

**HOWARD COUNTY HOUSING AFFORDABILITY COALITION**  
**Testimony on Senate Bill 0651**

February 14, 2025

Judicial Proceedings Committee  
2 East Miller Office Building  
Annapolis, Maryland 21401

Dear Chair Smith, Vice Chair Waldstreicher and Committee members,

The Howard County Housing Affordability Coalition supports SB651, 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 of SB651, 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 Senator Muse and Senator Lam for sponsoring, 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 Judicial Proceedings Committee issue a favorable report on SB651.

Respectfully Submitted,

*Jackie Eng*

Jackie Eng, Coalition Coordinator

Cc: Senator Anthony Muse and Senator Clarence Lam

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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.*