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These included:-

- Reliance solely on telephone interviews, dirth of information on foreign language-speaking tenants, immigrants, & families in crisis who secretly moved
- No allowance made for Section 8 as a separate category---so it seems..
- No introduction of CHA statistics on difficulty of Section 8 tenants finding

The net impact apartments in which to use them.

-85% and 40% are dramatic and disruptive median rent increases for vacated units and sitting tenants, respectively, .. but our experience is that, for sitting tenants the increases were 55% (Average was 80%)--we handed out information substantiating our claim covering 212 families that we worked with.

-Looking at increases for sitting tenants combines tenants who were paying relatively low rent control rents and those paying much higher. Some rent controlled rents were 700-1000/mo. Both might go to market rate, but the implications of the different % increase are not the same

-Eastern part of city has not yet been fully hit with results of the end of rent control, therefore, can't generalize rent increases and move outs for whole city

-Aggressive landlords raise rents more; less aggressive owners might ultimately sell to the more aggressive as they get offered prices "they can't refuse". Thus, *These* statistics mask the ultimate effects of the end of rent control.

The net impact of these problems with both the study and the analysis of the results is to underestimate the negative impacts on poor & working class tenants & to minimize the resultant blow to the city council's stated goal of preserving economic diversity.

What the City Should do in light of these observations

1. Update report at some future date when effects are more complete
2. Ask for Foreign language and immigrant sensitive addenda
3. Factor in direct experience of service providers, school department, and community organizations
4. Document difficulty of Sec. 8 tenants finding apartments in which to use them--% of Sec. 8 tenants who found housing in 1994, compared with 1997, for example.
--Number of landlords who made initial request for cancellation of Sec.8's "due to business reasons"
5. The current level of city funding for protecting and increasing the supply of permanently affordable housing should be increased to \$10 M per year. *(from 4.5M)*
-Asst. City Manager Jim Maloney should appear before the council to explain how far above expectations the increases in tax revenue (from the end of rent control) are
6. New Lease, Legal Services, and Aggressive Acquisitions of formerly rent controlled buildings should continue unabated and enhanced
7. Public housing tenant advocate should be hired...to work with Sec.8 and development-based tenants
8. Additional efforts should be made to pass Home Rule petitions on Expiring Use Buildings, and a Real Estate Transfer Tax; as well as local passage of Condominium Control.

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Consent Communication #13

S 838

A communication was received
from Bill Cavelini, Speridakis
Terrance, regarding negative
effect of the end of Rent
Control.

In City Council April 6, 1998

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