

Dear Council Members:

My name is Nancy Abbott Young. I was born in Takoma Park and have been a Montgomery County resident much of my life. I am writing to support the Home Act (16-23) and to speak against the "Anti-Rent Gouging Protections" Bill (15-23).

In 2014, I moved into my apartment in Silver Spring so I could walk to my management job at Discovery Communications and enjoy the many advantages of living in downtown Silver Spring. Flash forward: Discovery moved out of Montgomery County. There was a pandemic. Downtown Silver Spring changed drastically.

Despite these problems, I have held onto my Colesville Towers apartment ... until now.

In June of 2022, I opted for a short-term lease. I immediately incurred a \$200 per month rent increase (10%) by changing the term period of my lease. Six months later, in December, I received a second rent increase: an additional \$150 per month! I was told by Ross Property Management that because I am on a *short-term lease*, they can increase my rent at any time, to any amount, in any percentage, without any notification. I'm currently appealing to OLTA for clarification regarding such outrageous rent increases on short-term leases.

Further, there are serious and ongoing issues with property maintenance and public safety. In sum, our rents are going up in our large multi-residential building but the quality of life is going down.

Long-term responsible tenants in downtown Silver Spring like me are now actively being pushed out of Montgomery County. Many of my neighbors in Colesville Towers, especially seniors, have already been driven out by rising rents, property management issues, and public safety concerns.

The Anti-Rent Gouging Protections 15-23 bill will only exacerbate these issues. **The Home Act 16-23 promises some hope to responsible renters *including many, many seniors*** who can no longer afford to absorb the cavalier rent increases being unjustly thrown at us in

Montgomery County during this difficult time under the ruse of increasing "affordable housing stock" in the abstract future.

Thank you for your consideration.

Sincerely,

Nancy Abbott Young

[REDACTED]

[REDACTED]