



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 21-0036R**

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**Informational Hearing - Avoiding an Eviction Crisis**

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**Sponsor:** Councilmember Ramos

**Introduced:** April 5, 2021

**Purpose:**

For the purpose of calling for a multi-faceted and comprehensive hearing on the looming eviction crisis and what we can do to avoid it by: inviting the Executive Director of the Mayor’s Office of Children and Family Success, the Acting Commissioner of the Baltimore City Department of Housing and Community Development, and the Executive Director of the Community Action Partnership, to report on the outcomes of the Eviction Prevention Program and what more can be done; inviting representatives from the Mayor’s Office of Immigrant Affairs and the Esperanza Center to discuss the challenges renters who are immigrants are facing and provide recommendations on additional protections; and inviting representatives from the Public Justice Center and the Fair Housing Action Center of Maryland to report on evictions thus far, outline the rights of tenants now and the rights granted by new laws passed in the General Assembly and the City Council, and make recommendations for additional protections..

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**Agency Reports**

City Solicitor	Favorable
Department of Finance	
Mayor’s Office of Children and Family Success	
Department of Housing and Community Development	

Mayor's Office of Immigration Affairs	
Housing Authority of Baltimore City	

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## Analysis

### Background

There are four types of eviction cases in Maryland:

- Failure to Pay Rent - landlords believe tenants owe back rent;
- Tenant Holding Over - tenants remain on a property after a lease expires;
- Breach of Lease - tenants violate a lease; and
- Wrongful Detainer Actions - unlawful occupants of a property refuse to leave.

Due to the COVID-19 pandemic, the State of Maryland and United States Center for Disease Control and Prevention issued similar temporary eviction-related orders to protect the public health, welfare, and safety. The orders temporarily suspend the effect of certain rules and regulations of States and political subdivisions relating to evictions from residential real property and breach of leases.

Bill 21-0036R calls for a comprehensive hearing on the eviction crisis, immigrant renters, and current and new eviction and tenant rights.

### Eviction Prevention Program

The following City agencies and private organization have been invited to report on the outcomes of and to make recommendations for the Eviction Prevention Program.

- Executive Director, Mayor's Office of Children and Family Success
- Acting Commissioner, Baltimore City Department of Housing and Community Development

- Executive Director, Baltimore Community Action Partnership

### **Immigrant Renters**

The following City agencies and organizations have been invited to discuss the challenges immigrant renters face and to provide recommendations for additional protections.

- Mayor’s Office of Immigrant Affairs
- Esperanza Center

### **Eviction and Tenant Rights**

The following private organizations have been invited to report on evictions, outline current and new rights granted to tenants, and to make recommendations for additional protections.

- Public Justice Center
- Fair Housing Action Center of Maryland

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Bill 21-0036R; Federal Register - United States Center for Disease Control and Prevention; State of Maryland Executive Department Order Number 20-12-17-02

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