

Testimony re: Bill 22023/Zoning Bill 23-04

Greetings Montgomery County Council,

I am resident of downtown Silver Spring, MD and an AirBnB Host. I rent the basement of my home. While I'm not a tenant renting, which is what the bill is intending to prohibit, I am an advocate for helping folks in our community earn income to create ease in their lives.

I have owned my home for nearly 10 years. I became an AirBnB host about 5 years ago. I had started my own consulting business and needed additional income. I was also teaching part time. I really wanted to ensure that I could pay my bills and save for my future. Being an AirBnB host has helped me in so many ways. Additionally, it has helped others. During COVID I was able to work on an AirBnB program that provided discounts to traveling nurses. I hosted 3 nurses who worked at various hospitals including Holy Cross.

In the future, I hope to build an ADU for my mother, also a Montgomery County resident living in the White Oak section of Silver Spring.

I ask the council to reconsider these restrictions. If a tenant has landlord permission and follows the county and AirBnB guidelines, hosting guests can be a seamless experience. Creating caps on how many nights to rent simply restricts income opportunities. I completely understand there are people who are buying residences simply for short-term rentals.

Thank you for your time.

Angela Rakis