

## **Rent Control Basic Beliefs**

- a) That rent control is consumer protection legislation subject to the existence of a housing emergency which no longer exists;
- b) That contemporary rent control ordinances in similar communities have evolved to reflect the current fiscal, housing and business environments;
- c) That the proven effect of rent control laws is to transfer property tax burdens from multi-family to single-family home owners but not other commercial property owners;
- d) That affordable housing is a worthy social objective, but that rent control is proven to be ineffective at creating or maintaining affordable housing, and that its rewards do not reach the intended beneficiaries;
- e) That the intended beneficiaries of the rent leveling ordinance may be protected based on the tenure of their residency; but that new residents who have not earned the status should not be granted;
- f) That the health of the housing stock is threatened by limiting the income of properties to a point where their upkeep is not practical for the owner;
- g) That current annual increases do not permit energy or insurance pass throughs, resulting in an effective property taking and a multi-family property tax appeal spiral;
- h) That restricting rents can lead to condominium conversion and an effective reduction in affordable housing;
- i) That the administration of the rent leveling ordinance should not be unduly burdensome to the city or the property owners;
- j) That violators of the rent leveling ordinance should be subject to penalty of under the law.