

**HOWARD COUNTY HOUSING AFFORDABILITY COALITION**  
**Testimony House Bill 0709**

February 14, 2025

Environment and Transportation Committee  
250 Taylor House Office Building  
251 Taylor House Office Building  
Annapolis, Maryland 21401

Dear Chair Korman, Vice Chair Boyce and Committee members,

The Howard County Housing Affordability Coalition supports HB709, which will enable counties to enact prohibitions on landlords from failing to renew a tenant's lease without good cause.

Housing instability is an increasing problem across Maryland particularly for people with limited financial and other supporting resources. Why does Maryland explicitly prohibit instituting a common sense law that would contribute to keeping people housed by holding landlords accountable for their treatment of tenants just as tenants are held accountable by their leases? The Coalition hopes that with the authorization provided by HB709, local jurisdictions—including Howard County—will take action to pass this common sense tenant protection that will put renters on a more equal legal footing with landlords.

This bill provides both tenant and landlord protections. Landlords would simply be required to tell a tenant why they are being evicted, while being given multiple justifiable reasons to cite for that eviction.

We are appreciative of the multiple sponsoring delegates, and of this Committee's consideration of this legislation that will enable and encourage local jurisdictions to provide a much needed tenant protection.

The Coalition requests that the Environment and Transportation Committee issue a favorable report on HB709.

Respectfully Submitted,

*Jackie Eng*

Jackie Eng, Coalition Coordinator

Cc: Delegate Jessica Feldmark and Delegate Jen Terrasa

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*The Housing Affordability Coalition is composed of 40 organizations and over 900 individual members and allies. Our goal is to achieve community understanding, policy making and regulatory decisions that will lead to an increase in—and equitable access to—Howard County affordable housing. We seek to contribute to a community- wide recognition that Howard County's economic vitality is dependent upon access to jobs, housing that individuals and families can afford, a quality educational system, and resident mobility.*