



**Testimony for the House Environment and Transportation  
Committee  
March 10, 2020**

**HB 821 – Montgomery County Stable Homes Act MC 12-20**

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**FAVORABLE**

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The ACLU of Maryland supports HB 821, which would prevent landlords in Montgomery County from evicting tenants absent just cause. This bill supports stable housing and helps ensure equitable access to housing opportunities for families, children, and residents of Montgomery County.

As housing costs rise and wages remain stagnant, it becomes more difficult for Marylanders to find safe and affordable places to live. The current allotment of affordable housing is not sufficient to meet the needs of our state. This bill provides better protections for Marylanders, particularly those who often face additional barriers to housing, including seniors, veterans, people with disabilities, and people who experience homelessness and housing insecurity.

Just cause eviction is a necessary principle to ensure that people can remain in their homes. The safeguards in this bill help ensure that all Marylanders have the same opportunity to live and raise their families in safe and healthy communities, without worrying about losing their housing.

For the foregoing reasons, we urge a favorable report on HB 821.