

LARA WEISIGER

From: James Hudkins <jimhudkinscpa@gmail.com>
Sent: Sunday, June 02, 2019 3:04 AM
To: LARA WEISIGER; Marilyn Schumacher; James Hudkins
Subject: Rent Control

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Lara Weisiger, City Clerk,

This email is to contribute my thoughts on the Rent Control Issue. I favor Open Government and Sunshine Ordinances.

What I read about Just Cause Eviction bills is an injustice. We must have equal treatment under the law. The same rules must apply to everyone. If a Tenant can leave for any or no reason a Landlord should be able to take back their own property for any or no reason. People do want housing, but it is not a right under the Constitution which is protected as being able to be enforced upon others. We all need food, but we can't force a restaurant or supermarket to give it to us.

When things are Socialized it makes them cheaper but also unavailable. If rents are held down and tenants can stay they have no incentive to move. Someone else who will pay more is denied that place to live. If rents are held down it surely decreases the ability and reason for people to maintain or build housing. Then under Rent Control Housing becomes less available and not easier to get. Rent control impoverishes Landlords and leads to buildings being abandoned and burned down. This has happened in other places.

New York and San Fransisco have Rent Control and they have very expensive rents and very short supply of vacancies. New York does not even have the Rent Control like they used to. It did not work and they know it. Rent Control has not worked. To the extent it works it creates an opportunity for corruption of Rent Control Fraud.

Limiting the right to evict is like if you lend me your bicycle because I need it to ride to work. Then when you ask me to return it, because it's yours and you want it back, I can refuse. I could refuse unless you come with a good enough reason. If that can happen you will not be wiling or able to help others with your extra bike.

Please do not retain Rent Control. It is unfair and does not help the City. It has failed elsewhere.

Yours truly,

James A. Hudkins