

**HEARING NOTES**

**Bill: 21-0031**

**Landlord-Tenant - Lease Renewals**

**Committee:** Economic and Community Development

**Chaired by:** Sharon Green Middleton

**Hearing Date:** April 27, 2021

**Time (Beginning):** 2:00 PM

**Time (Ending):** 3:25 PM

**Location:** Webex Virtual Hearing

**Total Attendance:** Approximately 50 people

**Committee Members in Attendance:**

Sharon Green Middleton      John Bullock      Mark Conway  
Ryan Dorsey                      Odette Ramos      Robert Stokes

**Bill Synopsis in the file?** .....  **YES**     **NO**     **N/A**

**Attendance sheet in the file?** .....  **YES**     **NO**     **N/A**

**Agency reports read?** .....  **YES**     **NO**     **N/A**

**Hearing televised or audio-digitally recorded?**.....  **YES**     **NO**     **N/A**

**Certification of advertising/posting notices in the file?**.....  **YES**     **NO**     **N/A**

**Evidence of notification to property owners?** .....  **YES**     **NO**     **N/A**

**Final vote taken at this hearing?** .....  **YES**     **NO**     **N/A**

**Motioned by:** .....

**Seconded by:**.....

**Final Vote:** .....

**Major Speakers**

*(This is not an attendance record.)*

- Jamaal Simpson, Office of Antonio Glover
- Aaron Degraffenreidt, Office of the Council President
- Nikki Thompson, Office of the Council President
- Hilary Ruley, Law Department
- Stephanie Murdock, Department of Housing and Community Development
- Bill Wells, Housing Authority of Baltimore City
- Sabrina Tapp-Harper, Sheriff's Office

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**Major Issues Discussed**

1. Chairwoman Middleton called the hearing to order, introduced the Committee members and staff in attendance, and read the bill number, title, and purpose.
2. Jamaal Simpson, on behalf of Councilman Glover, discussed the importance of and need for the bill.
3. Representatives for City agencies summarized their agencies' written reports.
4. Hilary Ruley explained the Law Department's concerns with the bill and responded to Committee member questions.
5. Bill Wells noted that the Housing Authority had not submitted a written report because they understand there will likely be amendments. He explained that the bill could impact Housing Authority operations and asked that the Housing Authority be exempted from the bill's requirements if it is passed.
6. Sabrina Tapp-Harper read a letter from the Attorney General's Office regarding the bill and noted that the Sheriff's Office defers to the Law Department.
7. Aaron Degraffenreidt and Nikki Thompson discussed potential amendments that the President's Office is developing to address the Law Department's concerns.
8. Supporters of the bill testified that avoiding evictions helps to protect families from homelessness and reduce the spread of COVID-19, and argued that the bill does not conflict with state law.
9. Opponents of the bill testified that it would conflict with lease agreements and state law, and that 'just cause' court proceedings could adversely affect tenants.
10. Chairwoman Middleton noted that the Committee would schedule a work session on the bill at a later date and recessed the hearing.

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**Further Study**

**Was further study requested?**

**Yes**     **No**

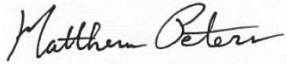
**If yes, describe.**

The Council President's Office will continue working on potential amendments to address the Law Department's concerns and the Committee will schedule a work session on the bill at a later date.

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**Committee Vote:**

D. McCray: .....  
J. Bullock: .....  
M. Conway: .....  
R. Dorsey: .....  
P. Porter: .....  
J. Torrence: .....  
I. Schleifer: .....



Matthew L. Peters, Committee Staff

Date: April 28, 2021

Cc: Bill File  
OCS Chrono File