

CB14-2021

Sayers, Margery

From: Jessie Keller <jkeller@mmhaonline.org>
Sent: Tuesday, February 16, 2021 7:33 PM
To: CouncilMail
Subject: CB14-2021 testimony
Attachments: MMHA- Howard County- CB14 2021_.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the Howard County Council,

Please see Maryland Multi-Housing Association's attached testimony in support of CB14-2021.

Thank You,

Jessie Keller
Government and Community Affairs Manager
Maryland Multi-Housing Association
410-413-1420
www.mmhaonline.org



TO: Howard County Council

FROM: Maryland Multi-Housing Association

SUBJECT: Council Bill 14-2021

DATE: February 10, 2021

POSITION: Favorable with amendment

This testimony is offered on behalf of Maryland Multi-Housing Association (MMHA). We are a professional trade association established in 1996, whose members consists of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 556,000 residents of the State of Maryland and we have 250 associate member companies who supply goods and services to the multi-housing industry. Lastly, MMHA members manage 93 apartment communities with over 22,300 units in Howard County.

In 2018, the Howard County Council approved CB 20-2018, which established a landlord-tenant ordinance in the County. We appreciate the previous Council's time in listening to MMHA's perspective and accepting some of our suggested amendments. Unfortunately, some of policies established in CB 20-2018 have made operating rental units in Howard County more burdensome, unclear, and at times riskier due to unit-showing requirements.

CB 14-2021 addresses obstacles resulting from implementation of the 2018 legislation. The bill allows for a housing provider to collect costs incurred due to tenants' nonpayment of rent, re-standardizes the grace period for when rent is due including when a tenant is already in arrears from the previous month and ensures a housing provider's right to due process as it applies to violations from the Department of Inspections, Licenses, and Permits. CB 14-2021 allows a housing provider to show a prospective resident a substantially similar unit while still permitting review of the actual unit and select a different unit or terminate the lease before occupancy if damage is found. Importantly, this bill also reduces the milage requirement and clarifies the process for a tenant requesting to terminate their lease due to an involuntary change of employment.

The Sponsor engaged a group of stakeholders, including MMHA and other housing advocacy groups to discuss and help craft this legislation. MMHA supports the bill's provisions that allows a housing provider to collect costs they incurred because a resident did not pay rent, ensures resident safety by permitting the showing of a substantially similar unit, creates uniformity with most of MD's other jurisdictions for the grace period, and ensures a housing provider's right to due process when appealing violations. We also appreciate that the bill includes several provisions that further protect and benefit tenants, including a reduction in mileage for when a tenant can terminate a lease due to employment and the ability to terminate a lease if a dwelling unit is substandard upon inspection before occupancy. As housing providers,



MARYLAND MULTI-HOUSING ASSOCIATION, INC.

we believe CB14-2021 is necessary to better protect residents and tenants alike and facilitate residential property management in Howard County.

Thank you for your consideration and for the reasons above, MMHA requests that the Council approve this legislation with the amendment.

For more information, please contact Jessie Keller 410.413.1420



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Jessie Keller, have been duly authorized by
(name of individual)

Maryland Multi-Housing Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB14-2021 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: _____

Signature: Jessie Keller Digitally signed by Jessie Keller
Date: 2021.02.14 19:58:26 -05'00'

Date: 2/14/2021

Organization: Maryland Multi-Housing Association

Organization Address: Owings Mills, MD 21117

Owings Mills, MD 21117

Number of Members: 870

Name of Chair/President: Jamie Lubliner

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.



February 15, 2021

Liz Walsh
Opel Jones
Christiana Rigby
Deb Jung
David Yungmann

Dear Howard County Council members,

On behalf of Bridges to Housing Stability, Inc. in Howard County, I am writing in support CB14-21. Bridges to Housing Stability helps tenants find and move into safe, affordable housing, and also is a provider of forty four units of scattered site housing units.

Bridges is a member of the Howard County Association of Community Services (ACS), and greatly appreciate the Public Policy Committee of ACS being invited by Councilman Yungmann to review the bill prior to filing, and provide suggestions and opinions on wording within the changes. After meeting with Councilman Yungmann, and several email exchanges, the existing bill now provides protections for Howard County tenants as well as clarity, and reasonable expectations for property owners.

The clarity given within the bill on showing a substantially similar dwelling unit will help property owners in moving forward with renting units, yet also require that the tenant get to see a unit that has many of the same features as the one they will be renting. Also this allows the tenant to select a different unit if there is damage to the unit that they are moving into. Another good protection is providing the tenant with a copy of the rental license.

The change to Section 17.1009 (h)1 i is also a good compromise from the original bill. This maintains the protection to tenants to terminate their lease due to an involuntary change of employment, but acknowledges that an additional 50 mile commute, no matter what the current commute is, is likely a burden that will require a move.

Again, I thank Councilman Yungmann for his willingness to reach out to ACS and work with representatives from the committee that work in affordable housing during the drafting of the bill.

I hope you will support CB14-21 . Many thanks to all of you for your service to the County.

If you have any questions, please feel free to contact me anytime at 410-312-5760 ext. 117 or jennifer@bridges2hs.org

Thank you,

Jennifer Broderick, LCSW
Executive Director
Bridges to Housing Stability, Inc.
9520 Berger Rd. Suite 311
Columbia, MD, 21046



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Jessica Burgard, have been duly authorized by
(name of individual)

Howard County Indivisible to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB14-2021 to express the organization's
(bill or resolution number)

~~support for~~ / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Jessica Elizabeth Burgard

Signature: 

Date: 2/15/21

Organization: Howard County Indivisible

Organization Address: IndivisibleHoCoMd@gmail.com

IndivisibleHoCoMd@gmail.com

Number of Members: _____

Name of Chair/President: Elizabeth Kato

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.