

Eli Wykell
Takoma Park

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

I am Eli Wykell, a 5 year resident of Montgomery County, Takoma Park, District 4. Out of deep concern for my fellow citizens as well as the social and economic well-being of Montgomery County, I'm testifying in support of the HOME Act, Bill 16-23.

Rent stabilization in name only is morally and economically wrong. With reasonable exceptions only, the rent stabilization cap should not exceed 3%.

Real rent control, with reasonable rent increases have been a success across the Country. Just across the border in D.C. development after development goes up. With reasonable exceptions, instead of an ill-fitting rule that benefits nearly zero renters, growth and affordability can be addressed with thoughtful legislation.

In contrast, an 8% rent cap is no rent cap at all. It would benefit a microscopic number of renters in a county where most people are rent burdened. Such a cynical giveaway to developers is beneath this Council. Real people, families, children, the workers who are the backbone to our thriving economy are suffering. Please be the thoughtful compassionate leaders we elected you to be. Please enact meaningful limits on rent increases. Please stabilize rent at 3%.