

**Adam Diamond_Bill 16-23_Support
Takoma Park**

**TESTIMONY IN SUPPORT OF THE HOME ACT, BILL 16-23;
AND IN OPPOSITION TO THE 'ANTI-RENT GOUGING' BILL 15-23**

I have lived in Takoma Park for over 15 years and greatly appreciate the value that affordable rental housing has for a community's stability and well-being. I am very concerned that housing is becoming increasingly unaffordable in Montgomery County, which is why I strongly urge the County Council to pass the HOME Act, Bill 16-23. Passing this bill into law will go a long way toward stabilizing housing for the 1/3 of Montgomery County residents that rent. It will provide significant protections against high rent increases that can effectively serve as eviction notices.

At the same time, I strongly oppose Bill 15-23, which is essentially legally approving of sky high rent increases. If passed, there would be no recourse for hundreds of thousands of renters when faced with landlords that want to raise their rent 15% or more a year. It would basically do nothing to stop rent gouging.

The Council needs to pass the HOME Act as soon as possible, with a cap on increases of no more than 3% annually. This will help provide the stability renters need, and help maintain quality of life for many Montgomery County residents. We are living through difficult times and it is the job of government to do all it can do to protect the most vulnerable among us. Renters must be protected from excessive rent increases.

Sincerely,

Adam Diamond

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