

Mimi Pham
Takoma Park, MD

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

Dear Council Members,

My name is Mimi Pham, and I live in District 4 of Montgomery County. I am testifying because I support the **HOME Act, Bill 16-23**. I believe everyone deserves a safe and stable home, and that means living without the fear of eviction due to high rent increases.

I am asking the Council to support the **HOME Act, Bill 16-23** and pass rent stabilization with a cap no higher than 3%.

As a renter for all of my adult life, I have had to continuously move out of my community due to annual rent increases. I recently moved to Takoma Park three months ago from a high rent district, and am lucky enough to currently live in a rent-stablized area closer to my job. That said, I believe everyone deserves the right to live and settle in communities that they've built, and rent stablization will give them the security to do so. I know of friends and family members who have been affected physically and emotionally from moving due to rent non-stablization policies. Rent stablization helps marginalized racial groups who are constantly impacted by unfair housing policies, such as Bill 15-23.

Passing the **HOME Act, Bill 16-23** is not about taking sides, but about empowering voices that are largely marginalized. I am demanding that the Council to vote yes on the **HOME Act, Bill 16-23** and pass rent stablization with a cap no higher than 3%.

Sincerely,
Mimi Pham