



PROGRESSIVE MARYLAND

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Bill Title: HB1218 - Department of Housing and Community Development - Severe Health and Safety Risk Properties - Intervention Plan

Position: SUPPORT (FAV)

To: Economic Matters Committee

From: Erica Puentes, on behalf of Progressive Maryland

Date: March 3, 2026

Dear Chair Valderrama and members of the Economic Matters Committee,

My name is Erica Puentes, and I am Legislative Coordinator for Progressive Maryland, a statewide member led advocacy organization promoting racial, social, economic, and environmental justice. Progressive Maryland has over 120,000 individual members, supporters, and organizational affiliates statewide and works alongside hundreds of community, religious, labor and other grassroots allies to educate the public and build popular support for progressive victories. A robust part of our membership is organized into various tenant associations in apartment complexes across Prince George's County and Montgomery County. Our dedication to housing justice, fairness and equity leads **Progressive Maryland to support HB1218.**

Progressive Maryland members and tenants frequently talk about their experiences dealing with substandard housing conditions due to negligent landlords. Despite multiple county level interventions, many of the buildings organized by Progressive Maryland tenant associations including the Enclave in Montgomery County, have seen little to no improvement. Landlords continue to exercise unchecked power, neglecting essential maintenance and repairs. The Enclave is a key example, as it has been on Montgomery County's "Troubled Property" list and has not even submitted its last required corrective action plan. Meanwhile, tenants continue to deal with extreme rodent, pest, and mold infestations, chronic infrastructure issues and compromised living conditions, including recurrent hot water outages, ceiling leaks and malfunctioning elevators.

These issues are so pervasive that Enclave Tenant Association members have coined the term "Housing Injustice PTSD" – the exhaustion from futile complaints and unaddressed issues. The state must be granted the power to intervene to support tenants. We encourage the Maryland General Assembly to put tenants over landlord profits and advance bills that ensure better housing conditions for Maryland residents. **We urge the Economic Matters Committee to issue a favorable report on HB1218.**