

Madalyn Letellier

From: Carol [REDACTED]
Sent: Monday, July 24, 2023 7:43 PM
To: Public Comments; All City Council; Mayor
Subject: Fw: rent control

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To all of the city council and mayor.

First if all, I think that the city council constantly looks for ways to use the Home Rule petition to not take the true public pulse of this city. When I visited the meeting site on this past Thursday, I was dismayed at the lack of attendees. Someone commented that the meeting notice had been sent out 2 weeks ago. I beg to differ, I went through all my emails, and I did not get the notice until 7/18. Very short notice. I have to believe that this was done purposely. On top of that, this is being done in the middle of summer when a lot of people are on vacation. How do you honestly expect to get an honest turnout with such tactics. I learned that the landlords meeting was interrupted by the opposing audience, and they had to be asked to stop or be rejected. Will the landlords get a chance to speak at the tenants meeting? I can see why you would not want to have both groups together, but this idea will create more city wide division.

Sincerely,

Carol Rego
Homeowner

Here is a copy of my thought as presented on 7/20/23

----- Forwarded Message -----

From: Carol [REDACTED]
To: CAROL REGO [REDACTED]
Sent: Thursday, July 20, 2023 at 04:40:12 PM EDT
Subject: rent control

To whom it may concern,

I am a Somerville resident and I own only the house that I live in.

I am not in favor of rent control. As it may be a noble ideal, it has been tried in the past and rejected by MA voters in 1995. After seeing what it did in Cambridge to the housing shortage and declining values. This idea should be rejected. Even Cambridge got rid of it in 1995.

1 It discourages investment and maintenance. If you are not getting enough rent to cover the mortgage, ever increasing real estate taxes, maintenance, and the ever increasing water and sewer bills. How do you justify freezing or lowering rents. I would not be able to afford to continue upgrades

to my apartment. This will lead to declines in the housing stock and quality of housing. This will negatively impact the neighborhoods and desirability. Property values will drop, but will my taxes decrease?

2 Rent control does not create an incentive for landlords to offer apartments that no longer support the building costs. Homeowners would consider taking the apartment off the market, condo conversion, or other methods that keep the apartment out of the housing supply. This would exacerbate the housing shortage. Leads to already long lists for affordable housing, leaving tenant with less options.

3 Existing tenants would be provided with below market rents, discouraging newcomers who will face inflated rental prices due to a limited supply. Most economic majors agree with this. The housing market will be stalled. crippling the real estate market.

4 It creates a financial burden to home owners/ landlords who are expected to keep and maintain the property leading to neglect. Rent control discourages investments that does not respond to the market. If the rent is too high, the apartment remains empty until the rent equilibrates with the area or economy. It will discourage developers to create more housing. How is this a win win?

5 It would discourage landlords from accommodating individual tenant needs for upgrades based on property upgrades or amenities.

6 How do you expect the elderly or disabled landowner from enjoying the income from an apartment that they use to support themselves?

7 Do you want all of us to cash out and leave?