



February 11, 2025

The Honorable Governor Wes Moore
The Honorable Bill Ferguson, President of the Maryland Senate
The Honorable Adrienne Jones, Speaker of the Maryland House of Delegates

Dear Governor Moore, Senate President Ferguson, and House Speaker Jones:

Recognizing the devastating impact of homelessness on families and cost-savings of keeping residents housed, you prioritized a \$10 million investment in eviction prevention funds in FY 25. **Renters United Maryland and the Maryland Eviction Prevention Funds Alliance strongly urge you to reverse the proposed 50% cut to eviction prevention funds in the FY 26 budget, and restore \$10 million in total funding.**

Eviction prevention funds (emergency rental assistance pay 1-3 months of past due rent for families facing a short-term crisis — ensuring a missed month’s rent doesn’t become a catalyst for homelessness. Based on a recent study by Stout Risius & Ross, [by investing \\$10 million in FY 26, Maryland can stop the evictions of 3,747 families at the highest risk of homelessness.](#)¹

We understand that Maryland is facing a significant budget deficit, but with the Trump Administration’s drastic proposed cuts to the social safety net and assault on our basic rights, the need to maintain eviction prevention funds has never been more urgent. **Cutting eviction prevention funding will only harm residents who are living closer to the financial edge than ever and cause Maryland’s budget deficit to grow larger.** [Every dollar spent on eviction prevention saves the State \\$2.39.](#)



Preventing eviction saves the state money by reducing homelessness and state-funded safety net costs related to shelter, educating students experiencing homelessness, health care, foster care, decreased incarceration, and the economic impacts of increased employment and income stability.

Eviction Prevention Funds keep families healthy. [Numerous studies reinforce that housing is health care, particularly for children:](#) “[E]viction exposure was associated with various adverse

¹ Based on analysis in *Assessment of Maryland’s Need for Eviction Prevention Funds (EPF) and the Estimated Fiscal Impact of EPF* by Stout Risius & Ross, Dec. 19, 2023, and related MEPFA Policy Analysis, both available at <https://mdeconomy.org/eviction-prevention-funds/>

pediatric health outcomes, including preterm birth, low birthweight, lower neuropsychological scores, and worse parent rated child health.”²

Eviction Prevention Funds help right past racial wrongs. Maryland’s long history of housing segregation and other discriminatory policies mean that Black and Brown Marylanders are much more likely to be at risk of eviction. [73% of households obtaining eviction prevention funds in Maryland identified as Black.](#)

[Almost 50% of Maryland renters are housing cost burdened – including 25% of renters who pay over half of their income toward rent.](#) Evictions throughout the state are rising back to pre-pandemic levels (21,284 in FY 24). When these families experience any disruption in income, they quickly face an eviction action and potential spiral into poverty and homelessness.

Eviction Prevention Funds Keep Families Financially Stable. According to Matthew Desmond, working renters who lose their homes are 11% to 22% more likely to lose their jobs. Precarious low-wage or “gig” work with little paid leave and few protections from termination often does not provide workers with the time needed to deal with housing instability.³ Keeping renters in their homes increases their ability to keep their jobs and stay out of poverty.

We applaud the State’s \$5 million proposed investment in the Eviction Prevention Funds in Community Schools program enacted in 2024. However, failing to renew the additional \$5 million in less restricted eviction prevention funds should not be an option. We appreciate your commitment to leaving no one behind and urge you to add \$5 million to FY 26 for eviction prevention funds to maintain the \$10 million total from FY 25. Thank you for your consideration.

Respectfully,

Maryland Eviction Prevention Funds Alliance and Renters United Maryland

cc:

Hon. Helene Grady, Secretary of Budget & Management

Hon. Jake Day, Secretary of Department of Housing and Community Development

Sen. Guy Guzzone, Chair, Senate Budget and Taxation Committee

Del. Ben Barnes, Chair, House Appropriations Committee

Renters United Maryland is a statewide coalition of renters, organizers, community members, and advocates leading the fight for safe, fair, affordable rental housing for all Marylanders. Our members include: CASA, Progressive Maryland, Public Justice Center, Jews United for Justice, Economic Action Maryland, NAACP of Maryland, Maryland Legal Aid, Chesapeake Physicians for Social Responsibility, Santoni, Vocci & Ortega, Md. Center on Economic Policy, Community Development Network of Maryland, Pro Bono Resource Center, Community Legal Services, CASH Campaign, SEIU 1199, Homeless Persons Representation Project, NAACP Legal Defense Fund, Disability Rights MD, Baltimore Renters United, Health Care for the Homeless, Catholic Charities of Baltimore, Advance Maryland, Shore Legal, EveryDay Canvassing.

Md. Eviction Prevention Funds Alliance includes many of the same members as RUM in addition to other social services providers and advocates.

² Bruce Ramphal, et al., Evictions and Infant and Child Health Outcomes: A Systematic Review, The Journal of the American Medical Association Network, Apr. 11, 2023.

<https://jamanetwork.com/journals/jamanetworkopen/article-abstract/2803667>

³ Matthew Desmond and Carl Gershenson, Housing and Employment Insecurity among the Working Poor, Social Problems, Vol. 63 (2016).