

February 20<sup>th</sup>, 2024

Environment and Transportation Committee  
Room 131, House Office Building  
Annapolis, Maryland 21401

**House Bill 783 – Homeowners Associations - Restriction on Long-Term Rentals – Prohibition – FAVORABLE**

My name is Crystal Stuart, and I am writing to share a personal experience of discrimination from my Homeowners Association (HOA) and express why HB783 will help.

I have been a resident of Quail Meadows for many years, and I have always appreciated the close-knit environment and the excellent schools in the area. However, my family's happiness was short-lived when our landlord informed us that we had to move out due to the HOA's adoption of new rules. These rules specifically excluded families with lower incomes from living in the neighborhood.

As a renter, this news was devastating for my family and me. We were unable to afford purchasing a property in the neighborhood, and suddenly we were being told that we did not belong here. It was heartbreaking to uproot my children from their home, school, and friends.

Finding a new home in a safe area with good schools was a challenging and stressful process for my family. It is disheartening to know that the HOA would reject families like ours simply because we are renting. We are contributing members of this community, actively participating in neighborhood events and maintaining our home in good condition. We do not deserve to be discriminated against based on our financial status. I am reaching out to bring attention to the negative impact that the HOA's actions have on families like mine.

I hope my words serve as a wake-up call for the HOA to reconsider their discriminatory policies and ensure that all residents, regardless of their income, are treated with fairness and respect. I strongly encourage you to view this bill favorably and take a progressive step towards inclusivity by reevaluating these policies. This will ensure that families like mine can continue to live in the community without fear of being forced out. Together, we can make our community a better and more welcoming place for everyone.

Thank you for taking the time to read my testimony. I urge you to give a favorable report to HB783.

Sincerely,  
Crystal Stuart