

**Peter Altman
Rockville, MD
March 21, 2023**

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

My name is Peter Altman, and I have lived in District 3 in Montgomery County for twenty years. I own my home, but I consider affordable housing to be essential to a fair, racially just and harmonious society. The runaway rents we are seeing across the county affect all of us, whether renters or owners:

- 50% of renters are cost-burdened, meaning they spend a third or more of their income on rent, making it more difficult to meet other obligations of raising a health family.
- When 60% of MCEA members can't afford to put down roots in our communities, our schools and students bear the cost.
- People who face eviction in Rent Court are overwhelmingly Black women, households with minor children, and people who do not receive a housing subsidy.
- Housing insecurity also disproportionately impacts immigrants and trans and disabled people, as well as renters who live at or below the poverty line, earn a fixed or limited income, or did not qualify for rental assistance because they could not prove pandemic-related loss of income.

That's why I SUPPORT permanent rent stabilization legislation as laid out in Bill 16-23, known as the HOME Act.

The bill caps annual rent increases to match the Voluntary Rent Guidelines or 3%, whichever is lower. It also guarantees fair return for developers and exempts deeply affordable housing, places of worship, and new construction for 10 years.

Councilmembers, especially Sidney Katz (my rep) and other at-large members, please SUPPORT the HOME Act fully.

The competing legislation (Bill 15-23) fails to adequately protect renters. It would effectively codify double-digit rent annual increases, does not meet the needs of renters and will result in significant displacement of families.

Councilmembers, especially Sidney Katz (my rep) and other at-large members, please OPPOSE Bill 15-23.

Thank you for your time and consideration,

Sincerely,

Peter Altman

[REDACTED]

[REDACTED]