

## **Testimony of Saul Schniderman, on behalf of Community Vision for Takoma SB 651 – Authorizing counties to adopt Good Cause Eviction provisions Support**

Community Vision for Takoma (CVT) is an informal network of Takoma residents and nearby neighbors dedicated to Takoma Park’s progressive legacy and leadership, working to strengthen the transparency, accountability, and responsiveness of local government. We support good-cause eviction legislation and our current rent stabilization law, knowing how helpful they are to the large proportion of Takoma Park residents who are renters. In turn, such legislation supports the stability and resiliency of our whole community. We support new affordable housing that is sustainably developed, respects the diversity of our neighborhoods, and does not lead to the displacement of residents.

Takoma Park is a densely populated municipality (about 2.1 square miles) with an ethnically and economically diverse population of whom almost half (44%) are renters. The majority of residents in Takoma Park are Black, Hispanic, or Asian. Our rent stabilization law -- enacted in 1981 -- has helped preserve affordable housing for tenants and mitigated their displacement by providing a stable place to live. SB 651 -- a common-sense bill requiring landlords to give a reasonable justification for not renewing a lease -- will further assist tenants by providing housing security.

Good cause eviction legislation has broad support in our community and has been supported by our elected officials. In 2024, Takoma Park Mayor Talisha Searcy and all six Takoma Park councilmembers were among 35 county and municipal elected officials who signed a [letter](#) of support for just-cause eviction. As they stated, “it is time for our Maryland laws and policies to uphold the value of stable housing as a fundamental human right.”

Furthermore, the letter stated, “families of color, single-parent families, and immigrant families face these burdens and hardships the most. Currently, wages do not align with the costs of the housing market. When these families cannot renew their leases, they often find themselves stressed trying to find another housing option suitable for them.”

According to research conducted by Edward Goetz (Professor of Urban Planning, University of Minnesota), corporate involvement in rental housing has led to higher evictions, more rapid rent increases and miscellaneous fees, and lower levels of property maintenance. His research also found that good-cause eviction protections do not affect housing development.

Sources: *Census Reporter*, Takoma Park Maryland, 2022; City of Takoma Park website, Facts and Figures; Letter of Support for Just Cause Eviction (House Bill 477) from 35 County and Municipal Elected Officials, 2024; Edward G. Goetz, [Testimony, Maryland Senate Judicial Proceedings Committee](#), [PowerPoint slides], 1/21/2025.