

Seattle City Clerk's Office

Comptroller File

212949

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212-949

MC 5-53 L. B. H. CO. 6827

CHAIRMAN

CHAIRMAN

To which was referred the within
would respectfully report that we have considered the same and respectfully recommend that

Mr. President:
Your
Committee

REPORT OF COMMITTEE

FILE NO. 212949

Protest
OF

Mrs. Richard E. Storch, et al., against
proposal to remove rent controls in
Seattle area.

FILED July 13, 1951

W. C. THOMAS
CITY COMPTROLLER AND CITY CLERK

BY *John F. Feaster* DEPUTY

ACTION OF THE COUNCIL

REFERRED	TO COMMITTEE OF WHICH
JUL 16 1951	COMMITTEE OF WHICH
REFERRED	TO
REPORTED	REPORT ADOPTED
REPORTED	REPORT ADOPTED
REF. FOR ORD.	C. E. ORD.
AUG 16 1951	DISPOSITION ON FILE

1121 19th Avenue
Seattle 22, Wash.

11 July 1951

R. bert Harlin
City Council
Room 514
County-City Building
Seattle 4, Washington

Dear Sir;

I am writing relative to the article in the Times Newspaper, dated 9 July 1951, in which the Landlords Organization of Seattle will attempt to prove to the City Council that no housing shortage exists in the City of Seattle at the present time, and therefore the rent control should be lifted.

I agree that there is available housing at Shorewood, Lock Haven, Lake Burien Heights etc., as well as many dumps around Jackson Street that most decent citizens would not live in, nor would you expect them to. There are three alternatives: (1) Housing costs range from \$80.00 a month up to \$150.00, permitting no children or pets. (2) Housing at \$25.00 a month for a place that would not pass city health sanitation requirements and not fit to rear your children in. (3) Buyin a home that most people can not afford.

We are paying \$65.00 a month for a one bedroom duplex unfurnished and without any utilities. My husband is a veteran and is going to school under the G. I. Bill. I am working for the Alaska District, Corps of Engineers, Seattle Branch Office, to help maintain our home. Our income is approximately \$290.00 a month take home pay which is distributed for our medical bills, dental, rent, household, grocery, insurance for the family and the maintenance of our small son in a day nursery. After meeting our obligations we have nothing left. We could not begin to pay any higher rent nor could most of the employees I am working with or the other married veterans my husband goes to school with.

My two uncles I believe you would know; Mitchell Doumit, Prosecuting Attorney, Wahkiakum County, and Lloyd V. Stoddard, American Legion, who have been in public service. They do not believe lifting the rent control in Seattle or in this state would solve the housing question.

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I am writing this not only to describe our plight but also that of the countless other Seattle citizens who are desperately trying to "make ends meet" and who have nothing at the end of each month but paid receipts.

Thank you for your time.

Respectfully yours,

Mrs. Richard E. Storch
Mrs. Richard E. Storch
1121 19th Avenue
Seattle 22, Washington

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Seattle, Wash.
July 10, 1951.

Mr. Robert Harlin, Pres.,
Seattle Council,
Seattle, Wash.

Dear Mr. Harlin:


Reading this mornings P.I. I noticed an article where the Real Estate group are again petitioning the Council for rent de-controls in this area.

As is usual with this group, they have come up with another survey of which you are familiar with. It is just another attempt on their part to gouge the tenants more and more.

In the past four years my rent has been increased 40% with the present controls. Without controls I can not imagine the results.

In view of new Federal rent regulations in the offing this request should be tabled for the time being, and in the meantime the Council should make an unbiased survey of their own.

Yours very truly,


A. C. Sanders
424 2d West

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Seattle, Wash. July 12, 1961

To the Members of the City Council,
Seattle, Washington.

Gentlemen:

I note that there is to be a meeting of the Council on Monday morning to decide on a date for a public hearing in regard to rent control.

I attended a couple of these so-called "public hearings" a couple of years ago. They were packed with landlords, real estate agents and income-property owners and it was worth a man's life to get up and say anything for tenant's protection. Since then our rent has been raised another 10% making an increase of 35% since control was instituted. If control is lifted it will throw the whole thing wide open and there is no limit as to how far it would go. The critical war situation demands further continuation.

I have made a survey of this neighborhood, which is typical of the whole city, and I find no change in the situation from a year ago when I tried to find a suitable house, or apartment, for my son and wife who were coming out from the east for a visit. In mentioning it to a friend he informed me that he and his wife were to take their vacation ~~at this time~~ and that time and that they could have their home which took care of what promised to be a very difficult situation. There are a number of "sleeping rooms" available but very few suitable for family living quarters.

I do not expect to attend the public hearing but want, in this way, to register my protest against any change at this time.

Yours very truly,

Charles I. Moore
Charles I. Moore

1321 E. Union, #107

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Seattle Wash.
July 12 - 51.

To the City Council,
Members -

I have read that you are about to hear the request of associated land-lords for discontinuance of Rent Control in Seattle on the grounds that there is no scarcity of Apartments.

I beg to tell you that lower priced Apts. (those under \$60 a month) are very scarce!

Every few days I am asked by folks if I know of an apt. — poor young married folks with a baby or two who cannot pay \$80 or more! Shall we not

Have consideration for these
Citizens?

I cannot come before you
in person but I shall be
grateful if I hear you are
in favor of continuing Rent
Control.

Very respectfully yours,
Mary Ruth Leighton.

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Cecelia Farrell

1110-8th Ave. Apt. 302
Seattle, 1
7-12-51

Councilman Robt. J. Harlan
County - City Bldg.
Seattle, 1

Dear Mr. Harlan:

This note is to protest any de-control of rents in the Seattle area.

The tenants of this apartment house have had two raises in rent since Oct. 1st totaling a twenty-five per cent increase. No services have been added nor improvements made nor annual cleaning done.

I hope that I may count on your support in keeping rentals at least at their present levels.

Sincerely yours
(Miss) Cecelia Farrell

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Seattle, Wash
July 12, 1951

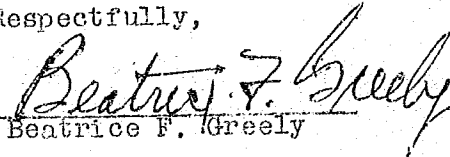
City Council
514 County City Building
Seattle, Wash

Dear Council Members:

I understand there is to be a hearing Monday, July 16th, to consider lifting rent controls in this city.

As an apartment house renter, and a voter, I wish to protest any action to decontrol rents in this City at this time. I do not believe adequate rental units within the income of the working class, are available to justify such action.

Respectfully,


Beatrice F. Greely

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Seattle, Wash
July 12, 1951

City Council
514 County City Bldg
Seattle, Wash

Dear Council Members:

I understand there is to be a hearing Monday
July 16th to consider lifting rent controls in this city.

As an apartment house renter and a voter,
I wish to protest any such action. I do not believe further
increases in rents are justifiable, which undoubtedly will
result if the controls are lifted.

Respectfully,

Mrs. Lena M. Greely

Mrs. Lena M. Greely
1400 Boren Ave.

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1631 - 16th Avenue
Seattle 22, Washington
July 12, 1951

City Council
Seattle, Washington

As a renter in an apartment house, I want to protest the proposed lifting of rent control in the City of Seattle.

I've had two raises in rent within the last year, or, whenever they were legally granted, and the owner has yet to do anything to redecorate, or in any way make it liveable, yet he is always eager for a raise. I've lived at the above address for six years and he has the first time to do anything to the apartment.

You know very well what will happen if this lifting of rent is allowed. They will go up 100% and there won't be a thing we renters can do about it. The owners are always ready to grab every cent they can but steadfastly refuse to even recover a worn out divan or a chair. It simply is not fair. Of course, they say we can always move out, but to where? Our owner has built himself a new home, bought a Cadillac, and otherwise made things liveable for himself, therefore, he certainly isn't ~~not~~ in need of a raise in our rents. I am a widow and work for a living and haven't a thing but my salary. How in the name of justice could our City Council let such a thing come to pass as this lifting of rent control.

I, for one, am looking to you to see that justice is done when this thing comes before you, to see that we keep our control rigidly in force.

Sincerely yours,

Wilma FitzPatrick
(Mrs.) Wilma FitzPatrick

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Seattle, Wash
July 12, 1951

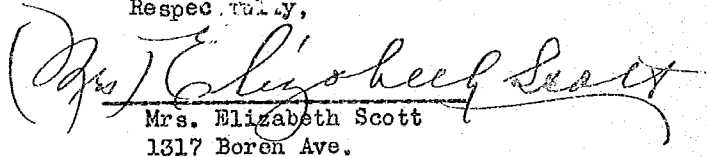
City Council
514 County City Building
Seattle, Wash

Dear Council Members:

I am advised there is to be a hearing
Monday, July 16th, to consider lifting rent controls in
Seattle.

As an apartment house renter and a voter,
I strongly oppose any action to decontrol rents in this City
at this time. I do not believe there are enough rental
units available suitable for the working class to justify
such action.

Respectfully,


Mrs. Elizabeth Scott
1317 Boren Ave.

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Seattle, Washington
July 12, 1951

Seattle City Council
514 County City Building
Seattle, Washington

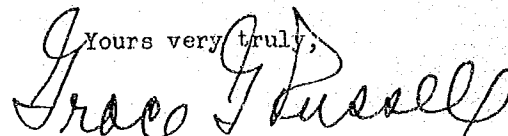
Gentlemen:

I wish to protest the proposed removal of rent ceilings for the City of Seattle which I understand is to be considered by you on Monday, July 16th.

The medium-priced apartments are in very short supply and it will be those tenants which will be hurt by any removal of rent ceilings.

I therefore urge each member of the council to carefully consider and heed the protests of apartment occupants against the lifting of rent ceilings in Seattle.

I am a resident of Seattle now and have been for 22 years.

Yours very truly,

Mrs. Fred A. Russell
Apt. 11, 203 West Comstock
Seattle 99 Washington

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200 W. Constock
Seattle - July 11 - '51

City Council
King County City, Blg.

Dear Sirs;

I am writing the
following letter & urge you
to vote against lifting
rent control in the
city of Seattle. We are
native citizens; my family
& I - and have rented an
apartment for twenty
years. We think by
taking eyes on the above
issue you would be
imposing an undue
burden on many
people here, who are
unable to bear their own

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home. Knowing there
are hundreds of other
people in this city
who feel as I do, hope
you will take their
interest at heart and
not be influenced by
apartment owners, who
have already made immense
profits by sales & re-sales
of commercial property
& apartments.

Trusting you will
also assist extending
rent control throughout

Yours very truly
Mrs. Edw. T. Johnson

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Seattle, Washington
July 12, 1951

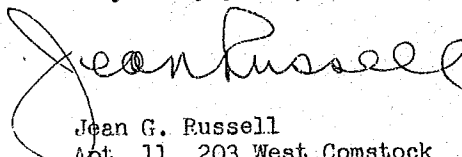
The Council
City of Seattle
514 County City Building
Seattle, Washington

Gentlemen:

May I enter my protest against the lifting of rent ceilings within the City of Seattle which you are to consider very soon.

The untold number of Seattle citizens who occupy medium-priced apartments and other dwellings will suffer great financial hardship if this action is taken. We are not organized to combat the petition of the organization of local apartment house operators and other real estate interests to this end but it is earnestly hoped that this protest and others like it will receive your careful consideration.

Very truly yours,



Jean G. Russell
Apt. 11, 203 West Comstock
Seattle, Washington

Jr

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Seattle, Washington
July 12, 1951

City Council
514 - County City Building
Seattle 4, Washington

It is our understanding there is to be a hearing of the landlords on Monday, July 16, for the purpose of lifting rent controls.

We strongly protest this move as our landlord has received all of the authorized increases under rent control; insofar as we are concerned or know, he is receiving a fair return on his investment. We have lived in the same apartment house for nine years and all during that time we have done our own repair and all redecoration. As far as we know, all of the tenants in the building have done likewise. We are paying the maximum of rent under the rent control program.

Very truly yours,

John R. Jacobson
Mrs. John R. Jacobson
Mr. & Mrs. John R. Jacobson

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Seattle, Washington
July 12, 1951

City Council
514 - County City Building
Seattle 4, Washington

It is our understanding there is to be a hearing of the landlords on Monday, July 16, for the purpose of lifting rent controls.

We strongly protest this move as our landlord has received all of the authorized increases under rent control; insofar as we know, they are receiving a fair return on their investment. This is particularly true in view of the fact all tenants in our apartment building have been doing their own repair and redecoration work.

Very truly yours,

E. B. Rustad
Mrs. E. B. Rustad
Mr. & Mrs. E. B. Rustad

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1304-E42 rd #311
Seattle 5, Washington
July 12, 1951

Mr. Robert Harlin
City Council
County City Building
Seattle, Washington

Dear Mr. Harlin:

As tenant, voter, and a fixed salaried person I wish to register a protest against the move to end rent control in the Seattle area.

It is impossible for salaried people to pay high rentals plus the expense of buying furnishings, which is necessary in some Seattle unit, along with the present high cost of living.

Since October 1950 my rent has been raised twenty five per cent, consequently I feel justified in such a protest.

Sincerely,
Geraldine Torrance

July 23/51
Seattle, Wash.

City Council -
Seattle, Wash.

Dear Sirs -

I wish to offer a strong protest of
discontent of rents in this city.

Decent living quarters under ^{9.}70⁰⁰
per month are very hard to find. One that
figure, which only a few can pay, are
plentiful. Discontent will mean the majority
of workers paying much more than they
can afford - consequently having to cut
down on food - medical - dental and
clothing necessities. This in turn will
not only lower living standards but
will affect the economy of many
other lines than real estate.

It has cost the taxpayers an
enormous amount of money to administer

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rent control offices. Even under
control the O.P.G. has a continual
file of suits for overcharges. Many have
had to pay a bonus or in plain
language a bribe to get an apartment.
The board of health has had to
take action against many landlords
for refusal to maintain the proper
heat requirements.

With defense plants expanding and
many newcomers arriving here I feel the
taxpayers and voters of this city should
have the right to elect the duly elected
members of the City Council to administer
the policy of the city - not the Real Estate
board.

Yours respectfully
Linda S. Grant

1516 Summit

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Seattle Wash.

July 23 - 1957

City Council of Seattle Wash.

Gentlemen:

Having read of possible end of rent control in Sunday paper.

Let me beg of you to not let controls end at the present time, when our Dollars \$ are so low in value. It would cause no end of suffering to people who can barely stretch the pay check over living expenses now. widows like myself, who have small incomes.

while if there are some controls certain cases can be raised the rent where it is advisable

Please think this over before taking steps to end controls

very sincerely

Mrs Edith Vallis

Seattle Wash
July 22.

to our City Council

Hon Council

I am writing you in regards
to our rent in apartments etc
Please dont let them raise our
rent we are depending on
you Gentle men to keep it
as is as it is very high at present

I remain a large number of
long standing
(and voter)

Miss Malone

423 Day ave

231 Belmont St.
Seattle 2, Wn.

Gentlemen:

I am deeply concerned to hear that you are thinking of removing rent controls from Seattle. As a resident who has lived in apartments here I feel that I am all too familiar with the situation.

I suggest that you read either of the daily papers here, and see for yourself just how few low priced housing is available for persons with

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children. Only the very cheapest
of slum like hovels, or else \$100
a month apartments are open.
Many mothers are compelled
to work, leaving their children
in inadequate care, in order
to be able to rent a decent place.
Sincerely you must be interested
in the welfare of your voters.
We were promised low-cost
housing by the real estate
lobby in the last election -
WHERE IS IT ?

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If it is rare to find a decent place renting at a reasonable rate NOW - what will happen if controls are lifted? You surely are not so naive as to think landlords will lower any rentals - their first act will be to raise them - as much as traffic will bear. If they are unreasonable now what will they be later?

As a peacetime voter I strongly protest any lifting of controls.

Mrs. Ernest Johnson

Seattle Wash
7/21/51

City Council of Seattle

Dear Gentlemen:-

Just a note re-rent control. I live at
1311 E. Marion and have lived here 16 yrs in
Sept. This property comprizes 3 separate Bldgs
1301-1305-1311-E-Marion one furnace in
this the main Bldg.

This being inadequate to serve for heat &
hot water for Bldgs. spaced so far apart. The
property has changed ownership 4 or 5 times
meantime.

Practically no upkeep & repairs mean-
time. The back stairs from my upper
quarters in badly in need of repairs - even
to the point of being shaky.

During 1949 - Sara Bjornsen (Bogen)
took a 150% increase that did not clear
thru the O.P.O. so that raised my rent
to \$4.50 & the present owner took it to
\$7.50

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The roofs have leaked so bad my adjoining neighbors had to move, the immediate previous tenant had scraped the walls & redecorated all that was lost.

In Dec 1949 - & Feb 1950 I paid to have my apt all done over by a professional painter & paperhanger & can produce check stubs to verify it.

The furnace is in constant supervision. But the furnace is old, has been installed some 14 yrs. ago.

A little outside paint trim has been added here & there during the past yr. But its full of heavy scales on all the porches etc.

Take a look at this property please before any more rent is allowed. Its an Oriental neighborhood. Philipinos live in house back of this property.

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You are familiar with Seattle Gentlemen
you know what it is like. Every one does
their own inside repairs & always have.

A chief Petty officer in the Navy lived here
in this Bldg. and paid 25.⁰⁰ for paint &
did the work.

When they trans. to Honolulu Mrs. Bogen
asked the wife Mrs. Jas. Jant. to sign a
paper she paid higher rent. & Mrs. Jant
was honest & would not sign & told her
The rent was plenty for val. rec'd &
says I'm leaving the Country why should
I do that.

This is just one example of what
tenants get on repairs. Emil Bovele
previously owned it & now J. H. Nordenberg.
We pay emul for the surrounding we
live in. Thanking you Sincerely
Corvinne A. Johnson 1311-E. Marion
mi 4387-

420 Blanchard St.
Apt. 709
Seattle 1, Wash.
July 20, 1951

Seattle City Council
City County Building
Seattle, Washington

Gentlemen:

RE: De-control of rents

In considering the petitions of the apartment house owners for the de-control of rents in Seattle, won't you please also consider the other side of the story, that of the tenant.

For the most part apartment house owners have done nothing in the way of improving, redecorating or repairing during the past ten years. In spite of rent controls, there have been several rent increases. The last increase was effective May 1, 1951. The buildings where rent is controlled are old.

Seattle rentals are higher than in most cities.

Since housing is so scarce, if there are no controls, the owners can raise rents to suit themselves. As an example of such a condition, I cite the following actual case. - I have a friend in Tacoma who has lived in the same apartment house for nine years. Nothing had been done in the way of redecorating her apartment since she moved in in 1942; the apartment was dirty and dingy, so in order to improve the only home she has, she went to the expense of having it redecorated. When the rent controls in Tacoma were lifted about three weeks ago, an inspection was made by the owner of the apartments in that particular building. My friend's rent was increased \$15.00, while that of another acquaintance, who has an identical apartment but who had done no redecorating, received a rent increase of \$5.00. My friend is now paying for her own redecorating in increased rent.

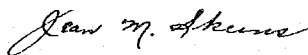
The reason I say that housing is still scarce is that I know it/^{is} because for the past six weeks I have endeavored to help a girl friend find an apartment. This girl earns approximately \$225.00 and cannot afford to pay more than \$50.00 per month rent (most of us can't). We have combed the city going from one apartment house to the other. Almost without exception there is a "No Vacancy" sign. A few of the apartment house managers will take her name, which she always requests them to do, but most always we are told, "WE JUST NEVER HAVE A VACANCY". There are vacancies in the new apartment buildings, but the rent is so high (\$80.00 to \$110.00), that she would not be able to eat if she were to move into one of them. (This girl is not repulsive; she is a responsible person who can give good references and makes a very good appearance.)

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Wages for white cellar workers have not gone up and as a result of the high cost of living, most of us barely subsist now. As for myself, I have cut corners in every possible manner, and if rent goes up again, I will have to drop my life insurance.

We need rent control.

Sincerely yours,



Jean M. Skeens

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1427 3rd West
20 July 1951

City Council
County City Building
Seattle, Washington

Gentlemen:

I am writing to express my opinion with regard to removal of rent controls in the city of Seattle. I am definitely opposed to lifting rent controls in the city of Seattle because of the high cost of living in this area.

In spite of the fact that local housing is reported as ample, yet it has been my personal experience that the moderately priced, and desirable living accommodations in apartment buildings are at a premium and in constant demand. I have found that without personal contacts with managers or owners of such buildings it is practically impossible to obtain this type of housing. I have noted that the buildings with apartments in the higher priced rental brackets quite frequently have vacancies and have signs posted at the entrance, but to the person of lower or moderate income bracket the rental fees in these buildings are prohibitive.

I sincerely hope that the City Council will give serious consideration to this problem and continue the rent control system to avoid drastic hardships for the working class of people with moderate incomes.

Sincerely,

R. B. Wild

R. B. Wild

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July 19, 1951

City Council
City City Bldg
Seattle, Wash

Gentlemen; We are asking that you
decontrol Seattle. The apt and house
owners are at the mercy of every dead beat
and get something for nothing person in
Seattle. And as far as we can see there
would have been no shortage at all. if
it hadn't been for this bureaucratic planning
& Rent Control. all summer we have had a
small house (furn) 12041-255.W vacant and
a 3 room apt suitable for 2 people. Vacant. 614 Reg St.
We would like to be permitted
to return to the old custom of the American
people of free bargaining or collective bargaining

Yours truly
Mrs Virginia Walster

Seattle, Washington
July 17, 1951

Mr. Robert Harlan
County-City Bldg.
Seattle, Washington

Dear Mr. Harlan:

As one of the large number of apartment house dwellers I wish to protest the de-control of rent.

I do not feel that there is adequate housing for those wishing medium priced accommodations. If decontrol would take place, I feel this would work a real hardship on those people whose incomes are fixed as is the case in so many instances.

I have many friends who live in apartment houses and in every instance any improvements or re-decorating has been done at the expense of the tenant. In most instances a 25% raise has already been allowed. Add to this the cost of redecorating, and I feel that most landlords are getting an adequate rental for their apartments.

As the apartment owners are an organized group, naturally the pressure brought by them is more apparent than that exercised by the tenants.

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I do feel, however, that it would be a serious
mistake to not continue the control on rents.

Sincerely,

Eleanor Randolph,

(Mrs) Eleanor Randolph
1307 E. 41 #H
Seattle, Washington

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Mr Robt Hartin
President of the Council.

July 18th 57

Dear Mr Hartin.

The meeting of Landlords on July 27th will be very one-sided as they are organised, whereas the tenants will be afraid to come fearing retaliation.

It seems incredible that the City Council should even be considering end of Rent Control, when Boeing and other defence industries are working at capacity.

The real estate interests claim there are plenty of vacancies, yet every landlord knows he has a "No Vacancy" sign up and is turning away prospective tenants every day.

The only Apts for rent in the Seattle Times are from 80⁰⁰ to 125⁰⁰ a month.

Whereas the "Apts Wanted" cannot pay more than 60⁰⁰ and several agencies advertise. They have lists of tenants waiting for apartments.

End of rent control at present will be inflationary and create chaos + disaster to hundreds!

I don't like anonymous letters, but on the other hand if I sign my name I may end up sleeping in a tent so will use my Martin name

Yours truly
(M^{rs}) J Dennis.

#105 Commodore Apartments
4005 15th Avenue N.E.
Seattle 5, Washington
July 17, 1951

Mr. Robert Harlin
Seattle City Council
County-City Building
Seattle, Washington

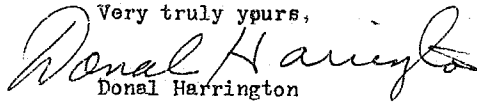
Dear Mr. Harlin:

Injustice to those of us who live in rented units, I should like to point out that there is a definite possibility of hardship should rent control be allowed to be lifted by action of the City Council in Seattle.

Any suggestion of lack of scarcity in rental units is hardly borne out by the situation that prevails by which houses that charge a relatively moderate rate of rental have long waiting lists for tenants. Furthermore, in our case, as well as in most apartments, the rentals have already increased twenty-five percent during the past year or so. Then too, the experience in other place where rent control has been lifted shows exorbitant increases have been made in rents.

For the sake of the many tenants in apartments and rented houses in Seattle, under the present circumstances rents should not be decnttrolled in Seattle. And I exhort you in your elected position to protect these persons.

Very truly yours,


Donal Harrington

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IT IS DUE TO THE QUALITY OF THE DOCUMENT.

July 16, 1951

Mr. Robert H. Harlin
President, City Council
Seattle, Washington

Dear Mr. Harlin:

We protest decontrol of rentals. In spite of the misinformation by realtors, there is a decided shortage of living quarters. HAVE YOU TRIED TO FIND AN APARTMENT LATELY? Only such places as are shabby and unfit to live in are available.

The new credit controls have made it impossible for anyone of small means to buy a home due to the large down payments demanded.

We have already had two raises in rent with no added services or improvements - and all the apartments are fully rented with no vacancies. Only cheap rooming houses unfit to live in are available.

We look to you to protect us in this crisis.

Sincerely yours,

Mrs. E. R. Stockwell
Mrs. E. R. Stockwell

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1825 Nagle Place
Apt 315
Seattle, Washington

To the Members of the City Council
Attention Mr. Robert H. Harlin

Gentlemen:

We simply must not have rent de-control in Seattle. The reports that there is sufficient housing in Seattle is a lot of hooey. The average person cannot afford to live in the apartments, especially the people who have small salaries, a budget to meet and the necessary things it takes to live.

The Apartment Operators' Association, naturally are working for their own benefit, that is understandable, they want more interest on their investments, to build more apartments to charge high rents and so it goes but we who find it hard to meet the now high rent, will be pressed for more. It is not fair to ask of the average man with a family.

Please note the advertisements in the local newspapers in the for rent columns, none are the price that the ordinary purse can afford. I grant you there is plenty of housing BUT-- how many can afford those prices.

Please do not remove rent controls when it will hurt so many and benefit so few, the few who do not need it.

Please give this serious thought.

Yours truly

Mrs Florence Lawson

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