

Danielle Herrmann

Silver Spring, MD

TESTIMONY IN SUPPORT OF EXPEDITED BILL 22-22

Landlord - Tenant Relations - Limitations on Rent Increases

My name is Danielle Herrmann, and I am a tenant living in a multifamily dwelling near downtown Silver Spring. **I am submitting this testimony in support of Bill 22-22, Landlord - Tenant Relations - Limitations on Rent Increases.** My rent is \$2095 per month excluding the costs for gas, water, and parking. As a senior citizen with kidney disease, I am immunocompromised. Yet due to high rents, I cannot afford to stop working. Despite being a tenant in good standing and having paid over \$25,000 so far in rent, I live in substandard dangerous conditions.

When I moved here a year ago to be near family and to medically isolate from the ongoing COVID pandemic, I never fathomed my life and financial wellbeing would be at risk due to the lack of safe and affordable housing in Montgomery County. My doctor has informed me I must move because I contracted roach related asthma. He also fears that, due to property mismanagement, I'll sustain injury to my remaining kidney function from roach and mold related diseases and repeated exposure to pesticides. Finding affordable housing as an elderly person with serious medical conditions during the pandemic, when there are no guardrails regarding the rising cost of rentals, has been a nightmare. The other tenants are faring no better by staying. They're terrified of rent increases with no limits and fear retaliation if they speak up regarding the situation.

I'm also a social worker for whom navigating housing resources should be easy - at least, easier. Yet the search has been arduous and exhausting. What type of community is Montgomery County creating if it does not address the suffering of those of us living with housing insecurity,

which is even more pronounced for our county's BIPOC, disabled, and low-income communities?

There is a movement of tenants and supporters demanding change. I ask that Montgomery County leadership step up to pass the critical protections we need to prevent struggles like mine from continuing. **I urge the Council to use its power to keep people housed by supporting Bill 22-22.**