

March 25, 2023

Merlin Rodriguez
[REDACTED]
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Montgomery County Council
100 Maryland Ave,
Rockville, MD 20850

Dear Montgomery County Council

I have been a resident of Silver Spring for over 20 years and am concerned about maintaining affordable rents in Montgomery County. As such, I am writing to ask for your support in securing bill 15-23, the "anti-gouging" bill being proposed by councilmember Natali Fani-González, which caps new increases at 8% plus inflation, modeled after Oregon's law in 2019.

Recently, rents in Montgomery County have far exceeded the rate of inflation and many residents are feeling the pressure, so we need an action plan from the county to protect renters from extremely high rent increases and help on the challenge of new housing in the future.


As the current trend is unsustainable for many renters in Montgomery County, it is important to seek some sort of rent increase limit for all residents, not just those covered under the previous and current affordable housing agreements.

The proposed bill 15-23 from Councilmember Fani-González is balanced and responsible because it takes into account the need to increase new housing going forward and, at the same time, it prevents merciless landlords from dramatic rent increases.

I support the law also because it provides \$30M in direct aid to renters in low-income areas of the county, \$4.5M in aid to low-income first time buyers and home-owners facing risks of losing their houses and strengthens the fund the county uses to buy more affordable housing.

As a resident and professional in the real estate market for over 25 years, I think this law will have a positive effect on renters, developers and the local economy in the long-run, therefore I kindly ask the council to vote and approve bill 15-23 from Councilmember Fani-González.

Sincerely,



Merlin Rodriguez

The rent stabilization bill, officially known as Senate Bill 608, was signed into law by Governor Kate Brown in February 2019. The bill provides a statewide cap on rent increases and limits the reasons for which landlords can evict their tenants.

Under the new law, landlords are not allowed to increase rent by more than 7% plus the change in the consumer price index (CPI) per year. They also must give tenants a 90-day notice before raising rent. In addition, landlords must give tenants a reason for any eviction notices, and tenants have the right to appeal an eviction.

The bill has received support from advocates for affordable housing, as well as some landlords and property owners who see it as a way to provide stability for their tenants and avoid the negative impacts of rapidly increasing rent prices.

Overall, supporters of the rent stabilization bill argue that it is a necessary step in protecting renters from arbitrary rent increases and unjust evictions, and in ensuring that all Oregonians have access to safe, stable, and affordable housing.

I hope that helps provide some context and information regarding the rent stabilization bill in Oregon!