

**Comment on Revitalization for Troubled and Distressed Common Ownership Communities (P762504)**

My name is Kirsten Peterson and I am writing in support of the proposed “Revitalization for Troubled and Distressed Common Ownership Communities” (P762504) project.

I am a resident of the Americana Finnmark Condo Community in Silver Spring, which was built in 1967 and has since hosted thousands of families who own and rent in the community. Notably, Americana Finnmark is one of the few communities close to public transportation in Montgomery County that is affordable to first time homebuyers, families, and residents who wish to age in place.

Americana Finnmark’s facilities are aging, and our most recent reserve study has highlighted multiple structural issues that require immediate attention. These issues include aging pipes connected to an outdated central plant, inadequate storm water management, waterproofing issues which have led to mold, and deteriorating stairs and landings.

The severity and number of major projects have placed residents under significant financial burden, with double digit increases to AF condo fees over the past 3 years. Without assistance through loans like the one proposed under the Revitalization for Troubled and Distressed Common Ownership Communities program, it is likely that residents will lose their homes given the financial demands through no fault of their own. With skyhigh interest rates and ongoing structural failures, our community needs all the help we can get, which is why I strongly encourage the County to enact this program.

Best Regards,  
Kirsten Peterson

