

Dear County Council Members:

I am writing to you in support of Expedited Bill 22-22, Landlord-Tenant Relations – Limitations on Rent Increases.

As a renter in Silver Spring, this bill affects me very personally. Recently my property manager provided my partner and I options to renew our lease. The terms offered included rent increases ranging from 9.99% to 19.99%. This would result in an increase in the monthly rent by about \$200 to \$400. This is something not sustainable for us, and while we can make due with this increase, we are now making plans to move elsewhere because the situation is not sustainable for us.

While my partner and I have the good fortune to be paid enough to meet these increases, many in the county do not. I have friends who have already moved because of these rent increases or are already in the process of trying to find somewhere else to live because they can no longer afford to live in their homes.

We have been in the middle of a housing crisis for years, and we are now facing an intensifying epidemic of displacement.

I believe this bill should be passed—it is absolutely necessary—but the council needs to take further action. This rent crisis only demonstrates how bad the housing crisis is, and we can no longer afford to wait for some potential “better time” to address the county’s problems with housing. Landlords and property managers need the predictability of an established policy rather than the turmoil of hastily put together emergency legislation. Renters need the security of rent stability policy that is not temporary. While this bill applies retroactively, people’s lives have already been upturned by the massive increases in rents landlords are offering as part of lease renewals. Landlords and property managers need the predictability of an established policy rather than the turmoil of hastily put together emergency legislation. We need long-term policies promoting the development of new affordable housing.

Please pass Expedited Bill 22-22 and then expedite work on a long-term rent stabilization policy and policy to create new affordable housing for when this bill expires.

Thank you,

Benjamin Bradley
Downtown Silver Spring