intervention.

We urge your favorable report for HB151.

Submitted by Claudia Wilson Randall, Executive Director