

Rosenberg Corey

From: Sherry Zalabak <sherZ@comcast.net>
Sent: Friday, May 05, 2017 4:24 PM
To: SHS Exhibits
Subject: I am opposed to HB 2004-A

I am opposed to the above bill. I fled the San Francisco Bay Area because of the contentious and unfair nature of Rent Control and it's effect of eliminating a significant portion of Bay Area Housing. I have been both a tenant and a landlord and can personally attest to the fact that control of private property has been effectively delivered to tenants. I became the owner of a duplex in Ashland, Ore in 2016. My desire is to split my time between Calif and Oregon. The changes proposed in HB 2004-A will prohibit me from renting my property to others. As I understand the Bill I am not entitled to re-occupy my property unless it is my primary residence which it is not. The right to re-occupy my property does not qualify as a "just cause" to terminate a tenancy. There are many of us in Ashland who live elsewhere for parts of the year and are able to provide essential housing to others in our absence. This Bill will surely eliminate all of those rentals.

Secondly, the Bill permits the implementation of a rent stabilization program. This has been a failure in the Bay Area. It has made enemies of landlords and tenants. The inequity inherent in the law provides rent subsidies to tenants by controlling the return on investment of property owners. Therefore the lucky few that have very low rent "never" move; thereby reducing available housing. I contend that almost a third of those lucky few are not single mothers making minimum wage, but rather professionals enjoying vacations, new cars and the luxuries of life. I should also include part-time yoga instructors and tennis teachers. They have been my former tenants thanks to the windfall of rent control.

It is essential that affordable housing be reserved for those that legitimately qualify for housing subsidies and that said subsidies be collected from the general population as are other subsidized programs such as food stamps, health clinics, disability and social security insurance. I see no examples of business owners of grocery stores, car repair shops, restaurants, hardware and clothing stores subsidizing their neighbors. Where is the fairness here? I sacrificed my entire life to be comfortable in my old age. I have provided and maintained housing for countless families through the years. Is it fair to ask me to subsidize others when I need it as much or more than they do?

Sharon Burks

The only available housing in the Bay Area is units that have been placed into service after 1995 and are therefor exempt the rent controls.