



May 21, 2024

Re: Testimony in Support of SB 245

To Chair Reynolds, Vice Chair Johnson, and members of the Senate Select Committee on Housing:

Thank you for the opportunity to provide tenant testimony on SB 245, to provide representation for low-income tenants facing eviction.

The Dayton Tenant Union is a collection of tenants, residents and community members dedicated to advocating for tenant rights. We provide resources and support for tenants, including connecting them with attorneys, educating them about their rights, and advocating for improved housing policies throughout Montgomery County. We believe that everyone deserves a safe and stable home, and we work to make that a reality for all. We believe in elevating tenant voices and empowering impacted people to be participants in the processes and policies that impact their lives.

The members of the Dayton Tenant Union are reflective of the experiences and backgrounds of tenants and community members ranging from those who are working to age in a place, to people living on their own for the first time. Our members represent the experiences of people who are often not involved in the processes, policies and decisions that impact their lives. Housing impacts everything. Early childhood education, mental health, fetal and maternal health, food access, incarceration and crime rates, life expectancy, workforce opportunities, pathways to wealth and sustainability are all subject to the stability of housing opportunities for families.

SB245 is a step in the right direction to begin to cure the urgent issue of housing in our communities.

The recommended ability to provide tenants additional time to stay housed or be rehoused can move efforts effectively in improvement of eviction rates and resulting family and societal outcomes. It allows tenants more time to make more calculated decisions for their next housing chapter. In addition, the value and effectiveness of access to counsel for tenants and supporting municipalities is undeniable. An access to counsel is not only proven to produce better outcomes for families but provides a cost savings to all parties involved.

We have seen the first-hand experience and impact that an attorney has on tenants and family outcomes in our county and recognize that housing challenges are persistent across our nation. SB245 provides pathways forward to take intentional policy action to move toward these improvements on intended outcomes.



Thank you for the proposed step in the right direction. Residents, constituents, tenants, stakeholders and community members are encouraged by action toward improving communities and outcomes for all its members.

Sincerely,

The Dayton Tenant Union