



March 21st, 2023

100 Maryland Ave,
Rockville, MD 20850

Dear Council,

My name is Jessica Guerrero. I am a Montgomery County resident and a mother of two. I reside in the Rock Creek Apartments in Rockville. If the complex sounds familiar, it was the site of a flash flood that displaced 150 tenants and claimed the life of a young man who saved his mother from certain death.

Aside from the tragic flood incident last year that had multiple warning signs, my family and I, along with my fellow neighbors, have been subject to deplorable conditions. But this is nothing new. These are ongoing maintenance issues that tenants have long been fighting well before the pandemic. These issues include mold, mice and cockroach infestation, plumbing issues, and much more. Too often, our concerns go unheard, leaving many of us to accept living in hazardous health conditions. Many of us, including my family, have children with asthma who cannot be subjected to dangerous health conditions.

But with **soaring rental prices** and minimal affordable housing, most black and brown communities like mine have no choice but to stay, leaving our fate in the hands of our landlord. The worst part is that our landlord has raised our rent by an average of 4-7%. So we are paying nearly \$2,000 monthly to live in deplorable conditions. **THAT IS NOT JUST!**

I am writing to say that black and brown communities like mine deserve better!

Immigrant communities deserve better!

Families deserve Better!

And above all else! Our Children deserve better!

The county must stop failing its residents when they need government the most.

I stand with hundreds of renters who say THE TIME IS LONG OVERDUE FOR PERMANENT RENT STABILIZATION! I urge all of you to Support **Bill 16-23**. The bill is reasonable and would bring much-needed relief and stability to many families.

Sincerely,

Jessica