

March 18, 2025

Montgomery County Council Office Building

100 Maryland Ave 3rd floor

Rockville, MD 20805

Testimony for Demolition Tax for Affordable Housing Production

Dear Montgomery County Council members,

Hello, my name is Ebony Cox, and my journey has brought me back to Montgomery County after living in Las Vegas, Nevada, where I faced significant challenges. Thanks to Mr. Tino Fragale, for referring me to the Laureate. I found refuge and am now proud to call The Laureate in Derwood, Maryland, my home. Which has been funded by the Housing Production Fund (HPF). I am writing to express my enthusiastic support for Bill 5-25, the Demolition Tax for Affordable Housing Production.

This legislation is not just beneficial—it's essential for empowering participants in the Section 8 program to achieve the dream of homeownership and access premium properties like The Laureate, managed by Bozzuto. I eagerly anticipate the opportunities this bill will unlock for Section 8 participants and our broader community. Like many others, I dream of owning my own home, ideally one managed by Bozzuto. I am confident that this legislation will be instrumental in addressing Montgomery County's challenges with destabilized properties, ultimately leading to improved living conditions and a stronger community for all residents.

The Laureate is an extraordinary place to call home, The dedicated staff go above and beyond to support residents, and the maintenance team ensures our facilities are well kept and functional. As a pet-friendly community, The Laureate creates an inviting environment for leisurely strolls through beautifully landscaped grounds and sophisticated architecture. I personally treasure the clubhouse for movie nights—especially when it's not booked—where I can unwind by the fireplace and engage in various projects. The availability of private offices for virtual meetings allows residents to

work efficiently, and let's not forget the allure of 15 complimentary cups of coffee, which add to the sense of community. Looking ahead at The Laureate, I am genuinely excited about the positive changes that Bill 5-25 could bring to our community. I believe we should invest more in this vital fund because together, we can advocate for a brighter future, ensuring that everyone has the opportunity to thrive. Let's take this step forward and create a lasting impact on our community!

Ebony Cox

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