

Minutes 5/15/2023

Wayne Jacas opened meeting

Roll call

Minutes from March 20th meeting to be approved at the next meeting so that Board members can review

Police Reports:

Liz Hattenberg: Rockville Dist. - Event in Rockville Flyer shared

Cmdr Edward Pallas 5th Dist. - Friday night car break-in - Observation (juvenile caught)

Shoplifting Wine/beer - with gun (man caught)

Cmdr Eric Stancliff 6th dist - apartment issues group/caught armed with guns & drugs, community project Walnut Hills Shopping Ctr - homeless camps, working with Gaithersburg City and other community help with little working now using enforcement to help and resolve by getting them help through criminal charges

Questions to officers: loud noise, QO library, pedestrian hit/incidents around SV, & school security issues w/o SROs

County Council Updates:

Hope Klein - CM Glass:

Budget voting, attend ribbon cutting for EV transportation - working on carbon footprint,

Doug Wallick - CM Luedtke - meeting at Damacus HS- improvement delayed again - oldest in county or one of them, report approve recordation tax increase to cover improvements in Damascus, use of overage of covid fund to help with homeowner assistance; airpark est committee to address noise and safety (June 13th public hearing);

Craig Wilson CM Balcombe - Budget work; update tomorrow voting on bill3022 - building and demolitions closing loophole of builder tearing down home and not classifying those appropriately

Mayra Bayonet from Cm Gabe Albornoz - Budget work and information for the upcoming vote

Topic: Bill 16-23, Landlord-Tenant Relations – Rent Stabilization (The HOME Act)" guest speakers:

Michelle Whittaker, Chief of Staff, Council member Will Jawando, Councilmember At Large and Lead

Overview :

- Housing Opportunity, Mobility, and Equity (HOME) Act, introduced by Council members Will Jawando (D) and Kristin Mink
- The bill caps annual rent increases at 3% or to match the Voluntary Rent Guidelines, an annual figure set by the county government — whichever is lower.
- Exempt new construction for 10 years, allow increase for capital improvements
- We must do everything we can to keep those who live in our county housed. Moving is disruptive for children and workers, dangerous for the elderly and disabled, and costly for anyone. And high rent increases disproportionately affect the most precarious populations, including low-wealth households and people of color. Rent stabilization is necessary to bring stability and predictability.
- Rent stability and predictability are vital for renters and beneficial to commercial lenders and developers.

Bill Sponsor; William Roberts, Esq, Chair/Treasurer, Montgomery County Renters Alliance, Inc.

- Renters alliance Board - we are only board Nonprofit for tenant outreach we partner with

county and other outreach services to help tenants understand eviction, rent increases and from policy perspective feel that rent stabilization should be on the table to help with the affordable housing crisis

- Crisis ? Why? Renters almost 40% of county.....upcounty many tenants will be positively impacted by this bill
- Some landlords increase can be reasonable (2%-3%) but there are many outliers who rent gauge with increase in double digit
- We need to help and assist for those who can no longer afford because of the gauging and forcing migration which destabilizes the communities;
- Community Stability and you have to balance landlord rights with tenant rights

Board Questions: Continue the open conversation with Michelle Whittaker and Will Roberts
Community concerns: Will Roberts - Please engage and support the conversation regarding the dangerous intersection at Wisteria and Great Seneca - 15y/o passed away after being hit in the intersection.

Airpark support - will the Board write a letter?

Greg Wims - Director Report

County Exec has made budgetary arrangements to cover the needed weekend food distribution for over 2000 hungry students after being in jeopardy of losing these.

Wayne Jacas called for adjournment of meeting.