

**SAMUEL I. “SANDY” ROSENBERG**  
*Legislative District 41*  
Baltimore City

Health and Government Operations  
Committee  
*Chair*  
Health Occupations and  
Long-Term Care Subcommittee

*House Chair*  
Joint Committee on Administrative,  
Executive, and Legislative Review



**THE MARYLAND HOUSE OF DELEGATES**  
**ANNAPOLIS, MARYLAND 21401**

Respond to Office Indicated

□ *Annapolis Office*  
The Maryland House of Delegates  
6 Bladen Street, Room 365  
Annapolis, Maryland 21401  
410-841-3297 • 301-858-3297  
800-492-7122 Ext. 3297  
Samuel.Rosenberg@house.state.md.us

□ *District Office*  
4811 Liberty Heights Avenue  
Baltimore, Maryland 21207  
410-664-2646

Testimony of Delegate Samuel I Rosenberg

Before the Appropriations Committee

In Support of

**House Bill 876**

**Bill Title Access to Counsel In Evictions - Special Fund – Alteration**

Dear Chairman Barnes and Members of the Committee,

Last month, Maryland Attorney General Anthony Brown filed a lawsuit against a real estate technology company and six of the state’s largest property management companies, accusing them of collusion in hiking up rental prices **for over 100,000 apartments**. The complaint stated that, in total, Marylanders paid “millions of dollars more than they would have in a competitive market.” Housing represents an essential resource which intersects with many issues such as health and education, and these companies colluded to make it even harder for Marylanders to find a roof over their heads than it already is.

Attorney General Brown, alleging that these entities violated the Maryland Antitrust Act in multiple ways, is seeking (aside from an anticompetitive conduct prohibition) monetary damages from these companies. We must ensure that these funds are directed to the appropriate location. HB 876 ensures that these funds are deposited in the Access to Counsel in Eviction Program, or “ACE,” along with any funds the A.G. acquires via a settlement, agreement, or judgement by combatting inflated rental housing prices through enforcement of the Maryland Antitrust Act.

The ACE Program has proven itself to be significantly effective since its establishment in 2021, ensuring that income-eligible Marylanders facing eviction have access to legal representation. According to an independent evaluation by Stout Risius Ross, LLC, of the 87% of tenants who expressed a desire to remain in their homes, 88% of those tenants successfully acquired ACE representation. Further, Stout evaluates that the ACE Program has helped many avoid homelessness, with 36% of tenants stating that they would have had no other housing option if they were evicted. I therefore urge the Committee to issue a favorable report on HB 876 so that we may continue to provide life-saving resources to Maryland’s most vulnerable.

**Hearing: Tuesday, Feb. 11**