



Howard County Housing Affordability Coalition

February 28, 2024

Chairman William C. Smith, Jr.
Vice Chair Jeff Waldstreicher
Judicial Proceedings Committee
2 East
Miller Senate Office Building
Annapolis, MD 21401

Re. SB 481

Dear Senators Smith and Waldstreicher:

The Howard County Housing Affordability Coalition, representing 700-plus community housing advocates and organizations, strongly supports Governor Moore's housing initiatives, including the Renters Rights and Stabilization Act of 2024 (SB 481) legislation.

Ensuring that tenants stand on a more equal footing legally with landlords when renting and during eviction processes have too long been overlooked as a major factor in housing instability. Senate Bill 481 with its attention to prohibiting landlords from passing on court costs to tenants, limiting security deposits to one-month's rent and other measures the change in law would require will go a long way toward providing that balance.

We are privileged to stand by Governor Moore and Housing Secretary Day in their push to create more affordable housing and thus a more equitable Maryland and ask the Senate Judicial Proceedings Committee to issue a favorable report on SB 481.

Thank you for your consideration of our testimony.

Respectfully submitted,

Jacqueline Eng

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cc: Howard County Delegation

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